

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**April 16, 2008
City Council Chambers**

Chairman Travers called the meeting to order at 7:35 p.m. on Wednesday, April 16, 2008, in the City Council Chambers.

Chairman Travers 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 date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Wednesday, April 23, 2008.

ROLL CALL

Present: Commissioners Westerman, Johnson, Delgadillo (arrived at 7:50 p.m.), Trail, Vice Chairman Azevedo and Chairman Travers
Absent: Commissioner Brandt
Staff: Senior Planner Oshinsky
Community Development Technician Stahl
Assistant City Engineer Bernal
Assistant City Attorney Hawkins
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: None

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARINGS

Assistant City Attorney Hawkins requested that this item be moved to the end of the agenda, due to the absence of the applicant.

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2. **PW357-303-07 – Harris Minor Subdivision – Lloyd Harris requests the approval of a parcel map to subdivide a 2.97 acre parcel into 4 lots for the purposes of creating 3 single family residential lots along North Lake Drive and one large lot fronting on Wilbur Avenue. The parcel map will incorporate the strip of property adjacent to North Lake Drive in order to provide access to the future single family residences. The project is located at 810 Wilbur Avenue (APN 065-110-006 and 065-244-028).**

NEW PUBLIC HEARING

3. **UP-08-02 – 1700 4th Street - Bond Manufacturing requests the approval of a Use Permit to occupy an existing vacant industrial building in the Planned Business Center (PBC) District for the purposes of warehousing and distributing and operation of a retail showroom. The project is located at 1700 4th Street (APN 089-040-047).**

Senior Planner Oshinsky provided an overview of the Staff Report dated April 10, 2008.

Commissioner Delgadillo arrived at 7:50 p.m.

OPENED PUBLIC HEARING

Eric Hasseltine, representing the applicant, explained the history and operational aspects of Bond Manufacturing, as well as traffic impacts, hours of operation, deliveries, storage and distribution issues. In terms of Condition No. 20, Mr. Hasseltine stated that the property owner was not aware of the City's request for a public easement and requested that a meeting take place for further discussions. He requested flexibility on the hours of operation, due to merchandise being shipped from overseas could be possibly delivered on weekends.

Commissioner Trail wanted to ensure that if any type of machinery that is sold out of the company's showroom, that any type of waste products are handled in an appropriate manner. Also, if a Use Permit is needed, the applicant be required to apply for one and suggested that some type of wording pertaining to this be more clearly defined in the Use Permit.

Commissioner Johnson felt that traffic issues could be additionally impacted, if the showroom sold a high volume of sales, wherein Mr. Hasseltine felt the showroom would not generate a high volume of sales and felt this would not be an issue.

Chairman Travers expressed concern to the weekend deliveries, in regards to events that could be occurring at the Antioch Historical Society building. He wanted to ensure that the Historical Society events would not be disturbed by any type of truck deliveries.

Chairman Travers asked Mr. Hasseltine if he had read, understood and agreed with the proposed conditions of approval. Mr. Hasseltine stated that he did, with the exception of the request for flexibility on the weekend hours of operation.

CLOSED PUBLIC HEARING

Commissioner Azevedo stated that he supported the proposed plan.

Commissioner Trail stated that she agreed with the proposed plan, in terms of additional revenue that would be brought into the City. She wanted to add a condition to state that all repairs or any use of petroleum products be barred from the site, unless the applicant would be willing to expand their Use Permit to include a workshop area to conduct repairs on equipment items. Furthermore, she stated that she would like to see the building brightly painted and landscaped to enhance the area.

Commissioner Johnson stated his support for the project, but expressed concern to the noise level on truck deliveries on the weekend, due to events that could be held at the Historical Society.

Chairman Travers stated his approval and looked forward to the project coming into the community.

RESOLUTION NO. 2008-10

On motion by Commissioner Azevedo, and seconded by Westerman, the Planning Commission approved a Use Permit request from Bond Manufacturing to occupy an existing 251,820 sf vacant industrial building on 16.45 acres in the Planned Business Center (PBC) District for the purposes of warehousing and distribution and operation of a retail showroom. The project is located at 1700 West 4th Street (UP-08-02)(APN 074-040-047), with the following changes and addition:

- ***Change Project Specific Condition No. 12 to read: “Upon communication from the Antioch Historical Society, trucks will not be scheduled for delivery during the time of outdoor events on the weekends.”***
- ***Change Project Specific Condition No. 21 to read: “No repair or tear down of lawn or garden equipment shall be conducted on the project site.”***
- ***Add a condition to read: “That Bond Manufacturing notify the Antioch Historical Society 48 hours in advance of every weekend, to inquire if any type of outdoor events are scheduled.”***

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

Assistant City Attorney Hawkins requested that No. 2 be heard at this time.

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2. **PW357-303-07 – Harris Minor Subdivision – Lloyd Harris requests the approval of a parcel map to subdivide a 2.97 acre parcel into 4 lots for the purposes of creating 3 single family residential lots along North Lake Drive and one large lot fronting on Wilbur Avenue. The parcel map will incorporate the strip of property adjacent to North Lake Drive in order to provide access to the future single family residences. The project is located at 810 Wilbur Avenue (APN 065-110-006 and 065-244-028).**

Senior Planner Oshinsky provided an overview of the Staff Report dated April 11, 2008.

OPENED PUBLIC HEARING

Lloyd Harris, applicant, stated his appreciation to City staff for their cooperation in moving forward on this project and requested approval.

Chairman Travers asked Mr. Harris if he had read, understood and agreed with the proposed conditions of approval, wherein Mr. Harris stated that he agreed and understood the proposed conditions.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2008-09

On motion by Commissioner Azevedo, and seconded by Commissioner Johnson, the Planning Commission approved an application from Lloyd Harris requesting approval of a parcel map to subdivide a 2.97 acre site consisting of two parcels into 4 lots. The project site is located at 810 Wilbur Avenue (APN 065-110-006 and 065-244-028).

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

4. **UP-07-23 Metro PCS is requesting approval of a Use Permit to install new cellular antennas on an existing pole and a new shelter at the Diablo Water District tank site. The project site is located at Neroly Road and Laurel Road (APN 053-060-013).**

Community Development Technician Stahl provided an overview of the Staff Report dated April 10, 2008.

OPENED PUBLIC HEARING

Dan Burke, Network Development Inc., spoke on behalf of Metro PCS and explained the proposal to install three sets of antennas on the existing 100 foot monopole and other associated equipment. Mr. Burke added that he did agree with the proposed standard and project specific conditions of approval.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2008-11

On motion by Commissioner Azevedo, and seconded by Commissioner Delgadillo, the Planning Commission approved a request from Network Development, Inc. on behalf of METRO PCS for a Use Permit for a telecommunications facility at Neroly Road and Laurel Road (APN 053-060-013)(UP 07-23).

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

Further discussions ensued regarding providing direction to the Zoning Administrator and staff regarding the review of telecommunication monopole sites.

Commissioner Azevedo stated that he preferred that the Zoning Administrator only offer rulings on existing monopole co-locations and that all other applications be brought before the Planning Commission. Also, any new locations could then come before the Planning Commission to be evaluated for their appropriateness.

Commissioners Westerman and Johnson agreed with Commissioner Azevedo's comments.

Commissioner Trail asked if the City could capture any type of revenue when the City is in a planning process for new structures, or capitalize when opportunities make themselves present. Assistant City Attorney Hawkins responded that the City Council has directed the City Attorney's Office to enhance the revenue that the City generates from their cell site locations and that includes revenue from the sub-lessee.

Chairman Travis stated that it was the recommendation of the Planning Commission to direct the Zoning Administrator and staff that any new cell tower monopoles or antenna locations come before the Planning Commission to be evaluated for their appropriateness.

ORAL COMMUNICATIONS

Commissioner Trail announced that she would be absent from the May 14 Planning Commission meeting.

WRITTEN COMMUNICATIONS

Chairman Travers read and reviewed correspondence from Eden Housing.

COMMITTEE REPORTS

Commissioner Delgadillo reported that further review was discussed regarding the Design Review Guidelines at a recent Design Review Subcommittee meeting.

Commissioner Azevedo reported that at the last Transplan meeting, (Metropolitan Transportation Commission) MTC issues were discussed.

ADJOURNMENT

Chairman Travers adjourned the Planning Commission at 9:20 p.m. to the next regularly scheduled meeting to be held on May 6, 2008.

Respectfully Submitted,

Debra Lawson