

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**November 19, 2008
City Council Chambers**

CALL TO ORDER

Chairman Azevedo called the meeting to order at 7:30 p.m. on Wednesday, November 19, 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, November 26, 2008.

ROLL CALL

Present: Commissioners Westerman, Johnson, Brandt, Delgadillo, Travers, Trail, and Chairman Azevedo
Staff: Deputy Director of Community Development Wehrmeister
Associate Planner Gentry
Assistant City Engineer Bernal
City Attorney Nerland
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-08-11/V-08-03/AR-08-11 – Black Dot Wireless on behalf of AT&T and Sprint/Nextel requests approval of a Use Permit to install a new multi-tenant wireless communication facility and a variance to construct a 75 foot freeway oriented sign to house the new antennas. The project site is located at 2436 Mahogany Way (APN: 074-370-022).**

Chairman Azevedo stated that City staff had recommended that this item be continued to December 17, 2008.

On motion by Commissioner Delgadillo, and seconded by Commissioner Travers, the Planning Commission continued Item No. 2 to December 17, 2008.

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

3. **UP-06-14/PD-06-02 – Bank of Agriculture and Commerce and Auto Spa – Richard Miller requests approval of a Planned Development and Use Permit to develop an approximately 3,500 square foot full service bank and a 5,125 square foot car wash on approximately 2.3 acres. The applicant also requests approval of a tentative map to create two parcels from one existing parcel. The project site is located on the northwest corner of Lone Tree Way and Country Hills Drive (APN: 055-071-080).**

Associate Planner Gentry provided a synopsis of the Staff Report dated November 14, 2008.

OPENED PUBLIC HEARING

Dennis Zagaroli, Project Architect, briefly provided an overview of the conceptual architectural features.

Commissioner Brandt clarified with Mr. Zagaroli that he had read and agreed to the conditions of approval, per the Staff Report. Mr. Zagaroli stated that he had read and agrees to the conditions of approval.

Richard Miller, representing Antioch Auto Spa, addressed the conceptual design features and operational aspect of the Auto Spa.

CLOSED PUBLIC HEARING

Commissioner Johnson stated his support of the project.

RESOLUTION NO. 2008-27

On motion by Commissioner Brandt, and seconded by Commissioner Travers, the Planning Commission recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and recommending approval of an Ordinance to rezone 2.38 acres, comprising the Bank and Car Wash Project (APN 055-071-088), from Planned Development (PD) to Planned Development (PD).

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

RESOLUTION NO. 2008-28

On motion by Commissioner Johnson, and seconded by Commissioner Brandt, the Planning Commission recommended approval to the City Council of a Vesting Tentative Parcel Map, a Final Development Plan and a Use Permit for the Bank and Car Wash Project.

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

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

In speaking to the Housing Subcommittee Committee, Commissioner Brandt stated that RBF Consulting had provided information to the Subcommittee, per their request, and that the Subcommittee would be discussing these issues in the near future. Commissioner Trail added that she was concerned to the disbursement of funds and noted that additional discussions would take place at future meetings.

Commissioner Azevedo reported that the Transplan Subcommittee had authorized the Program Manager for 511 Contra Costa Transpac and Transplan to submit applications to the Contra Costa Transit Authority for Fiscal Year 2009-10, Measure C Carpool Van, Park and Ride and Ride Lot Funds. The Program Manager was also authorized to execute the required grant contacts and enter into new cooperative agreements with the respective agencies for obtaining grants. Bob Taylor, Mayor of Brentwood and Jim Frazier, City Council member-elect of Oakley were appointed to the Joint Transplan Tri-Valley Transportation Council Vasco Road Subcommittee.

City Attorney Nerland announced that the new City Council members would be sworn in on December 9 at 6:00 p.m. and the next City Council meeting would be held on December 16, 2008.

ADJOURNMENT:

Chairman Azevedo adjourned the Planning Commission at 7:55 p.m. to the next regularly scheduled meeting on December 3, 2008.

Respectfully Submitted,

Debra Lawson