

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

ANTIOCH COUNCIL CHAMBERS 3RD & “H” STREETS

WEDNESDAY, APRIL 20, 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, APRIL 27, 2005**.

ROLL CALL

7:30 P.M.

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:** 3/30/05

2. **PD-04-08; UP-04-18 – Venture Commerce Center** requests approval of a Vesting Tentative Map for the Commercial Condominium of an office/medical office/ light industrial complex on approximately 7.8 acres located on the northwest corner of Lone Tree Way and Vista Grande Drive.
(APN 056-012-037)

3. **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, located between the northern terminus of Wymore Lane and the southern terminus of Wilbur Lane.

Staff recommends that this item be continued to May 4, 2005.

4. **UP-04-20, PW 357-04-32 – Simpson Housing Solutions** requests approval of a Use Permit to construct a 69-unit affordable family apartment community and a tentative map to create five parcels from two existing parcels, one parcel for the apartment community and four parcels for a future phase of four single family homes. The project site is approximately 5.04 acres in size and is located at 701 and 705 Wilbur Avenue.

Staff recommends that this item be continued to May 4, 2005.

5. **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.

Staff recommends that this item be continued to June 1, 2005.

6. **PW 357-312-04 – Ronald Greenwell & Associates Inc.** requests approval of a minor subdivision dividing one lot into two lots. The site is approximately .34 acres and is the vacant parcel on the north side of 2805 G Street. (APN: 071-120-103)

This item was withdrawn by the applicant.

* * * END OF CONSENT CALENDAR * * *

CONTINUED PUBLIC HEARING

7. **Z-04-02 ZONING ORDINANCE AMENDMENT** The City of Antioch requests approval of changes to the Zoning Ordinance to bring it into compliance with the newly adopted General Plan. The amendment will be a comprehensive update of the Zoning Ordinance affecting the entire City.

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT