

AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
3RD & "H" STREETS

WEDNESDAY, MARCH 16, 2005

7:30 P.M.

NO PUBLIC HEARINGS WILL BE HEARD AFTER 10:00 P.M.

APPEAL

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 date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, MARCH 23, 2005**.

ROLL CALL **7:30 P.M.**

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|---------------|---------------------------|
| Commissioners | Martin, Chairperson |
| | Azevedo, Vice Chairperson |
| | Delgadillo |
| | Henry |
| | Long |
| | Langford |
| | Weber |

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES:** None
2. **UP-04-33 The Antioch Youth Sports Complex, Inc.** requests approval of a Master Use Permit to allow light industrial uses on the undeveloped eastern portion of the existing sports complex south of Wilbur Ave. The project site is located between the northern terminus of Wymore Lane and the southern terminus of Wilbur Lane.

Staff recommends that this item be continued to April 6, 2005.

3. **PD-04-15, Z-05-04, UP-04-32, V-05-01 – HILLCREST MEDICAL OFFICE BUILDING, LLC** requests approval of a Final Development Plan, PD rezoning, and Use Permit for an approximately 36,000 square foot, four-story medical office building and related site improvements. A variance for the reduction from the required number of parking stalls is also requested. The project site is located near the southwest corner of the intersection of Hillcrest Avenue and Wildflower Drive

Staff recommends that this item be continued to April 20, 2005.

4. **Z-05-03 - The City of Antioch** proposes to amend TITLE 9, CHAPTER 5 ARTICLE 31: CONDOMINIUM CONVERSIONS (Residential) of the City of Antioch Municipal Code to bring the Article into conformance with State of California law, and to address application submittal requirements, property development standards and minimum

property improvements, and Home Owner Association formation, funding, and related topics. The amendment will be applicable to residential conversion to condominium requests City wide.

Staff recommends that this item be continued to April 20, 2005.

* * * END OF CONSENT CALENDAR * * *

CONTINUED PUBLIC HEARING

5. **RDA-04-3 – SHEA HOMES, LP, TOPAZ CREEK INVESTORS, AND RICHLAND DEVELOPMENT CORPORATION** request approval of Residential Development Allocations for a project which will include 1,432 age restricted single family homes and 50 custom / semi-custom non-age restricted units. The project site is generally located immediately south of the developed area between Deer Valley Road and Empire Mine Road. (APN 057-010-001 through -004; 057-021-001, and 057-060-006)

6. **PD-04-10, PW 670 – THE BIXBY COMPANY, LLC** requests approval of a Final Planned Development, rezone to the Planned Development district and Vesting Tentative Map in order to subdivide 217 lots intended for single family home development and approx. 130,000 s.f. of commercial space. The project site is generally located at the north end of the East Lone Tree Specific Plan area, west of the future Highway 4 Bypass (APN 053-060-015).

NEW PUBLIC HEARING

7. **UP-05-2 – BLUEROCK PARTNERS, LLC** requests approval of a Master Use Permit to establish parameters for development as stipulated under the previous project approvals and Environmental Impact Report for the Bluerock Business Center. The project site is located on the southeast corner of the Lone Tree Way and Bluerock Drive / Golf Course Road intersection.

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT