

**CITY OF ANTIOCH  
PLANNING COMMISSION MINUTES**

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

**February 16, 2011  
City Council Chambers**

**CALL TO ORDER**

Chairman Johnson called the meeting to order at 6:30 p.m. on Wednesday, February 16, 2011, 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, February 28, 2011.

**ROLL CALL**

Present: Commissioners Johnson, Langford, Baatrup, Manuel and Azevedo  
Absent: Commissioners Westerman and Travers  
Staff: Community Development Director, Tina Wehrmeister  
City Attorney, Lynn Tracy Nerland  
Minutes Clerk Cheryl Hammers

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

Community Development Director, Tina Wehrmeister commented that Thomas Westerman was ill and unable to attend tonight. She also let the commissioners know that Information Systems together with contractors were doing work in the back room and cautioned them to be careful.

Chairman Johnson said that Commissioner Travers had called him to say he would not be in attendance tonight.

**CONSENT CALENDAR**

1. Approval of Minutes December 1, 2010

*On motion by Commissioner Azevedo, and seconded by Commissioner Langford, the Planning Commission approved the Minutes of December 1, 2010.*

**AYES:** Langford, Johnson, Azevedo, Manuel and Baatrup  
**NOES:** None  
**ABSTAIN:** None

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**ABSENT:**                *Westerman and Travers*

**END OF CONSENT CALENDAR**

**CONTINUED PUBLIC HEARING**

2.     **UP-10-05, V-10-05** – Niscayah, Inc. requests the approval of a use permit for a drive through ATM at Wells Fargo Bank and a variance to reduce the vehicle queue space. The project is located at 2601 Somersville Road (**APN: 076-432-003**).

Chairman Johnson indicated that this project was withdrawn by the applicant.

Commissioner Manuel asked staff if the applicant had decided not to do the drive through at this location to which CDD Wehrmeister said that with respect to the variance engineering was asking for more information on the queue space and the applicant did not want to incur further costs and therefore pulled the project.

**NEW PUBLIC HEARING**

3.     **Z-11-01 – The City of Antioch** is proposing to amend Municipal Code Section 9-5.4012 of the Residential Development Allocation Ordinance to extend the ordinance sunset date to May 1, 2012.

Tina Wehrmeister, Community Development Director, provided a summary of the staff report dated February 9, 2011. She told the commissioners that a consultant has been hired to complete a residential development impact fee study and that draft documents have been submitted which staff is reviewing. She pointed out that a letter was placed on the dais from Discovery Builders, and that staff recommends that the Planning Commission adopt the resolution to extend the Ordinance to 2012.

Chairman Johnson asked staff to give a synopsis of the letter.

CDD Wehrmeister stated that Discovery Builders feels that given that we are in challenging economic times, that they should not have an extra step to go through and that this is slowing residential development. She noted that the RDA Ordinance is not the reason for slow residential development.

Commissioner Baatrup asked if the Ordinance does expire, what are the consequences to which CDD Wehrmeister stated that the RDA Ordinance would cease to exist. She went on to say that the intent of the ordinance is to make sure that residential developers are contributing their fair share to the community and that Council has directed that an impact fee study be prepared to accomplish that. She said that it was not desired to let the RDA Ordinance expire without the fee study completed. Commissioner Baatrup clarified with staff that the replacement ordinance would go through all of the processes and that Council could certainly decide to start over.

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**RESOLUTION NO. 2011-\*\***

**On Motion by Commissioner Azevedo and seconded by Commissioner Baatrup, the Planning Commission recommended that the City Council approve an amendment to Section 9.5-4012 of the Antioch Municipal Code in order to extend the sunset date of the ordinance to May 1, 2012 (Z-11-01).**

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

**NEW ITEM**

**4. Community Development Department Update**

Community Development Director, Tina Wehrmeister, stated that the staff report provided contained a summary and that she had a brief power point presentation. She said that the department has taken on new responsibilities such as CDBG, the housing program, the neighborhood stabilization program and the recreation division, which has been a tremendous undertaking.

CDD Wehrmeister presented the power point indicating the following:

- Projects approved or in the pipeline such as Fresh & Easy and Auto Zone, which are brand new developments.
- Noting that the Antioch Surgical Center has just pulled their project.
- Roddy Ranch is moving forward and updating environmental documents.
- Buchanan Crossings which is presently approved but not developed, is amending an application.
- Steady progress is being made on Mikes Auto Body.
- The Antioch Veterinary Hospital is newly opened.
- Monitoring of live entertainment permits and the possibility of Mutiny coming back before the Commission.
- The Delta Diablo Sanitation District wind turbine is coming before City Council next week for preliminary feedback.
- Outline of the planning permit history which is currently down 80% in major categories
- Residential building permit history which at the peak in 2000 produced 1100 residential permits and last year produced 108.
- Commercial building permit history which at the peak in 2005 of over 660,000 sf, last year was almost 21,000 sf.
- Forward planning including the Housing Element, working on the impact fee study, the annexation of Wilbur Avenue, review of the power plant, staff participation in regional planning and a grant for a downtown specific plan.

CDD Wehrmeister stated that CCTA recently gave an update on State Route 4 to the City Council and encouraged the commissioners to watch their presentation. She said that there are concerns with e-Bart regarding station design.

Chairman Johnson thanked Ms. Wehrmeister for the presentation and discussed with her the staff cuts in the Community Development Department due to budget. Mr. Johnson stated that the department is doing a great job concerning how many people are left.

### **ORAL COMMUNICATIONS**

None.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

Commissioner Azevedo reported that in addition to the issues with e-Bart and the station, that there is another controversy at Transplan dealing with finances and funding through Measure C and Pittsburg wanting to pull out of that funding. He stated that there was a special meeting two weeks ago and that there is another meeting tomorrow, which he confirmed with staff has both a closed and open session.

### **ADJOURNMENT**

Chairman Johnson adjourned the Planning Commission at 7:00 p.m. to the next regularly scheduled meeting on March 2, 2011.

Respectfully Submitted,  
Cheryl Hammers