

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**November 4, 2009
City Council Chambers**

CALL TO ORDER

Vice Chair Johnson called the meeting to order at 6:30 p.m. on Wednesday, November 4, 2009, 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 Monday, November 16, 2009.

ROLL CALL

Present: Commissioners Westerman, Johnson, Azevedo, Travers, and Manuel
Absent: Chairman Langford
Staff: Senior Planner Morris
Minutes Clerk Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None

CONSENT CALENDAR

1. Approval of Minutes October 7, 2009

On motion by Commissioner Travers, and seconded by Commissioner Westerman, the Planning Commission approved the Minutes of October 7, 2009.

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

END OF CONSENT CALENDAR

NEW PUBLIC HEARING

Z-09-02, PW 674, PD-05-01, UP-08-04 – Park Ridge Subdivision 8846 – Davidon Homes requests a recommendation of approval to the City Council for a rezone from Specific Plan to Planned Development, a vesting tentative map, a final development plan, and a use permit to create 525 single family lots intended for single family homes. The project is generally located west of the State Route 4 Bypass, east of Canada Valley Road and south of Laurel Road (APNs: 053-072-016, 053-060-022 and -023). An addendum to the Future Urban Area #2 Specific Plan EIR and reaffirmation of the Statement of Overriding Considerations will also be considered.

Staff recommended that this item be continued to December 2, 2009.

On motion by Commissioner Azevedo, seconded by Commissioner Westerman, the Planning Commission members present unanimously continued Z-09-02, PW 674, PD-05-01, UP-08-04 to December 2, 2009.

NEW ITEMS

- 2. AR-09-11 – Lakeview Center Monument Sign – Reynolds and Brown requests approval of a new monument sign located at the corner of Lone Tree Way and Golf Course Road for the Lakeview Center project (APN 074-051-005).**

Alexis Morris, Senior Planner, provided a summary of the staff report dated October 29, 2009. She further stated that Chairman Langford had left her a voice mail since he could not be present and stated his preference that the sign have halo lighting as opposed to exterior illumination from the planting area. Discussion ensued to clarify halo lighting as opposed to exterior illumination. Senior Planner Morris went on to explain that halo lighting is essentially back lighting behind the letters creating a silhouette and that the letters would not be individually lit.

OPENED PUBLIC HEARING

Applicant clarified that the sign across the street has up lighting and stated that their concern with halo lighting is that it would be more prone to vandalism but that they are happy to go either way.

Commissioner Azevedo asked applicant if they had been having problems with projection lighting across the street to which applicant stated that they had not.

Commissioner Manuel asked applicant if they had read the conditions relating to skateboards to which applicant responded that they had and were fine with those conditions.

Vice Chair Johnson asked applicant how the cleats would appear to which applicant replied that there would be L shaped brackets which would be screwed into the top which would prevent skaters from sliding along.

Commissioner Manuel asked applicant if the temporary signage that was on site now would be taken down to which applicant confirmed that they would and that everything on the corner would go in at once.

CLOSED PUBLIC HEARING

Commissioner Travers stated that he felt that this would be a nice addition and would be better than the old area.

Commissioner Westerman agreed that the sign across the corner is attractive and he is in favor of duplicating the sign with rock, but that he did not have a preference on the lighting of the sign.

Commissioner Travers stated that due to the signs being across from each other that he felt the halo lighting would look better and that consistency may help to add a permanent touch to that area.

Commissioner Azevedo agreed that continuity would be an advantage and that there are no issues with the sign there now. He went on to state that he felt halo lighting the lamps would be more expensive to change out and more difficult to stock because if the lamps are in the shapes of the letters that they would have to keep a stock of all letters so at times there was not a need to wait for a particular letter to come in.

Vice Chair Johnson agreed with the rest of the Commissioners and stated that this would be an enhancement to the area.

RESOLUTION NO. 2009/45

On motion by Commissioner Azevedo, and seconded by Commissioner Manuel, the Planning Commission approved AR-09-11.

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

- 2. AR-05-21 – Renaissance at Bluerock .** KB Home Northern California requests approval of changes to a portion of the approved landscape plan for the subdivision consisting of 86 medium density single family homes on an approximately 11 acre site located at the northeast corner of the intersection of Lone Tree Way and Bluerock Drive **(072-480-089)**.

Alexis Morris, Senior Planner, provided a summary of the Staff Report dated October 29, 2009 and handed a revised landscape plan to the Commissioners.

Commissioner Travers questioned staff about whether this new plan was incorporated in the staff report to which Senior Planner Morris indicated that the new plan was just received tonight. Senior Planner Morris commented that peer review indicated to switch out the heads to a drip system with fewer heads than they have now.

OPENED PUBLIC HEARING

Applicant, Brian from KB Homes stated that they had initially approved a plan for the hillside and directed the Planning Commissioners to the second sheet of the handout presented tonight which showed more of the site than the other sheets. He indicated that there were 86 lots to the site and that the play structure was next to the hillside in question. He stated that the new plantings were less dense with trees and shrubs in an effort to not cut into the hill too much would use smaller plantings. He indicated that their architect was present to speak to the plants selected. Applicant also stated that they did start planting on the hillside with the approved plants but when they had to start using a jack hammer, they had to step back and develop a new plan with mainly ground cover and significantly less plants to be sure that the plants will survive.

Commissioner Travers asked the applicant how the development was coming along to which applicant stated that they were almost sold out with nine units to build. He said that they were close to wrapping up and that this is one of the last improvements to the community.

Commissioner Azevedo asked applicant if he had read all conditions and agreed to all of them to which the applicant responded that they agreed for the most part except perhaps with the drip irrigation and that they did have an irrigation specialist go out and look at the site.

Architect, Ross Wells, stated that the drip irrigation is already in and that they would do more trenching. He stated that they are hydro seeding much of the hillside. He indicated that after the last heavy rain, there was no movement on the hill. He felt that over time with just irrigation this would not be a problem but believed that the netting would deteriorate over time. He also stated that the hydro seed mix will really attach and hold that hill in place, that the majority of the landscaping would be ground cover which would need overhead watering, and the shrubs had been cut back.

Commissioner Travers questioned the architect about the existing system and whether it was adequate for that heavy rain to allow no movement without it being set to which the architect stated that he felt it was, given that nothing significant was growing on that hill and that selected plant materials would be started small for the root system to take hold.

Vice Chair Johnson asked the architect if, based on the summary of the staff's recommendation, there were any other major discrepancies to which the architect replied that there were not and that they would stay with the recommendation of the peer review which included to bench out the center and put in ground cover.

CLOSED PUBLIC HEARING

Commissioner Travers stated that they should put in a condition that would go along with applicant but that in the future, if it becomes evident that they are wrong and that the plant material slides down the hill, that they can then make them go to a drip system. He also stated that if the present situation worsens and plantings don't take hold and thereby there was no coverage on the hill, there would be some recourse and would leave the door open.

Vice Chair Johnson questioned staff about Specific Conditions 13 and 14 and asked if these conditions would have to be removed because the drip system was not installed. Senior Planner Morris stated that if they don't feel that the drip system is necessary with hydro seed, then we would need to remove these conditions. She further stated that netting was not necessary based on their plan and although it did rain quite a bit staff's main concern was that watering every day possibly multiple times a day could cause some erosion. She stated that the peer review would prefer to have a drip system but if applicant's planting plan is sufficient to prevent runoff, then those two conditions would not be necessary.

Vice Chair Johnson asked Commissioner Azevedo if he could draft conditions. Commissioner Azevedo stated that since there is a Homeowners Association, they could draft a specific condition to state that in the case of erosion the HOA is responsible for replacing the planting, but is concerned not so much that the drip irrigation would prevent erosion, but whether it would adequately sustain the hydro seed. He felt that the erosion netting spray irrigation and not the drip system were allowed, that the netting would offset the erosion over the long term. He further questioned who would be responsible for replacing any landscaping that might erode and felt that if a condition were left in for control netting to lessen erosion, that might be a push and he is not sure that we need to have a secondary condition that says the HOA would be responsible for that. He stated that it would then become a dollar issue and he is not sure that we can enforce that and make them replace the landscaping.

THE PUBLIC HEARING WAS REOPENED

Vice Chair Johnson clarified with the applicant that the HOA is responsible for this common area. Applicant stated that there is a one year warranty with the developer and within that year they would replace them. After that the HOA would be responsible to replace if something fails.

Commissioner Azevedo stated that way the homeowner is protected to which Commissioner Travers agreed.

Senior Planner Morris interjected that there are codes to deal with landscape maintenance and there is the ability to cite the property owner if landscape maintenance does not meet City Code standards.

Vice Chair Johnson stated that based on that he did not think it was a necessary condition.

RESOLUTION NO. 2009/46

On motion by Commissioner Azevedo, and seconded by Commissioner Manuel, the Planning Commission approved AR-05-21, with the following change to Specific Condition 14:

14. That the irrigation system shall be installed with rotor heads as per the original plan.

AYES: *Westerman, Johnson, Azevedo, Travers, Manuel*

NOES: *None*

ABSTAIN: *None*

ABSENT: *Langford*

ORAL COMMUNICATIONS

Senior Planner Morris advised the Planning Commission that the final version of the Design Guidelines are now live on the City's website at www.antiochplanning.com and that all future applicants would be referred to that document.

Commissioner Azevedo stated that he was sad to hear about the passing of Nina Oshinsky, Senior Planner with the City. He stated that he had met Nina through a subcommittee, that she was a very good planner and that she will be missed. He also wanted to send condolences to her family and to the City of Antioch family.

WRITTEN COMMUNICATIONS

Nothing was reported.

COMMITTEE REPORTS

None

ADJOURNMENT:

Vice Chair Johnson adjourned the Planning Commission at 7:15 p.m. to the next regularly scheduled meeting on November 18, 2009.

Respectfully Submitted,
Cheryl Hammers