

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS**

WEDNESDAY, FEBRUARY 5, 2014

6:30 P.M.

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION
TO HEAR THE MATTER**

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 **TUESDAY, FEBRUARY 18, 2014.**

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL **6:32 P.M.**

Commissioners	Hinojosa, Chair
	Motts, Vice Chair
	Baatrup
	Miller
	Westerman
	Pinto

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: January 15, 2014 **APPROVED**

* * * END OF CONSENT CALENDAR * * *

MINUTES

CONTINUED ITEM

2. AutoZone proposes to amend the General Plan from High Density Residential to Neighborhood Commercial and the East Lone Tree Specific Plan from Medium High Density Residential (R_H) to Community Retail, to rezone the property to Planned Development (PD), and to secure approval of a Final Development Plan, variance, use permit, and design review to develop a 7,928-square-foot AutoZone store. The proposed commercial building is 26 feet in height and would include an 8-foot monument sign with a stone veneer to match the building. The project would also include 22 on-site parking spaces, an 8,274-square-foot loading area, 5,222 square feet of formal landscaping, and 1,443 square feet of sidewalks.

STAFF REPORT

Staff recommends that this item be continued to February 19, 2014.

CONTINUED TO FEB. 19, 2014

NEW ITEM

3. Buchanan Crossings, LLC, is requesting approval of Design Review for portions of the approved Buchanan Crossings shopping center project. Specifically, the applicant is requesting Design Review for Major D as a 17,000 square foot Grocery Outlet, Pad C a 5,500 square foot multi-tenant building, a revised site layout for Pad A, and the corner art feature element. The original shopping center approval included multi-tenant buildings labeled Shops C and Shops D, which the applicant is combining into one building, Major D. The project is located at the northwest corner of Somersville Road and Buchanan Road (APN: 074-080-013).

RESOLUTION NO. 2014-03

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (8:32 PM)

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**January 15, 2014
City Council Chambers**

CALL TO ORDER

Chair Hinojosa called the meeting to order at 6:30 p.m. on Wednesday, January 15, 2014, in the City Council Chambers. She 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, January 27, 2014.

ROLL CALL

Present: Commissioners Pinto, Miller and Westerman
Chair Hinojosa and Vice Chair Motts
Absent: Commissioner Baatrup
Staff: Senior Planner, Mindy Gentry
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

NEW PUBLIC HEARING

3. AutoZone proposes to amend the General Plan from High Density Residential to Neighborhood Commercial and the East Lone Tree Specific Plan from Medium High Density Residential (R_H) to Community Retail, to rezone the property to Planned Development (PD), and to secure approval of a Final Development Plan, variance, use permit, and design review to develop a 7,928-square-foot AutoZone store. The proposed commercial building is 26 feet in height and would include an 8-foot monument sign with a stone veneer to match the building. The project would also include 22 on-site parking spaces, an 8,274-square-foot loading area, 5,222 square feet of formal landscaping, and 1,443 square feet of sidewalks.

OPENED PUBLIC HEARING

CLOSED PUBLIC HEARING

Commissioner Motts confirmed with staff that the Planning Commission feedback, direction, and recommendations have all been rolled into this resolution and that while there will not be metering at this time, there is a mechanism in place.

Commissioner Pinto confirmed with Commissioner Westerman that his previous comments from the previous meeting had been taken into account.

Chair Hinojosa stated that she has no problems with what staff is proposing and that she is prepared to move this item forward.

CA Nerland clarified that the motion made is for both resolutions.

RESOLUTION NO. 2014-**

On motion by Commissioner Pinto and seconded by Commissioner Westerman, the Planning Commission recommends that the City Council ADOPT the attached ordinance amending Title 9, Chapter 5, Article 40 of the Antioch Municipal Code.

AYES: Hinojosa, Motts, Pinto, Miller, and Westerman
NOES: None
ABSTAIN: None
ABSENT: Baatrup

RESOLUTION NO. 2014-**

On motion by Commissioner Pinto and seconded by Commissioner Westerman, the Planning Commission recommends that the City Council amend Sections 3.3.1 and 3.6 of the Growth Management Element of the General Plan as shown in Exhibit A (incorporated herein by reference).

AYES: Hinojosa, Motts, Pinto, Miller, and Westerman
NOES: None
ABSTAIN: None
ABSENT: Baatrup

ORAL COMMUNICATIONS

CA Nerland said that there is a new City Manager, Steve Duran, who comes from the City of Hercules. She informed the Planning Commission about the upcoming community cafes.

Commissioner Motts and Chair Hinojosa commented on the Northern Waterfront event held last Friday.

SP Gentry gave an update on the Northeast Annexation and stated that the next Planning Commission meeting will be on February 5th.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts said that there will be a Transplan meeting tomorrow night.

ADJOURNMENT

Chair Hinojosa adjourned the Planning Commission at 6:55 p.m.

Respectfully Submitted,
Cheryl Hammers

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF FEBRUARY 5, 2014**

Prepared by: Mindy Gentry, Senior Planner *MG*

Date: January 30, 2014

Subject: Auto Zone

DISCUSSION

It is recommended that the Planning Commission continue this item to February 19, 2014.

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF FEBRUARY 5, 2014**

Prepared by: Cindy Gnos, Contract Planner

Approved by: Mindy Gentry, Senior Planner *MG*

Date: January 30, 2014

Subject: AR-13-12– Design Review for Major D, Pad C, site plan for Pad A, and art feature for Buchanan Crossings

RECOMMENDATION

It is recommended the Planning Commission approve the Design Review request (**AR-13-12**), subject to the conditions of approval.

APPLICATION

The applicant, Buchanan Crossings, LLC, is requesting approval of Design Review for portions of the approved Buchanan Crossings shopping center project. Specifically, the applicant is requesting Design Review for Major D as a 17,000 square foot Grocery Outlet, Pad C a 5,500 square foot multi-tenant building, a revised site layout for Pad A, and the corner art feature element. The original shopping center approval included multi-tenant buildings labeled Shops C and Shops D, which the applicant is combining into one building, Major D. The project is located at the northwest corner of Somersville Road and Buchanan Road (APN: 074-080-013).

BACKGROUND

The 103,139 square foot Buchanan Crossings shopping center was approved by City Council in August 2008 (Attachment "B"). The original approval included an application to rezone the project site from Regional Commercial (C-3) to Planned Development District (P-D) and to approve a Final Development Plan, as well as a Vesting Tentative Map, Use Permit, and Design Review for a portion of the shopping center. The original design review approval included all of the buildings on the site plan with the exception of Future Pad A, Future Pad C, and Future Shops F (Attachment "C"). The design of Major C, a CVS Pharmacy, located between Major D and Pad C, has been approved. The site is currently vacant and construction of the shopping center has not been initiated.

ENVIRONMENTAL

In compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and adopted for the original Buchanan Crossings project. The proposed Design Review and modifications to the site plan do not result in any increases in potential environmental impacts than were previously analyzed. Further environmental review is not required. Compliance with the mitigation measures identified in the original IS/MND and Mitigation Monitoring and Reporting Plan are required.

ANALYSIS

Issue #1: Project Overview

The original Buchanan Crossings shopping center contained 103,139 square feet on the 13.5 acre site. The original design included a village look with an “Italian vineyard” feel, including clay tile roof elements, stone columns, and painted stucco. Elevations included a lot of glazing and design elements such as metal canopies, fabric awnings, wall sconce light fixtures, and wall-mounted trellises for climbing vines. The color palette included deep colors including a dark green, browns, and spice-like yellows and oranges. Roof lines varied significantly including hips, gables, mansards, and tower elements, as well as flat and angled parapets.

Worth noting is that the Buchanan Crossings shopping center approval in 2008 preceded the adoption of the Citywide Design Guidelines in 2009. Stantec Architecture, Inc. conducted a peer review of the site plan, landscaping, and building design (Attachment “D”). Stantec’s comments are addressed in each of the issue areas below. Stantec included overall comments regarding consistency between the site plan, landscape plan, and elevations. These comments are included as conditions of approval and consistency will be ensured at the time of building permit. Stantec also included comments regarding pedestrian circulation and landscaping. Staff has included conditions of approval that are similar to those of the original approval. The site plan and landscaping was substantially approved in 2008 and conditions reflect consistency with the prior approval.

On January 29, 2014, the applicant submitted revised elevations based upon conversations with staff regarding the design concerns of staff and those highlighted in the peer review. The modifications submitted by the applicant are addressed in each of the issue areas below.

Issue #2: Major D

The original Buchanan Crossings approval included two shop buildings where the applicant is proposing Major D. Shops C and Shops D contained approximately 8,500 square feet each, totaling 17,000 square feet. The applicant is proposing to combine

the two shop buildings into one 17,000 square foot Major D to function as a grocery store.

The original approval included several different roof lines, multiple styles of awnings, stone accents, and a variety of colors. The proposed elevations are more similar to the approved CVS building, Major C. The front entrance faces east towards the parking lot between the building and CVS. The elevation includes a tower feature over the entrance which includes stone at the base of the columns. The entrance of CVS includes stone over the entire tower entry feature. Staff has added a condition of approval requiring the additional stone for the east elevation, which will provide continuity with the approved CVS building and to be more in line with the design of the previous approvals. The applicant has expressed his concern with this condition, noting that stone on such a large feature is not appropriate because stone is typically viewed as heavy and put at the base. The applicant believes that the alternate color used on the stucco at the top of the tower is more appropriate.

The south elevation, although not the entrance to the building, is the elevation viewed as one enters the primary driveway off Buchanan Road. The approved CVS building included the tower entrance feature on both the south and the east elevations. Staff recommended the applicant provide the same type of stoned tower feature as included on the east elevation on the south elevation. The applicant submitted a revised elevation for Major D which includes this tower element. Staff believes this enhances the south elevation; however, still recommends the tower contain the increased stone element as described above.

The north elevation faces the trail. This elevation provides trellis work for climbing vines and has score lines in the stucco to break up the long wall. Staff has no objections to this elevation.

The west elevation faces the drive aisle and future phase 2 of the shopping center. This elevation will be enhanced with the required changes to the south elevation. Staff had discussed with the applicant, the need for metal grillwork similar to the trellis on the north be added on top of the loading area low screening wall. The revised elevations submitted by the applicant include a green screen that effectively enhances the west elevation.

The proposed tenant for Major D is a Grocery Outlet. The site plan does not indicate any cart storage areas. If any are to be provided, they shall be screened with materials and colors similar to the proposed building.

Issue #3: Pad C

Pad C is a multi-tenant building containing 5,585 square feet. The building size and location is similar to the original; however, the original approvals did not include elevations for this pad noting that it would be evaluated under a separate design review

process. The closest building for comparison purposes would be the multi-tenant Pad E building.

Pad C is located at the intersection of Somersville Road and Buchanan Road. The east and south elevations are the most visible from the street. Between the east elevation and the street is also the location of the site's art feature which is discussed more below. The proposed elevations include a tower element with a mansard roof on the west elevation facing the parking lot. The tower element has a stone base with a rolled tile mansard roof. The storefronts have a significant amount of glazing and are accented with black awnings. Staff suggests more accents or stone at the base of the building. The east elevation has a similar tower element; however the roof is flat. Staff suggests the roof match the west elevation.

Staff discussed with the applicant the need to enhance the south elevation due to its prominence at a major intersection. The applicant submitted revised elevations which include another raised tower element on this elevation which adequately addressed staff's concerns.

Issue #4: Future Pad A

Future Pad A is located to the west of the main driveway off Buchanan Road. The original project approval included a drive-thru in this location; however, the design of the building was not included. The applicant is showing a modified layout of the drive-thru with a dual entrance with the entrance now located to the north. The previously approved plans had a single drive thru with the entrance located at the southwestern corner of the building. The building design is not proposed at this time and will be the subject of a separate design review application. Staff has no objections to the proposed drive-thru layout and believes it improves the circulation over the prior approval. The drive-thru lane, however, has been shifted closer to Buchanan Road. Staff has added a condition of approval that the drive-thru lane be moved back to meet the original approved distance for the landscaping between the drive-thru lane and the sidewalk.

Issue #5: Corner Art Feature

The proposed art feature is located east of Pad C adjacent to Somersville Road. The feature includes a circular concrete area with raised curved color concrete benches surrounding the planter areas allowing seating. The northwest area of the circle contains a gabion constructed raised planter. In this planter area are laser cut rolled steel panels with a corrugated tin backdrop serving as the art feature. Also included is a combination of ground cover, shrubs, and a variety of tree sizes to accent the corner.

Issue #6: Other Issues

Agency Comments: Staff has received comments from Contra Costa County Flood Control and Water Conservation District, Contra Costa County Fire Protection District,

and Contra Costa Water District. Comments have been included as previous conditions of approval.

Signage: The applicant has submitted elevations for Major D and Pad C which include signage. A sign program has not been submitted and therefore approval of signage is not part of this application.

Prior Conditions of Approval: In 2008, the City approved a Final Development Plan, Use Permit and Vesting Tentative Map for the Buchanan Crossings shopping center by adopting Resolution No. 2008/81 (Attachment "B"). The design of the shopping center was approved by adopting Resolution No. 2008/88 (Attachment "C"). The conditions of approval in these resolutions still apply to the proposed project.

ATTACHMENTS

- A: Aerial Photograph
- B: Staff Report and Resolution from the August 12, 2008 City Council Hearing Approving the Final Development Plan, Use Permit and Vesting Tentative Map for the Buchanan Crossings Shopping Center
- C: Staff Report and Resolution from the September 9, 2008 City Council Hearing Approving the Design
- D: Stantec Architecture, Inc. Peer Review

RESOLUTION NO. 2014-**

RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING THE DESIGN REVIEW FOR MAJOR D, PAD C, SITE PLAN FOR PAD A, AND ART FEATURE FOR BUCHANAN CROSSINGS

WHEREAS, the Planning Commission of the City of Antioch did receive a request from Buchanan Crossings, LLC for design review approval of Major D, Pad C, site plan for Pad A, and art feature for the Buchanan Crossings shopping center located at the northwest corner of Somersville Road and Buchanan Road (AR-13-12) (APN: 075-080-013); and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared for the original shopping center approval and the proposed project does not result in any increases in potential environmental impacts than were previously analyzed. Further environmental review is not required. Compliance with the mitigation measures identified in the original IS/MND and Mitigation Monitoring and Reporting Plan is required; and

WHEREAS, the Planning Commission on February 5, 2014, held a hearing, and received and considered evidence, both oral and documentary.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby APPROVE the design review approval of Major D, Pad C, site plan for Pad A, and art feature for the Buchanan Crossings shopping center, subject to the following conditions and the findings for the conditions which are attached to this resolution as Exhibit A:

PROJECT CONDITIONS

1. The applicant shall comply with the conditions of approval outlined in City Council Resolutions 2008/81 and 2008/88. If there is a conflict between this resolution and the two aforementioned resolutions, this resolution shall take precedence.
2. Consistency between the site plan, utility plans, landscape plan, and elevations shall be provided at the time of building permit.
3. On-site pedestrian circulation and landscaping shall be consistent with the original approval. Pedestrian access shall also be provided in accordance with the California Building Code, including permanent and interim ADA access from Buchanan Road to all buildings and between all buildings.

RESOLUTION NO. 2014-**

February 5, 2014

Page 2

4. For Major D, the tower over the entry on the east and south elevations shall be completely finished in stone. Revised elevations shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.
5. For Major D, if any shopping cart storage areas are proposed, screening shall be provided. Screening shall be of the same materials and colors as the main building and shall be subject to the review and approval of the Community Development Department prior to issuance of a building permit.
6. For Pad C, the building shall include additional stone accents at the base. Revised elevations shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.
7. For Pad C, the tower on the east elevation shall have a mansard tile roof similar to the west tower. Revised elevations shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.
8. For Pad A site plan, as shown on Sheet C7 – Pad “A” Layout Concept, the drive-thru lane shall be shifted away from Buchanan Road to allow landscaping between the sidewalk and the drive-thru lane consistent with the prior approval.
9. Bicycle parking shall be provided consistent with Antioch Municipal Code. Location and number of bicycle parking spaces shall be submitted for the review and approval of the Community Development Department prior to the issuance of building permits.
10. Landscape plans shall comply with the State of California Water Efficiency Landscape Ordinance.
11. The three decorative crosswalks located within the main entrance shall be placed at the curb returns as directed by the City Engineer.
12. That this approval expires two years from the date of approval (Expires: February 5, 2016), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one year extension shall be granted.

RESOLUTION NO. 2014-**

February 5, 2014

Page 3

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 5th day of February, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

TINA WEHRMEISTER,
Secretary to the Planning
Commission

Exhibit A

Additional Explanation Regarding Findings for the Conditions of Approval

PROJECT CONDITIONS

- 1, 3. The City of Antioch, in 2008 approved the original Buchanan Crossing shopping center by adopting Resolution 2008/81 and 2008/88. This condition of approval is necessary to ensure compliance with prior City conditions of approval.
2. In order for the project to be constructed to the City's approved standards, the plans need to provide consistency between all disciplines. This condition protects the public safety, health, and general welfare of the citizens of Antioch and other surrounding uses by providing an adequate reflection of the approved project prior to the issuance of building permits.
- 4-8. The project will be adding structures to the landscape of the City and those structures should be harmonious and orderly with the surrounding neighborhood as well as aesthetically pleasing. Therefore, the conditions are necessary to ensure the Planning Commission review of the design is implemented.
9. The submitted plans do not indicate bicycle parking. The City of Antioch has adopted bicycle parking standards to ensure adequate access for multiple modes of transportation. This condition is necessary in order to ensure compliance with City standards.
10. The City of Antioch is following the Model Water Efficient Landscape Ordinance adopted by the State Legislature. This condition is necessary in order to ensure compliance with State law and the principals of water conservation.
11. This condition is to protect the safety of pedestrians by providing a safe path of travel through the shopping center as well as ensuring the crosswalk placement is orderly.
12. The regulatory environment of land development and baseline conditions change frequently. Therefore this condition is necessary to ensure that if the project is not timely constructed, any future consideration of the project going forward is subject to the most current regulations in order to promote the public health, safety, and welfare in the City of Antioch.

ATTACHMENT "A"

Aerial Photograph



ATTACHMENT "B"

STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE MEETING OF AUGUST 12, 2008

Prepared by: Brenda Gillarde, Project Consultant

Reviewed by: Tina Wehrmeister, Deputy Director of Community Development

Approved by: Joseph G. Brandt, Director of Community Development

Date: July 29, 2008

Subject: Buchanan Crossings Shopping Center
(PD-07-01, UP-07-06, AR 07-08, PW 357-302-08); (APN-074-080-013)

RECOMMENDATION

It is recommended that the City Council take the following actions:

1. Motion to approve the resolution adopting the Buchanan Crossings Shopping Center Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Motion to introduce the ordinance by title only; and
3. Motion to introduce the ordinance rezoning approximately 13.5 acres comprising the Buchanan Crossings Shopping Center site to the Planned Development District (P-D); and
4. Motion to approve the resolution adopting a Final Development Plan, Use Permit and Vesting Tentative Map for the Buchanan Crossings Shopping Center contingent on adoption of the rezoning ordinance.

REQUEST

Catlin Properties requests City Council approval of the following discretionary actions: a rezone of the 13.5 acre project site from Regional Commercial to Planned Development; a use permit to implement the Planned Development and to allow outdoor dining, fast food restaurants and four drive-thru businesses within the proposed retail center; and a vesting tentative map to allow the subdivision of the single parcel into twelve separate parcels. The proposed project is located on the northwest corner of Buchanan and Somersville Roads.

B1

8-12-08

Each requested action is discussed below:

1. Rezone to Planned Development District (P-D): The creation of a P-D zone provides project flexibility in terms of setbacks and the mix of uses. The primary purpose of the P-D zone and is appropriate for this type and size of project.
2. Approval of a Final Development Plan: Approval of a Final Development Plan goes in tandem with the rezoning described above. The Final Development Plan and the P-D district effectively become the zoning code for the project site. In this case, the Final Development Plan would allow an approximately 103,139 square foot shopping center that contains twelve separate buildings. Nine of the pads would be built in one phase and three pads would be graded but remain undeveloped until tenants are secured. The Final Development Plan includes landscaping and circulation as shown in the plan set.
3. Use Permit: The applicant requests approval of a use permit for the shopping center that would implement the Planned Development and allow four drive-thrus, fast food restaurants and outdoor dining,
4. Vesting Tentative Map: The vesting tentative map would permit the subdivision of the single project parcel into twelve separate parcels. At least one of the major tenants will purchase their parcel while other occupants will lease space within the center's buildings. All project owners/tenants will be required to enter into a landscape and property maintenance agreement to ensure site landscaping and other elements (specifically the awnings) are continually maintained in good condition.

BACKGROUND INFORMATION

On July 2, 2008 the Planning Commission reviewed and provided comments on the requested approvals, and recommended City Council approval of the Mitigated Negative Declaration (MND) and the project. The Design Review Board (DRB) was scheduled to consider the project on July 23, 2008 but the meeting was cancelled for lack of a quorum. Given that the Board was not able to convene in a timely manner, staff recommended that the project be allowed to proceed to City Council prior to receiving DRB approval. The Council's affirmative action on the project would allow the applicant to submit construction plans, but only receive a grading permit. No building permits will be issued until DRB approves the project. This is a highly unusual course of action but allows the project to move forward in the approval process with minimal delays.

ENVIRONMENTAL

A Mitigated Negative Declaration was prepared for the project in conformance with the California Environmental Quality Act (sent to the City Council under previous cover on June 2, 2008). The MND identified potentially significant effects in relation to air quality,

biological resources, cultural resources, geology and soils, hazards, hydrology/water quality, noise, traffic, and solid waste. Measures are identified in the document that mitigate all potentially significant effects to a less-than-significant level. The Mitigation Monitoring and Reporting Program (MMRP) summarizes all potentially significant effects and identifies the responsibility and timing for implementation of all required mitigation measures. The MMRP is attached to this staff report.

The 30-day public review period for the MND began June 2, 2008 and ended July 2, 2008. Written comments on the Draft MND were received from Catlin Properties (the applicant), Caltrans District 4, East Bay Regional Park District, East Bay Municipal Utility District and City of Pittsburg. Responses to those comments are contained in the Final MND, which has been distributed to the City Council. Members of the public may review the Final MND at the Community Development Department, City Hall, 2nd Floor.

As a result of comments on the Draft MND, two modifications were made to the document regarding impacts associated with noise generated by truck deliveries and intersection traffic impacts. Please refer to pages 70-73 and 90-91 of the attached Final MND for further review and the discussion in this staff report under Issue #3: Traffic and Circulation and Delivery Hours.

ANALYSIS

Issue #1: Project Overview

The project consists of twelve buildings eight of which are located near the northern boundary of the project in a semi-circular arrangement, with the remaining four small shops and future pads located on the southern portion of the site, adjacent to Buchanan Road. A large, shared parking area fills the interior space between the frontage pads and the pads located to the rear of the project. The project will be solely accessed from Buchanan Road via three driveways. A central in-out driveway will operate via a new signalized intersection on Buchanan Road, provided by the applicant. Two additional right-in, right-out only driveways opening to Buchanan Road would be located near the western property line and the eastern property line (near Somersville Road). Although the project lies adjacent to the Delta DeAnza Recreational Trail, no openings from that trail are provided into the project for safety and security reasons. However, five pedestrian connections from sidewalks adjacent to Somersville and Buchanan Roads into the center will facilitate pedestrian access. As mentioned above, the project will be built in several phases, the first consisting of nine pads, with the remaining three pads to be graded but left undeveloped until tenants are secured.

Issue #2: General Plan and Zoning and Consistency

General Plan Consistency

The project site has a General Plan designation of Regional Commercial and is also within the General Plan designated Somersville Road Corridor Focus Area. Surrounding General Plan and zoning designations are noted below:

North: Regional Commercial/C-3 zoning
South: High Density Residential/R-20 zoning
East: Regional Commercial/C-3 zoning
West: Medium Low Density Residential/R-10 zoning

The proposed project would develop retail and office commercial uses on the site including three major tenants, multiple smaller retail shops, several restaurants, and four drive-thru establishments. All of these uses fit within the overall development intent for the site as expressed in the General Plan. The Plan envisioned larger-scale retail commercial in this quadrant of the City. Policies for the Focus Area are directed toward improving and expanding the Somersville Towne Center shopping mall and maintaining and upgrading existing automobile dealers. The proposed project is consistent with the direction provided for this focus area in that it provides retail uses that compliment those in other nearby retail centers.

Zoning District Consistency

The project's physical development deviates from two of the standards required by the Regional Commercial C-3 zoning district - landscaped front yard setbacks and rear yard setbacks. To accommodate the proposed layout the applicant requests rezoning the site from C-3 to P-D (Planned Development District). Rezoning the site to P-D will provide the applicant the flexibility needed to retain the proposed building layout and configurations.

The City's zoning ordinance (§9-5.2302) permits commercial P-D Districts but they must include a final development plan, development standards, and architectural and landscaping guidelines. The standards and guidelines for the proposed project are contained in the attached rezoning ordinance. The project is consistent with the proposed P-D District requirements.

Issue #3: Final Development Plan

Site Plan

The project consists of twelve buildings, which range in size from 3,000 to 15,700 square feet. The site plan envisions three major anchor tenants, six smaller in-line shop pads and three future stand-alone pads.

The main entrance to the project will be flanked on either side by two drive-thru establishments, one of which is a future pad and will be built at a later date. A future design element feature consisting of an art structure and associated landscaping is proposed at the eastern edge of the property adjacent to Somersville Road. A Design Review condition of approval will be required that the feature must be approved by DRB prior to installation and the feature must be built as part of the first building phase.

Landscaping

Per the City's zoning code, landscape areas along arterials are typically 30 feet from edge of curb. In some locations the proposed project is below this standard (20') and in others it substantially exceeds the requirement (47'). Sheet L-1 in the plan set submittal

shows the proposed landscaping which includes a 2.5-foot berm along Buchanan Road that will visually screen the parking area below. The berms will be sod with a layered backdrop of flowering shrubs and ornamental grasses. The landscape palette includes 12 types of tree species, a variety of large, medium and small shrubs including flowering varieties, and multiple varieties of groundcover. The parking lot landscaping meets or exceeds City code for one tree every 10 parking spaces, except for the eastern most lot. Staff will require a Design Review condition to increase the landscaping in this area.

Staff finds that the landscape plan for the site exhibits substantial variety and density and, as conditioned, the plan meets or exceeds City landscaping requirements. The Planning Commission required a condition of approval that the future pad building areas be planted with temporary landscaping maintained by the developer until those pads are developed (COA # 87). Staff will require a similar Design Review condition for the future design element adjacent to Somersville Road.

The Planning Commission also recommended that benches be placed in the temporary landscaped areas. Staff does not support this recommendation as it may invite loitering and undesirable activity in the vicinity of the undeveloped pads.

The Council is requested to provide direction on this item (i.e. whether the landscaped areas should/should not provide benches) prior to taking action on the requested approvals.

Traffic and Circulation

The project will be accessed via three driveways from Buchanan Road. A central in-out driveway will operate via a new signalized intersection, provided by the applicant. Two additional right-in, right-out only driveways opening to Buchanan Road would be located near the western property line and the eastern property line (near Somersville Road). All driveways are designed to accommodate truck traffic to the two proposed loading dock areas, located adjacent to "Major A" and "Major C". Although the project lies adjacent to the Delta DeAnza Recreational Trail, no openings from that trail are provided into the project for safety and security reasons. Trail users can access the eastern portion of the site (which is closest to the trail's intersection with Somersville Road), via a paved sidewalk that intersects with an internal project walkway just west of the Somersville/Buchanan corner.

Staff reviewed the internal and external circulation and finds it complies with City standards for adequacy and safety with the addition of certain improvements. These improvements include an additional right turn only lane into the project at the central entrance, internal stop signs, and adjustments to the signal cycles at several external intersections. The Planning Commission required traffic calming devices throughout the parking lot, which is reflected in COA #75.

Subsequent to the closing of the public comment period the City of Pittsburg was contacted regarding implementation of one of the traffic mitigation measures that involved signal timing adjustments to an intersection under its jurisdiction (Buchanan

Road and Ventura Drive). Following that discussion, the City of Pittsburg provided a comment letter on the Draft MND. A response to that comment letter is included in the Final MND (refer to the first section of the Final MND containing comment letters and responses). Also, as a result of additional technical analyses conducted by the City of Antioch's environmental consultant for the project (CirclePoint), the original conclusion identifying a significant impact to the Buchanan Road/Ventura Drive intersection was amended to a less-than-significant impact (refer to Appendix I of the Final MND).

Parking

Per the City's zoning code (§ 9-5.1703.1 and 9-5.1711) the project is required to provide 511 parking spaces, of which 10% maximum may be compact spaces. The project provides a total of 606 parking spaces, of which 65 are compact spaces (10.7%). Total project parking exceeds the City's requirement by 16 percent. Given the project provides more than the required number of parking spaces, staff finds that on-site parking is more than adequate and the proposed number of compact parking spaces is acceptable.

Proposed Uses, Operation Hours, Delivery Hours and Construction Hours

Proposed Uses: The project application did not include a specific list of permitted uses as the applicant is seeking only those uses currently allowed in the C-3 zone. Confirmed uses and available pads are indicated in the following table. Pads that will be built out at a later date are denoted as "future building." All of the confirmed and anticipated uses comply with those permitted in the C-3 zoning district. Section 5 of the P-D ordinance for the site includes a statement requiring compliance with the use list as contained in the current C-3 zone.

Building Pads and Uses

Location	Status
Major A	Available
Major B	Confirmed Tenant – Fresh and Easy Market
Major C	Confirmed Tenant – Longs Drug Store
Shops A	Available
Shops B	Anticipated to be office
Shops C	Confirmed Tenant – My Nails (nail salon/day spa); remainder of space in C available
Shops D	Available
Shops E	Available (possibly small café/sandwich shop)
Shops F	Future building - anticipate restaurant/retail
Pad A	Future building - anticipate drive-thru restaurant
Pad B	Confirmed Tenant – Contra Diablo Federal Credit Union (with a drive-thru)
Pad C	Future building - anticipate retail

The Planning Commission recommended additional language to Section 5 of the draft ordinance, which the applicant is requesting be modified (see below):

Section 5 from the Draft Rezone Ordinance:

The permitted and conditionally permitted uses shall be those listed for the Regional Commercial zone (C-3) as described in the City of Antioch Municipal Code, Chapter 5, Article 38:Land Use Regulations, § 9-5.380 (Table of Land Use Regulations) and are

binding upon said property. Permitted uses include incidental off-sale alcohol sales of distilled spirits for two tenants within a grocery, supermarket, or drug store provided the area devoted to alcoholic beverage sale and display and storage is no more than 5% of the total gross floor area of the store. ~~No sale of single, malt, or fortified beverages shall be allowed.~~

In discussing the proposed changes with the applicant the language as originally proposed would prohibit sales of cooking wines and the 22 oz. size of some alcoholic beverages that are sold individually. In similar situations the City has not restricted sales of these types of items.

The Council is requested to provide direction on this item (i.e. whether the revised language above is acceptable) prior to taking action on the requested approvals.

Operation Hours: The table below reflects the hours of operation recommended by the Planning Commission (COA #50). The applicant requests that the hours for Longs Drug Store be modified to allow operating hours from 6:00 a.m. to midnight for both the store and the drive-thru. The other Longs Drug Stores in Antioch operate during the week from 7:00 a.m. to midnight (Lone Tree Way) and 9:00 a.m. to 9:00 p.m. (Somerville Road). Neither of these stores have a drive-thru pharmacy. A recently opened Longs Drug Store in Benicia with a drive-thru operates weekdays from 7:00 a.m. to 10:00 p.m.

The Council is requested to provide direction on this item (i.e. whether to extend the operational hours for Longs Drug Store) prior to taking action on the requested approvals.

Planning Commission Approved Hours of Operation (COA #50)

Major B (Fresh & Easy)	6:00 a.m. to 11:00 p.m.
Major C (Longs)	6:00 a.m. to 11:00 p.m. – main store 8:00 a.m. to 9:00 p.m. (drive-thru)
Pad B (Contra Diablo Federal Credit Union)	9:00 a.m. to 6:00 p.m.
Shops A, B, C, D, E	9:00 a.m. to 9:00 p.m. – personal service uses 5:00 a.m. to 12:00 a.m. – coffee/restaurant uses

Delivery Hours: The Planning Commission recommended that truck delivery hours should be those included in the Draft Mitigated Negative Declaration (MND). As a result of additional analysis, the truck delivery hours in the Final MND have been adjusted.

Truck loading activities at Major pads A, B and C would cause temporary spikes in ambient noise levels well above the 5.0 dBA General Plan threshold. Periodic noise associated with truck deliveries at Major Pads A and B was calculated to be 63 to 78 dBA L_{max} at the nearest single-family residential receivers west of the site and 61 to 76 dBA L_{max} at the nearest multi-family residences north of the site. These measurements have the potential to meet the “substantial periodic noise” test as set forth in question “d” of Section XI of the CEQA Checklist that is contained in the MND. Question “d” asks if a project would have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. As the answer is yes, mitigation is required to reduce the potential impact to less-than-significant.

The MND originally stated that to address this impact truck delivery hours should be limited to 7:00 a.m. to 10:00 p.m. However, with the additional analysis of CNEL levels, it was concluded that slightly expanding the delivery hours would achieve the same result. The Final MND recommends delivery hours be limited to 6:00 a.m. to 11:00 p.m.

Construction Hours. The applicant requests weekday construction hours from 7:00 a.m. to 6:00 p.m. irrespective of the distance from existing residential units. The City's Municipal Code (§ 5-17.04 and 5-17.05) allows weekday construction hours between 7:00 a.m. and after 6:00 p.m. unless within 300 feet of occupied dwellings or on weekends and holidays. In the latter case, construction is confined to the hours of 8:00 a.m. and 5:00 p.m. to minimize adverse noise impacts to persons living adjacent to a construction site.

Page 74 of the Final MND states that noise due to construction activities would range from 58 to 78 dBA at the nearest residential receptor, with an hourly average of 68 to 78 dBA. These levels exceed ambient CNEL by 5 or more dBA. The Environmental Hazards Element of the City's General Plan contains a number of policies to regulate construction noise to minimize impacts on adjacent residences including regulated construction hours, a construction noise mitigation plan, noise reduction features on all equipment, noise-attenuation fencing, and proper maintenance of equipment (Policy 11.6.2 i through n). Standard Condition of Approval #4 stipulates compliance with the City's Municipal Code. Compliance with the City's code regarding construction hours is a requirement for all projects in the City.

The City Council is requested to provide direction on this item (i.e. whether to allow expanded construction hours for the project) prior to taking action on the project.

Issue #4: Use Permit

The applicant is requesting a use permit to implement the Planned Development and allow fast food restaurants, outdoor dining and four drive-thru establishments. Two of the drive-thrus are located at the main project entry (Future Pad A and Pad B). The third drive-thru fronts Buchanan Road to the east of the main entry (Shops E); anticipated uses include a sandwich/coffee shop. The fourth drive-thru is located to the rear of the property (Major C) and is a confirmed tenant – Longs Drug Store. Square footage of the four drive-thru establishments totals 30,139 sq. ft. and represents 30% of the center's total square footage. Outdoor dining could potentially occur on Future Shops F and Future Pad A.

The City's zoning code requires a use permit for uses that have an unusual operational or site development feature. In order to approve a use permit the City Council must make certain findings related to protection of public health, welfare and property, adequacy of the site for the use, street capacity, and effect on the General Plan.

The City's transportation division reviewed the external and internal circulation for the project and required the applicant to redesign the circulation system several times to address staff's concerns with potential conflicts. The MND determined that with

mitigation, the proposed internal and external circulation system can accommodate all of the proposed uses within the center. Appropriate mitigation measures are included as conditions of approval to ensure that the circulation system serving the site is safe and efficient.

Staff finds that the four proposed drive-thrus and outdoor dining areas can physically be accommodated on the site and that the internal and external circulation system can adequately serve the uses including fast food establishments. The required findings can therefore be made and are included in the use permit resolution attached to this staff report.

Issue #5: Signage

The applicant proposes two approximately 40' high monument signs and internal tenant signage. The sign package for the project will be processed separately through Design Review.

Issue #6: Outside Agency Comments

As mentioned earlier in this report, four public agencies commented on the Draft MND: East Bay Regional Park District, East Bay Municipal Utility District, Caltrans District 4 and City of Pittsburg. Responses to those comments are provided in the attached Final MND.

Issue #7: Public Comments

No written or oral public comments were received at the Planning Commission hearing on July 2, 2008, except for the applicant's presentation. Prior to the hearing, a verbal comment was received from a neighbor located on Null Road, 80 feet directly west of the project. The resident was concerned about views and noise levels. Staff met with the resident and discussed these issues and mitigations that could be employed to reduce potential impacts.

FINANCIAL IMPACT

It is anticipated that tax revenues from the Buchanan Crossings Shopping Center would be approximately \$60,000 annually.

SUMMARY

Prior to taking action on the project, the Council is requested to provide direction on the following items:

1. Whether to modify the language in Section 5 of the draft ordinance as follows:

The permitted and conditionally permitted uses shall be those listed for the Regional Commercial zone (C-3) as described in the City of Antioch Municipal Code, Chapter 5, Article 38:Land Use Regulations, § 9-5.380 (Table of Land Use Regulations) and are binding upon said property. Permitted uses include incidental off-sale alcohol sales of distilled spirits for two tenants within a grocery, supermarket, or drug store

provided the area devoted to alcoholic beverage sale and display and storage is no more than 5% of the total gross floor area of the store. ~~No sale of single, malt, or fortified beverages shall be allowed.~~

Staff recommends approval of the modified language.

2. Whether to amend Condition of Approval #50 to allow operating hours from 6:00 a.m. to midnight for the Longs Drug Store and the drive-thru.

Staff recommends that the City Council provide direction on this item and any subsequent amendments to Condition #50.

3. Whether to allow construction hours during weekdays from 7:00 a.m. to 6:00 p.m. irrespective of distance to occupied dwelling units.

Staff recommends adding the following condition of approval that reiterates the Municipal Code requirements for construction noise:

That the use of construction equipment shall be restricted as follows:

- On weekdays prior to 7:00 a.m. and after 6:00 p.m.
 - On weekdays within 300 feet of occupied dwelling space, prior to 8:00 a.m. and after 5:00 p.m.
 - On weekends and holidays, prior to 9:00 a.m. and after 5:00 p.m., irrespective of the distance from the occupied dwelling.
4. Whether to require benches within the landscaped areas for the undeveloped building pads.

Staff recommends that benches not be included in the landscaping for the undeveloped pads and that Condition #87 be amended accordingly.

Options

The following are the alternatives that the Council can take regarding this application:

1. Continue the public hearing and allow the project proponent and staff to respond to issues raised by Council.
2. Move to deny the project and direct staff to prepare the appropriate resolution.

ATTACHMENTS

- A. Draft Planning Commission minutes, dated July 2, 2008
- B. Mitigation Monitoring and Reporting Plan

RESOLUTION NO. 2008/80

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE
MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM FOR THE BUCHANAN CROSSINGS SHOPPING CENTER**

WHEREAS, the City Council of the City of Antioch received an application from Catlin Properties to rezone the project site from Regional Commercial (C-3) to Planned Development District (P-D) and to approve a Final Development Plan, Use Permit and Vesting Tentative Map to construct a 103,139 square foot commercial center on 13.5 acres; and the project site is located on the north side of Buchanan Road and on the west side of Somersville Road (APN 074-080-013); and

WHEREAS, a Draft Mitigated Negative Declaration was prepared in conformance with Section 15074 of the California Environmental Quality Act, was duly circulated for purposes of public comment for a period of 20 days from June 2 to July 2, 2008, and a Final Mitigated Negative Declaration and Mitigation Monitoring and Report Program was subsequently prepared and considered by the City Council on August 12, 2008; and

WHEREAS, this project is consistent with the City of Antioch General Plan and does not create additional impacts that were not evaluated in the Draft and Final Mitigated Negative Declaration prepared for the project; and

WHEREAS, on July 2, 2008, the Planning Commission held a duly noticed public hearing on the matter, received and considered evidence, both oral and documentary, and recommended City Council approval of the Draft Mitigated Negative Declaration; and

WHEREAS, on August 12, 2008, the City Council held a duly noticed public hearing on the matter, and received and considered evidence, both oral and documentary; and

WHEREAS, the City Council of the City of Antioch finds that the Draft and Final Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program were prepared in conformance with the requirements of the California Environmental Quality Act, that all potential impacts were identified and mitigated to a less-than-significant-level, and that all public comments received on the Draft Mitigated Negative Declaration were adequately addressed.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch adopts the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Buchanan Crossings Shopping Center (APN 074-080-013).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 12th day of August 2008 by following vote:

AYES: Council Members Kalinowski, Davis, Simonsen and Mayor Freitas

NOES: Council Member Moore

ABSENT: None

L. JOLENE MARTIN, City Clerk

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
APPROXIMATELY 13.5 ACRES, COMPRISING THE BUCHANAN CROSSINGS
SHOPPING CENTER SITE (APN 074-080-013), FROM REGIONAL COMMERCIAL
(C-3) TO PLANNED DEVELOPMENT DISTRICT (P-D)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on August 12, 2008 that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Initial Study prepared for the project, and on the basis of the whole record before it, the Draft and Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Buchanan Crossings Shopping Center project should be adopted.

SECTION 2:

At its regular meeting of July 2, 2008, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Regional Commercial (C-3) to Planned Development District (P-D).

SECTION 3:

The real property described in Exhibit A, attached hereto, is hereby rezoned from Regional Commercial (C-3) to Planned Development District (P-D), and the zoning map is hereby amended accordingly.

SECTION 4:

The development standards, as defined in the following table, for the subject property (APN 074-080-013), known as the Buchanan Crossings Shopping Center, are herein incorporated into this ordinance, and are binding upon said property.

**Development Standards for
Buchanan Crossings Shopping Center Planned Development District**

Standard	Required for Project
Minimum Building Site*	20,980 sq. ft.
Minimum Lot Width*	106 ft.
Maximum Lot Coverage*	25%
Front/Street Side Yard Minimum (shall be reserved for landscaping)	Front: 20 ft.; can only occur per plans date stamped March 20, 2008. Front setback must include 6 ft. wide paved, meandering sidewalk. Street Side: 27 feet; can only occur per plans date stamped March 20, 2008.
Side Yard – Interior	0 ft.
Minimum Rear Yard	Can vary from 8 ft to 35 ft. Minimum can only occur in select locations per plans date stamped March 20, 2008.
Maximum Building Height	40 ft.
Parking	Minimum of 511 parking spaces Standard stalls shall measure no less than 9' x 20' Compact stalls shall measure no less than 8' x 16' Compact spaces shall not exceed 10% of total provided spaces
Driveways/Drive Aisles	Per plans date stamped March 20, 2008
Landscape Requirements	Buchanan Road - can vary from 20 ft. to 47 ft. Minimum can only occur in select locations per plans date stamped March 20, 2008. Somersville Road – can vary from 35 ft. to 80+ ft. Minimum can only occur in select locations per plans date stamped March 20, 2008.
Architectural Requirements	Architecture for buildings must be as indicated on plans date stamped March 20, 2008, or as revised and approved by the Design Review Board (DRB). Any substantial deviations from approved architectural plans will require review and approval by DRB.
Trash Enclosures	Enclosures shall be located attached and adjacent to buildings, as indicated on plans date stamped March 20, 2008, except as modified for Major A/Shops A per the exhibit presented at the July 2, 2008 Planning Commission hearing. Per the exhibit Major A/Shops A will share a trash enclosure but it will be enlarged to accommodate trash and recyclables from both pads.

* applies to individual lots within the project

SECTION 5:

The permitted and conditionally permitted uses shall be those listed for the Regional Commercial zone (C-3) as described in the City of Antioch Municipal Code, Chapter 5, Article 38: Land Use Regulations, § 9-5.380 (Table of Land Use Regulations) and are binding upon said property. Permitted uses include incidental off-sale alcohol

sales for two tenants within a grocery, supermarket, or drug store provided the area devoted to alcoholic beverage sale, display and storage is no more than 5% of the total gross floor area of the store. No sale of singe, malt, or fortified beverages shall be allowed.

SECTION 6:

The City Council finds that the public necessity requires the proposed zone change, that the subject property is suitable to the uses permitted in the proposed zone change, that said permitted uses are not detrimental to the surrounding property, and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 7:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 12th day of August, 2008 and passed and adopted at a regular meeting thereof, held on the ____ day of _____, 2008 by the following vote:

NOES:

ABSTAIN:

ABSENT:

Mayor of the City of Antioch

ATTEST:

City Clerk of the City of Antioch

**EXHIBIT A
LEGAL DESCRIPTION**

RESOLUTION NO. 2008/81

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A FINAL DEVELOPMENT PLAN, USE PERMIT AND VESTING TENTATIVE MAP FOR THE BUCHANAN CROSSINGS SHOPPING CENTER (APN 074-080-013)

WHEREAS, the City Council of the City of Antioch received an application from Catlin Properties to rezone the project site from Regional Commercial (C-3) to Planned Development District (P-D) and to approve a Final Development Plan, Use Permit and Vesting Tentative Map to construct a 103,139 square foot commercial center on 13.5 acres; and the project site is located on the north side of Buchanan Road and on the west side of Somersville Road (APN 074-080-013); and

WHEREAS, in accordance with Section 15074 of the California Environmental Quality Act, a Draft and Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan have been prepared for this project, and said Draft Mitigated Negative Declaration was circulated for public review and comment for the required 20-day period; and,

WHEREAS, the Planning Commission on July 2, 2008 held a duly noticed public hearing, received and considered evidence, both oral and documentary, and recommended adoption of the Mitigated Negative Declaration and approval of the project to the City Council; and,

WHEREAS, the City Council duly gave notice of public hearing as required by law; and,

WHEREAS, the City Council on August 12, 2008 held a duly noticed public hearing, received and considered evidence, both oral and documentary; and,

WHEREAS, the City Council considered the request to rezone the project site to Planned Development (P-D) and introduced an ordinance to effectuate the rezoning;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby ADOPT the Mitigated Negative Declaration and the Mitigation and Monitoring Reporting Plan for this project; and,

BE IT FURTHER RESOLVED, that the City Council makes the following required findings for approval of a Final Development Plan:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability because each building has independent access and parking; and
2. The proposed and allowed uses will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which

could not be achieved under another zoning district due to allowing the encumbered site flexibility in setbacks while providing uses that are compatible with the surrounding commercial area and the General Plan; and

3. The project site is served by streets and thoroughfares that meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development because the project is an infill development with access to existing utilities; and
4. The commercial components of the Buchanan Crossings Shopping Center project are justified economically at the location proposed because they are consistent with the General Plan and augment retail opportunities found in the nearby Somerville Towne Center; and
5. Any deviation from the standard zoning requirements is warranted by the design and additional amenities such as frontage landscaping that exceeds the minimum width in multiple locations and multiple pedestrian access points from Buchanan Road which are incorporated in the final development plan and offer certain unusual redeeming features to compensate for any deviations that may be permitted; and
6. The area surrounding the Buchanan Crossings Shopping Center project can be planned and zoned in coordination and substantial compatibility with the proposed development because the project provides retail commercial in close proximity to residential neighborhoods, thereby reducing vehicle miles traveled; and
7. The project conforms to the City's General Plan because the proposal is commercial and the General Plan designation is Regional Commercial.

BE IT FURTHER RESOLVED that the City Council does hereby make the following findings for approval of a Use Permit:

1. That the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because there is separation between the commercial center and adjacent residential areas, and additional measures will be required through conditions of approval to ensure noise from construction, ongoing operations, and deliveries will not intrude upon adjacent residences; and
2. That the commercial use applied for at the location indicated is properly one for which a use permit is authorized because the General Plan designation is Regional Commercial; and

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other required features are compatible with other uses in the neighborhood as the site plan complies with City standards and where they deviate compensation is provided for in the site design and amenities; and
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use, in that it is located adjacent to two arterials that meet City standards and conditions of approval are required to ensure traffic flows will operate in compliance with City level of service standards; and the arterials are paved with all weather material; and
5. That the granting of a use permit will not adversely affect the comprehensive General Plan because the proposed use is consistent with the General Plan.

BE IT FURTHER RESOLVED that the City Council does hereby make the following findings for approval of a Vesting Tentative Map:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site is designated Regional Commercial and the subdivision will accommodate commercial uses on each of the lots created by the subdivision; and
2. That the subdivision proposed by the Vesting Tentative Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the parcel map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Map complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

BE IT FURTHER RESOLVED that the City Council, after reviewing the staff report and considering testimony offered, does hereby approve, contingent upon adoption of the requested rezoning, the request for a Final Development Plan, Use Permit and Vesting Tentative Map to allow the construction of a 103,139 square foot commercial center on 13.5 acres, located on the north side of Buchanan Road and on the west side of Somersville Road (APN 074-080-013) subject to the following conditions:

STANDARD CONDITIONS

1. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
2. That conditions required by the City Council, which call for a modification or any change to the plans submitted, shall be incorporated into the plans to comply with those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the plans meet the requirements stipulated by the City Council and the standards of the City.
3. That this approval shall expire two years from the date of approval (August 12, 2010), unless a grading or building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
4. That the project shall comply with the Antioch Municipal Code.
5. That applicant shall comply with all requirements of the Contra Costa Fire Protection District.
6. That the applicant shall comply with the Uniform Building Code and City of Antioch standards. All parking and access shall meet the Title 24 requirements as determined by the Chief Building Official using Checklist #1, parking, CA Title 24, Sections 1129B.1 and 1130B. The location of such spaces shall provide safe and convenient access to the building as determined by the Chief Building Official.
7. That City Staff shall inspect the site for compliance with conditions prior to final inspection approval.
8. That the applicant shall comply with all requirements and conditions, and shall pay all fees set forth by the Delta Diablo Sanitation District.
9. That building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
10. That no illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.

11. That the applicant shall pay the Contra Costa Fire Protection District Fire Development fee in place at the time of permit issuance.
12. That the applicant shall pay all required City fees at the time of building permit issuance.
13. That the site shall be kept clean of all debris (boxes, trash, garbage, etc.) at all times.
14. That no signs shall be installed on this site without prior City approval.
15. That the project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
16. That the Regional Traffic Impact Fee shall be paid, as well as all other applicable fees.
17. That traffic signal fees be paid.
18. That improvements and fees required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
19. That this project shall be approved by the Design Review Board and the City Council prior to the issuance of building permits for the project site.
20. That asphalt paving shall have a minimum slope of 2% and concrete paving have a minimum slope of 0.75%, or as approved by the City Engineer.
21. That all parking lot dimensions and striping shall meet minimum City standards.
22. That landscaping and signing shall not create a sight distance problem.
23. That the developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements.
24. That advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
25. That an exterior lighting plan shall be submitted for staff review and approval. All lighting shall be installed onsite in accordance with approved plans, prior to the issuance of certificates of occupancy for this project.
26. That a reduced backflow prevention device shall be installed on all City water meter services.

27. That the sewer collection system shall be constructed to function as a gravity system.
28. That cracked or broken sidewalks shall be replaced as required by the City Engineer.
29. That all on site curbs, gutters, and sidewalks shall be constructed of Portland cement concrete.
30. That all mechanical and roof equipment shall be screened from public view.
31. That standard dust control methods shall be used to stabilize the dust generated by construction activities.
32. That the developer shall provide adequate water pressure and volume to serve this project, as approved by the City Engineer.
33. That water conservation measures shall be used, including low volume toilets and the use of drought tolerant landscaping.
34. That refuse enclosures shall be required and shall be covered by a roof structure to prevent runoff and that the interior be plumbed to the sanitary sewer.
35. That all requirements of the Contra Costa County Health Department shall be met.
36. That root barriers shall be installed at each tree planted within 10 feet of hard surfaces.
37. That detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this project.
38. That the City Engineer shall determine if it is necessary to engage in soils and structural engineers as well as any other professionals deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City, this may be extended to include field inspections by such professional to verify implementation of the plans. Costs of these services shall be born by the developer.

39. That street lighting shall be provided in accordance with the Antioch Municipal Code.

40. That the following requirements of the Federally mandated NPDES program shall be complied with, or as required by the City Engineer:

- a) That an application for a State of California "General Construction Activity Storm Water Permit" be submitted to the Regional Resources Control Board, and a copy of the Notice of Intent be submitted to the City, prior to any construction activity on this site;
- b) Limiting construction access routes and stabilizing access points;
- c) Stabilizing areas denuded due to construction (prior to wet season, October 1 through May 1) by using suitable practices including, but not limited to, temporary or permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, plastic covering, application of ground base on areas to be paved;
- d) Protecting adjacent properties by appropriate use of vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of these measures or other appropriate measures;
- e) Delineating clearing limits, easements, setbacks, sensitive or critical areas and their buffers, trees and drainage courses by marking them in the field;
- f) Stabilizing and preventing erosion from temporary conveyance channels and outlets;
- g) Using sediment controls and filtration to remove sediment from water generated by dewatering;
- h) Using proper construction materials and construction waste storage, handling and disposal practices;
- i) Using proper vehicle and equipment cleaning, fueling and maintenance practices;
- j) Controlling and preventing discharge of all potential pollutants, including but not limited to, pesticides, petroleum products, nutrients, solid wastes, and construction chemicals, that occur on site during construction;
- k) Preparing a contingency plan in the event of unexpected rain or BMP failure including but not limited to, an immediate response plan, storing extra or alternative control materials on-site (Stakes, fences, hay bales), notifying the local agency, etc.;
- l) Education and Training – For developments with no property owner association or community association, practical information materials on good housekeeping of hazardous products, proper use and disposal for hazardous products, and prohibited discharge practices and materials must be provided, initially by the developer, to the first occupant/tenants, and thereafter by the City public education program.
- m) Labeling Storm Drain Facilities – The phrase "No Dumping – Drains to River" must be embossed/stamped on all new storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Water courses should be similarly labeled by posting signs.
- n) Runoff Control – to the extent practicable, maintain post-development peak runoff rate and average volume of runoff at levels that are similar to pre-development levels. The developer must design the proposed project accordingly.

41. That all existing and proposed utilities, including transformers and PMH boxes, shall be placed underground (i.e. subsurface installation) or 30' back from the public right of way and screened from view in accordance with the Antioch Municipal Code or as approved by the City Engineer.
42. That a parking lot sweeping program shall be implemented which provides for sweeping, at minimum, immediately prior to and once during, storm season. Parking lot sweeping shall be conducted between the hours of 7:00 a.m. and 10:00 p.m.
43. That the applicant shall provide bicycle parking, as required by the Antioch Municipal Code.
44. That no buildings or refuse enclosures shall be built on any easements.

PROJECT SPECIFIC CONDITIONS

Building/Grading Permits

45. That this approval is contingent upon Design Review Board approval and shall entitle the project sponsor to only apply for and receive a grading permit. No building permits shall be issued until Design Review Board approval is obtained.

CEQA Compliance

46. That the applicant/developer shall comply with the Final Mitigation Monitoring and Reporting Program prepared for the project, as approved by the City Council.

Permitted Uses/Hours of Operation

47. That any future drive-thru use other than the four approved by this use permit shall be required to obtain approval of a separate Use Permit.
48. That future uses/tenants of the commercial center shall be those allowed in the C-3 zoning district in effect August 12, 2008, as stipulated in Section 5 of the P-D zone approved for the site by the City Council on September 9, 2008. (Ord. 2017-C-S).
49. That the location for the future design element on the eastern edge of the property shall be reserved for public art or other similar design element and if required, shall be reviewed and recommended by the Arts and Cultural Foundation and Design Review Board prior to installation and subject to approval of the City Council.

50. That the permitted hours of operation shall be as follows:

Major B (Fresh & Easy)	6:00 a.m. to 11:00 p.m.
Major C (Longs)	6:00 a.m.. to 11:00 p.m. – main store 8:00 a.m. to 9:00 p.m. (drive-thru)
Pad B (Contra Diablo Federal Credit Union)	9:00 a.m. to 6:00 p.m.
Shops A, B, C, D, E	9:00 a.m. to 9:00 p.m. – personal service uses 5:00 a.m. to 12:00 a.m. – coffee/restaurant uses

51. That any changes to the permitted hours of operation shall be reviewed and approved by the Zoning Administrator. Operational hours for Future Pad A, Future Pad C and Future Shops F shall be established commensurate with their respective future application submittals.

Engineering/Public Works Requirements

52. That work shall not be performed in the street right-of-way or impede the movement of traffic during peak commute-hour traffic commute times in the peak hour direction of commute, except as approved by the City Engineer.

53. That the property owner shall agree to annex into the existing City-Wide Street Light and Landscape Maintenance District 2A, Zone 7 and shall accept a level of annual assessments sufficient to maintain the street lights and landscaping as recommended by the City Engineer and approved by the City Council.

54. That the project shall comply with all Federal, State and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Stormwater Control Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs.

55. That a minimum of two feet of clearance shall be maintained between the north property line fence and the paved DeAnza Recreational Trail, per East Bay Regional Park District standards.

Circulation/Parking/Pedestrian Improvements

56. That adequate left-turn lane storage and deceleration lane lengths for turn pockets on Buchanan Road shall be determined by the applicant's traffic engineer and approved by the City Engineer.
57. That the developer's engineer shall design and install a traffic signal on Buchanan Road at the main project entrance and opposite the Chateau Mobile Park entrance and shall install interconnect conduit and cable to the Somersville Road traffic signal system. All right-of-way and easements required for the traffic signal shall be acquired by the developer at no cost to the City and dedicated to the City.
58. That the developer shall dedicate adequate right-of-way and/or easements at the main driveway entrance into the project site to provide for signal loops and controller as required by the City Engineer.
59. That the developer shall install a right-turn deceleration lane into the most easterly and signalized main project entrances along westbound Buchanan Road. The deceleration lane shall be designed for a 45 mph approach speed or as approved by the City Engineer.
60. A bus turnout and bus shelter shall be installed on the north side of Buchanan Road west of the signalized intersection as required by Tri Delta Transit and the City Engineer.
61. That the developer shall dedicate or obtain and dedicate right-of-way and widen Buchanan Road to an arterial standard comprising of a curb to curb width of 76' and a right-of-way width of 10' behind the proposed face of curb, with full street improvements including but not limited to pavement, striping, curb, gutter, sidewalk, street lights, fire hydrants, raised median and landscaping, as required by the City Engineer at no cost to the City. This shall include but is not limited to any additional right-of-way and easements required for additional turn lanes, bus turn-outs or utility boxes, and that right-of-way and easements for widening the north side of Buchanan Road, as required by the City Engineer. Full street improvements on the west end of Buchanan Road shall be extended to the bridge with lane tapering to be delineated as required by the City Engineer. To the east, Buchanan Road shall be extended to the existing improvements on Somersville Road including all necessary improvements to the Somersville Road and Buchanan Road intersection.
62. That Buchanan Road from face-of-curb on the south side of the roadway to face-of-curb on the north side shall be 76' wide with a 6' bike lane/shoulder, two 12' travel lanes, a 16' raised landscape median/left turn lane, two 12' travel lanes,

RESOLUTION NO. 2008/81

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A FINAL DEVELOPMENT PLAN, USE PERMIT AND VESTING TENTATIVE MAP FOR THE BUCHANAN CROSSINGS SHOPPING CENTER (APN 074-080-013)

WHEREAS, the City Council of the City of Antioch received an application from Catlin Properties to rezone the project site from Regional Commercial (C-3) to Planned Development District (P-D) and to approve a Final Development Plan, Use Permit and Vesting Tentative Map to construct a 103,139 square foot commercial center on 13.5 acres; and the project site is located on the north side of Buchanan Road and on the west side of Somersville Road (APN 074-080-013); and

WHEREAS, in accordance with Section 15074 of the California Environmental Quality Act, a Draft and Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan have been prepared for this project, and said Draft Mitigated Negative Declaration was circulated for public review and comment for the required 20-day period; and,

WHEREAS, the Planning Commission on July 2, 2008 held a duly noticed public hearing, received and considered evidence, both oral and documentary, and recommended adoption of the Mitigated Negative Declaration and approval of the project to the City Council; and,

WHEREAS, the City Council duly gave notice of public hearing as required by law; and,

WHEREAS, the City Council on August 12, 2008 held a duly noticed public hearing, received and considered evidence, both oral and documentary; and,

WHEREAS, the City Council considered the request to rezone the project site to Planned Development (P-D) and introduced an ordinance to effectuate the rezoning;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby ADOPT the Mitigated Negative Declaration and the Mitigation and Monitoring Reporting Plan for this project; and,

BE IT FURTHER RESOLVED, that the City Council makes the following required findings for approval of a Final Development Plan:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability because each building has independent access and parking; and
2. The proposed and allowed uses will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which

could not be achieved under another zoning district due to allowing the encumbered site flexibility in setbacks while providing uses that are compatible with the surrounding commercial area and the General Plan; and

3. The project site is served by streets and thoroughfares that meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development because the project is an infill development with access to existing utilities; and
4. The commercial components of the Buchanan Crossings Shopping Center project are justified economically at the location proposed because they are consistent with the General Plan and augment retail opportunities found in the nearby Somerville Towne Center; and
5. Any deviation from the standard zoning requirements is warranted by the design and additional amenities such as frontage landscaping that exceeds the minimum width in multiple locations and multiple pedestrian access points from Buchanan Road which are incorporated in the final development plan and offer certain unusual redeeming features to compensate for any deviations that may be permitted; and
6. The area surrounding the Buchanan Crossings Shopping Center project can be planned and zoned in coordination and substantial compatibility with the proposed development because the project provides retail commercial in close proximity to residential neighborhoods, thereby reducing vehicle miles traveled; and
7. The project conforms to the City's General Plan because the proposal is commercial and the General Plan designation is Regional Commercial.

BE IT FURTHER RESOLVED that the City Council does hereby make the following findings for approval of a Use Permit:

1. That the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because there is separation between the commercial center and adjacent residential areas, and additional measures will be required through conditions of approval to ensure noise from construction, ongoing operations, and deliveries will not intrude upon adjacent residences; and
2. That the commercial use applied for at the location indicated is properly one for which a use permit is authorized because the General Plan designation is Regional Commercial; and

- D
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other required features are compatible with other uses in the neighborhood as the site plan complies with City standards and where they deviate compensation is provided for in the site design and amenities; and
 4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use, in that it is located adjacent to two arterials that meet City standards and conditions of approval are required to ensure traffic flows will operate in compliance with City level of service standards; and the arterials are paved with all weather material; and
 5. That the granting of a use permit will not adversely affect the comprehensive General Plan because the proposed use is consistent with the General Plan.

BE IT FURTHER RESOLVED that the City Council does hereby make the following findings for approval of a Vesting Tentative Map:

- D
1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site is designated Regional Commercial and the subdivision will accommodate commercial uses on each of the lots created by the subdivision; and
 2. That the subdivision proposed by the Vesting Tentative Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the parcel map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Map complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

BE IT FURTHER RESOLVED that the City Council, after reviewing the staff report and considering testimony offered, does hereby approve, contingent upon adoption of the requested rezoning, the request for a Final Development Plan, Use Permit and Vesting Tentative Map to allow the construction of a 103,139 square foot commercial center on 13.5 acres, located on the north side of Buchanan Road and on the west side of Somersville Road (APN 074-080-013) subject to the following conditions:

D

STANDARD CONDITIONS

1. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
2. That conditions required by the City Council, which call for a modification or any change to the plans submitted, shall be incorporated into the plans to comply with those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the plans meet the requirements stipulated by the City Council and the standards of the City.
3. That this approval shall expire two years from the date of approval (August 12, 2010), unless a grading or building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
4. That the project shall comply with the Antioch Municipal Code.
5. That applicant shall comply with all requirements of the Contra Costa Fire Protection District.
6. That the applicant shall comply with the Uniform Building Code and City of Antioch standards. All parking and access shall meet the Title 24 requirements as determined by the Chief Building Official using Checklist #1, parking, CA Title 24, Sections 1129B.1 and 1130B. The location of such spaces shall provide safe and convenient access to the building as determined by the Chief Building Official.
7. That City Staff shall inspect the site for compliance with conditions prior to final inspection approval.
8. That the applicant shall comply with all requirements and conditions, and shall pay all fees set forth by the Delta Diablo Sanitation District.
9. That building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
10. That no illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.

11. That the applicant shall pay the Contra Costa Fire Protection District Fire Development fee in place at the time of permit issuance.
12. That the applicant shall pay all required City fees at the time of building permit issuance.
13. That the site shall be kept clean of all debris (boxes, trash, garbage, etc.) at all times.
14. That no signs shall be installed on this site without prior City approval.
15. That the project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
16. That the Regional Traffic Impact Fee shall be paid, as well as all other applicable fees.
17. That traffic signal fees be paid.
18. That improvements and fees required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
19. That this project shall be approved by the Design Review Board and the City Council prior to the issuance of building permits for the project site.
20. That asphalt paving shall have a minimum slope of 2% and concrete paving have a minimum slope of 0.75%, or as approved by the City Engineer.
21. That all parking lot dimensions and striping shall meet minimum City standards.
22. That landscaping and signing shall not create a sight distance problem.
23. That the developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements.
24. That advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
25. That an exterior lighting plan shall be submitted for staff review and approval. All lighting shall be installed onsite in accordance with approved plans, prior to the issuance of certificates of occupancy for this project.
26. That a reduced backflow prevention device shall be installed on all City water meter services.

27. That the sewer collection system shall be constructed to function as a gravity system.
28. That cracked or broken sidewalks shall be replaced as required by the City Engineer.
29. That all on site curbs, gutters, and sidewalks shall be constructed of Portland cement concrete.
30. That all mechanical and roof equipment shall be screened from public view.
31. That standard dust control methods shall be used to stabilize the dust generated by construction activities.
32. That the developer shall provide adequate water pressure and volume to serve this project, as approved by the City Engineer.
33. That water conservation measures shall be used, including low volume toilets and the use of drought tolerant landscaping.
34. That refuse enclosures shall be required and shall be covered by a roof structure to prevent runoff and that the interior be plumbed to the sanitary sewer.
35. That all requirements of the Contra Costa County Health Department shall be met.
36. That root barriers shall be installed at each tree planted within 10 feet of hard surfaces.
37. That detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this project.
38. That the City Engineer shall determine if it is necessary to engage in soils and structural engineers as well as any other professionals deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City, this may be extended to include field inspections by such professional to verify implementation of the plans. Costs of these services shall be born by the developer.

39. That street lighting shall be provided in accordance with the Antioch Municipal Code.

40. That the following requirements of the Federally mandated NPDES program shall be complied with, or as required by the City Engineer:

- a) That an application for a State of California "General Construction Activity Storm Water Permit" be submitted to the Regional Resources Control Board, and a copy of the Notice of Intent be submitted to the City, prior to any construction activity on this site;
- b) Limiting construction access routes and stabilizing access points;
- c) Stabilizing areas denuded due to construction (prior to wet season, October 1 through May 1) by using suitable practices including, but not limited to, temporary or permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, plastic covering, application of ground base on areas to be paved;
- d) Protecting adjacent properties by appropriate use of vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of these measures or other appropriate measures;
- e) Delineating clearing limits, easements, setbacks, sensitive or critical areas and their buffers, trees and drainage courses by marking them in the field;
- f) Stabilizing and preventing erosion from temporary conveyance channels and outlets;
- g) Using sediment controls and filtration to remove sediment from water generated by dewatering;
- h) Using proper construction materials and construction waste storage, handling and disposal practices;
- i) Using proper vehicle and equipment cleaning, fueling and maintenance practices;
- j) Controlling and preventing discharge of all potential pollutants, including but not limited to, pesticides, petroleum products, nutrients, solid wastes, and construction chemicals, that occur on site during construction;
- k) Preparing a contingency plan in the event of unexpected rain or BMP failure including but not limited to, an immediate response plan, storing extra or alternative control materials on-site (Stakes, fences, hay bales), notifying the local agency, etc.;
- l) Education and Training – For developments with no property owner association or community association, practical information materials on good housekeeping of hazardous products, proper use and disposal for hazardous products, and prohibited discharge practices and materials must be provided, initially by the developer, to the first occupant/tenants, and thereafter by the City public education program.
- m) Labeling Storm Drain Facilities – The phrase "No Dumping – Drains to River" must be embossed/stamped on all new storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Water courses should be similarly labeled by posting signs.
- n) Runoff Control – to the extent practicable, maintain post-development peak runoff rate and average volume of runoff at levels that are similar to pre-development levels. The developer must design the proposed project accordingly.

41. That all existing and proposed utilities, including transformers and PMH boxes, shall be placed underground (i.e. subsurface installation) or 30' back from the public right of way and screened from view in accordance with the Antioch Municipal Code or as approved by the City Engineer.
42. That a parking lot sweeping program shall be implemented which provides for sweeping, at minimum, immediately prior to and once during, storm season. Parking lot sweeping shall be conducted between the hours of 7:00 a.m. and 10:00 p.m.
43. That the applicant shall provide bicycle parking, as required by the Antioch Municipal Code.
44. That no buildings or refuse enclosures shall be built on any easements.

PROJECT SPECIFIC CONDITIONS

Building/Grading Permits

45. That this approval is contingent upon Design Review Board approval and shall entitle the project sponsor to only apply for and receive a grading permit. No building permits shall be issued until Design Review Board approval is obtained.

CEQA Compliance

46. That the applicant/developer shall comply with the Final Mitigation Monitoring and Reporting Program prepared for the project, as approved by the City Council.

Permitted Uses/Hours of Operation

47. That any future drive-thru use other than the four approved by this use permit shall be required to obtain approval of a separate Use Permit.
48. That future uses/tenants of the commercial center shall be those allowed in the C-3 zoning district in effect August 12, 2008, as stipulated in Section 5 of the P-D zone approved for the site by the City Council on September 9, 2008. (Ord. 2017-C-S).
49. That the location for the future design element on the eastern edge of the property shall be reserved for public art or other similar design element and if required, shall be reviewed and recommended by the Arts and Cultural Foundation and Design Review Board prior to installation and subject to approval of the City Council.

50. That the permitted hours of operation shall be as follows:

Major B (Fresh & Easy)	6:00 a.m. to 11:00 p.m.
Major C (Longs)	6:00 a.m. to 11:00 p.m. – main store 8:00 a.m. to 9:00 p.m. (drive-thru)
Pad B (Contra Diablo Federal Credit Union)	9:00 a.m. to 6:00 p.m.
Shops A, B, C, D, E	9:00 a.m. to 9:00 p.m. – personal service uses 5:00 a.m. to 12:00 a.m. – coffee/restaurant uses

51. That any changes to the permitted hours of operation shall be reviewed and approved by the Zoning Administrator. Operational hours for Future Pad A, Future Pad C and Future Shops F shall be established commensurate with their respective future application submittals.

Engineering/Public Works Requirements

52. That work shall not be performed in the street right-of-way or impede the movement of traffic during peak commute-hour traffic commute times in the peak hour direction of commute, except as approved by the City Engineer.

53. That the property owner shall agree to annex into the existing City-Wide Street Light and Landscape Maintenance District 2A, Zone 7 and shall accept a level of annual assessments sufficient to maintain the street lights and landscaping as recommended by the City Engineer and approved by the City Council.

54. That the project shall comply with all Federal, State and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Stormwater Control Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs.

55. That a minimum of two feet of clearance shall be maintained between the north property line fence and the paved DeAnza Recreational Trail, per East Bay Regional Park District standards.

Circulation/Parking/Pedestrian Improvements

56. That adequate left-turn lane storage and deceleration lane lengths for turn pockets on Buchanan Road shall be determined by the applicant's traffic engineer and approved by the City Engineer.
57. That the developer's engineer shall design and install a traffic signal on Buchanan Road at the main project entrance and opposite the Chateau Mobile Park entrance and shall install interconnect conduit and cable to the Somersville Road traffic signal system. All right-of-way and easements required for the traffic signal shall be acquired by the developer at no cost to the City and dedicated to the City.
58. That the developer shall dedicate adequate right-of-way and/or easements at the main driveway entrance into the project site to provide for signal loops and controller as required by the City Engineer.
59. That the developer shall install a right-turn deceleration lane into the most easterly and signalized main project entrances along westbound Buchanan Road. The deceleration lane shall be designed for a 45 mph approach speed or as approved by the City Engineer.
60. A bus turnout and bus shelter shall be installed on the north side of Buchanan Road west of the signalized intersection as required by Tri Delta Transit and the City Engineer.
61. That the developer shall dedicate or obtain and dedicate right-of-way and widen Buchanan Road to an arterial standard comprising of a curb to curb width of 76' and a right-of-way width of 10' behind the proposed face of curb, with full street improvements including but not limited to pavement, striping, curb, gutter, sidewalk, street lights, fire hydrants, raised median and landscaping, as required by the City Engineer at no cost to the City. This shall include but is not limited to any additional right-of-way and easements required for additional turn lanes, bus turn-outs or utility boxes, and that right-of-way and easements for widening the north side of Buchanan Road, as required by the City Engineer. Full street improvements on the west end of Buchanan Road shall be extended to the bridge with lane tapering to be delineated as required by the City Engineer. To the east, Buchanan Road shall be extended to the existing improvements on Somersville Road including all necessary improvements to the Somersville Road and Buchanan Road intersection.
62. That Buchanan Road from face-of-curb on the south side of the roadway to face-of-curb on the north side shall be 76' wide with a 6' bike lane/shoulder, two 12' travel lanes, a 16' raised landscape median/left turn lane, two 12' travel lanes,

D and a 6' bike lane/shoulder with 10' of right-of-way from the face of curb to the right-of-way line. The road shall be designed to a City standard gutter slope of 0.75% with associated improvements necessary to transition the new street into the existing roadway or as required by the City Engineer.

63. That the developer shall comply with the recommendations of the traffic mitigation measures in the Final Mitigated Negative Declaration, as approved by the City Engineer.

64. That the developer shall patch and slurry-seal Buchanan Road from Somersville Road to the bridge, as approved by the City Engineer.

65. That all catch basin grates along the project frontage shall be replaced with bicycle-safe grates per City standards.

66. That access rights along Somersville Road and Buchanan Road shall be dedicated to the City as required by the City Engineer.

67. That no driveway access shall be permitted to the project site from Somersville Road.

D 68. That the developer shall provide signage and striping for "Right In Only" and "Right Out Only" at the western driveway on Buchanan Road.

69. That the developer shall restripe/relocate the existing Class II bicycle lane on westbound Buchanan Road as necessary following construction of the right-turn lane, so that the maximum continuity of the bicycle lane is preserved, and shall install appropriate signage and/or striping at bicycle lane intersections with proposed driveways onto Buchanan Road.

70. That the developer shall install "No Parking Fire Lane" signs and paint adjacent curbs red to prohibit parking and maintain adequate emergency vehicle access to and throughout the project site on any project drive aisle less than 28 feet in width.

71. That parking lot circulation shall be designed and approved by the City Engineer so that vehicular and delivery truck traffic can enter, exit and successfully maneuver the site and that appropriate signage shall be installed to direct these traffic movements.

72. That the parking lot shall be double-striped according to City standards.

D 73. That no overnight parking of vehicles shall be allowed on site.

74. That traffic calming measures shall be installed throughout the parking lot, as approved by the City Engineer.
75. That the applicant shall provide and record a reciprocal parking and access easement over the common drive and parking areas for all proposed parcels as approved by the City Engineer.
76. That no loading areas shall be visible from any public street. The developer shall submit a line of sight study with building permit submittal.
77. That the developer shall design and construct a six-foot (6') wide meandering sidewalk along the project frontage within the street right-of-way and provide a dedicated pedestrian easement as necessary.
78. That the developer shall install sidewalk access from Buchanan Road to the project site, as indicated on the plan set date stamped March 20, 2008.

Utilities

79. That each parcel shall have separate utility connections.
80. That the developer shall design and install a looped public water system and a public sanitary sewer system located in public easements and shall dedicate these systems at no cost to the City.
81. That the developer shall design and construct storm drain facilities to adequately collect and convey storm water entering and originating within the development to the nearest man-made drainage facility or natural watercourse, without diversion of the watershed. Offsite and project flows shall be discharged from the site at a predevelopment rate and at a rate that the downstream system is able to accommodate as required by the City Engineer. The developer shall perform a drainage study to determine the adequacy of storm drain facilities tributary to and downstream of the project site to ensure discharge into a system with adequate capacity to handle the project flows. The upstream analysis shall include both existing & ultimate development flows and the study shall provide a hydraulic design to determine what downstream improvements, if any, are necessary to develop the parcel, as approved by the City Engineer. If on-site storm drain facilities are to be used as a detention basin or structure, a funding mechanism shall be established in perpetuity to ensure adequate maintenance of the facility as required by the City Engineer.
82. That the developer shall submit plans and pay for engineering services from the City's water consultant, to confirm that the project water mains meet required pressure, flow and design standards.

83. That the developer shall submit an engineering analysis verifying that adequate capacity exists in the proposed and existing sanitary sewer to serve the parcels proposed by the development.
84. That improvements discussed in the letter by the Contra Costa Water District dated September 13, 2007 shall be implemented, as approved by the City Engineer, including:
- a. That the developer shall provide a copy of the drainage plans for CCWD review and that all drainage from the project shall avoid drainage to United States Bureau of Reclamation facilities, including the Contra Costa Canal and the Los Medanos Wasteway.
 - b. That a temporary construction easement shall be obtained from Reclamation for construction along the property line with CCWD.
 - c. That the proposed bio-filter shall not drain to the Reclamation right-of-way through weep holes.
 - d. That the developer shall coordinate project improvements with CCWD improvements within the Reclamation right-of-way and that the portion of the exit driveway in the southwest corner of the project site shall be removed from the Reclamation right-of-way.
 - e. That the developer shall provide the Reclamation with calculations for the retaining wall design along the Reclamation right-of-way and that a 6-foot high property line fence shall be provided to protect Reclamation facilities.
 - f. That no access shall be permitted to Reclamation property during construction.
 - g. That the developer shall coordinate with CCWD to provide National Environmental Policy Act (NEPA) review prior to any work being performed within the Reclamation right-of-way.

Landscaping

85. That landscaped areas shall be installed on the site as shown on the plans date stamped March 20, 2008 except as revised by the Design Review Board and except for the area at the main entrance which will need to be reduced to accommodate the right-turn only lane. All other dimensions of the installed landscaped area shall be at or greater than the areas shown on the plan set date stamped March 20, 2008, or as revised by the Design Review Board.
86. That the frontage landscaping shall be designed, constructed and maintained at the property owner's expense.
87. That the subsequent future pad building areas shall be planted with temporary landscaping and shall be maintained by the developer until those pads are developed,

Site Maintenance

88. That the project shall comply with Property Maintenance Ordinance §5-1.204 and enter into a joint maintenance agreement with the shopping center property owners for landscaping maintenance of the entire site. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in §5-1.204(G).
89. That a requirement shall be included in the overall maintenance agreement for the center that all store awnings shall be maintained in new condition, and shall be replaced if they cannot be cleaned or repaired to maintain a 'new condition look.' A copy of the maintenance agreement shall be submitted to and approved by the Community Development Department prior to issuance of certificates of occupancy.

Walls/Fences

90. That no retaining walls shall be constructed within the public right-of way and that retaining wall heights shall be reduced or eliminated to the maximum extent practicable as approved by the City Engineer.
91. That a 6' wrought iron fence shall be constructed along the top of the retaining wall at the northwest corner of the project site.
92. That parking lot sales shall only be permitted in compliance with the City of Antioch's Outdoor Retail Sales ordinance.

Lighting

93. That fully contained, flat lens lighting fixtures shall be utilized on the site and shall be approximately 25 feet in height but in no case shall they exceed 35 feet in height.
94. That lighting shall be limited to the minimum levels required for public safety and in general shall range from 0.5 to a maximum of 2.0 foot candles in public areas.

Miscellaneous

95. That outdoor storage and/or storage containers shall be prohibited on this site other than those associated with initial project construction.
96. That screening shall be provided for the shopping cart storage area in front of the Fresh & Easy tenant building (Major B).

RESOLUTION NO. 2008/81

August 12, 2008

Page 15

97. That trash enclosures shall be located attached and adjacent to buildings, as indicated on plans date stamped March 20, 2008, except as modified for Major A/Shops A per the exhibit presented at the July 2, 2008 Planning Commission hearing. Per the exhibit Major A/Shops A will share a trash enclosure but it will be enlarged to accommodate trash and recyclables from both pads.

98. That delivery hours are included within the Mitigated Negative Declaration.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 12th day of August 12, 2008.

AYES: Council Members Kalinowski, Davis, Simonsen and Mayor Freitas

NOES: Council Member Moore

ABSENT: None


L. Jolene Martin, City Clerk

ATTACHMENT "C"

STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 9, 2008

Prepared by: Brenda Gillarde, Project Consultant
Reviewed by: Tina Wehrmeister, Deputy Director of Community Development
Approved by: Joseph G. Brandt, Director of Community Development
Date: August 28, 2008
Subject: Review of Architecture and Landscaping for Buchanan Crossings Shopping Center (AR 07-08) (APN-074-080-013)

RECOMMENDATION

It is recommended that the City Council adopt the resolution approving AR-07-08, subject to the conditions contained in the attached resolution.

REQUEST

The applicant, Catlin Properties, requests approval of architecture and landscaping, for a 103,139 square foot shopping center that contains 12 separate buildings on 13.5 acres, located on the northwest corner of Buchanan and Somersville Roads. A master sign program will be submitted separately and reviewed by the Design Review Board at a later date.

BACKGROUND INFORMATION

The Design Review Board (DRB) reviewed the project on August 27, 2008 and recommended, by a 3-0 vote, City Council approval of the architecture and design, with conditions. The attached DRB staff report describes the building architecture and color palette, landscaping, hardscape, walls, fencing and lighting. The conditions of approval reflect the results of the Board's discussion and deliberation. The draft minutes from their meeting are also attached.

ISSUES DISCUSSED BY DESIGN REVIEW BOARD

Issue #1: Architecture and Color Palette

The Board was very supportive of the proposed architecture and commended the applicant's design team on the quality and creativity of the layout, building design, materials, and landscaping palette. As summarized on page 10 of the DRB staff report, there were two architectural items that staff requested Board direction on. The Board upheld staff's recommendation to require additional design modification to the tower element for Major B (condition #23) and to also require that the architectural design for

9-9-08

C1

the three future pads be returned to the Board and the City Council for design approval (condition #24).

The Board was concerned about the quality and durability of the awning fabric and added a condition (#45) requiring Sunbrella or similar commercial/industrial grade fabric subject to Community Development staff approval. The Board was also concerned that the color scheme for the awnings be implemented as shown in the colored elevations. The Board included language in condition #45 that the awning colors shall be different on adjacent buildings (i.e. the same color combination shall not appear on two adjacent buildings).

To ensure that high quality materials are used throughout the project, the Board added a condition (#44) requiring that the trash enclosure on the north side of the project be constructed of unpainted split face concrete block rather than painted CMU block.

Issue #2: Landscaping, Hardscape, Walls/Fencing

The Board was concerned about the size of perimeter trees and long-term maintenance of the potted plants that will accent storefronts and denote sitting areas. Two conditions were added (#42 and #43) that require 24" box trees for all perimeter street trees and irrigations for all potted plants.

Issue #3: Lighting

In response to staff's recommendation that a lighting style other than the typical commercial 'shoe box' be used, the applicant presented the Board with several lighting options. Condition #38 was modified to add language that the fixture shall be similar to the Beacon product, Meridian Base with decorative arms.

Issue #4: Signage

The building façade on Shop C exhibited a stucco signage frame that would highlight the eventual signage for this building. The Board was concerned that if the final signage differed that there would be a 'blank' spot on the building elevation. The Board recommended this building element be removed (Condition #46).

FINANCIAL IMPACT

Staff does not anticipate any financial impact from the approval of the design for this project.

OPTIONS

1. Deny the request.
2. Continue the item with direction to staff and the applicant.

ATTACHMENTS

- A: August 27, 2008 Design Review Board Staff Report
- B: August 27, 2008 Design Review draft minutes
- C: August 12, 2008 City Council draft minutes

RESOLUTION NO. 2008/88

**RESOLUTION OF THE ANTIOCH CITY COUNCIL APPROVING THE
DESIGN FOR THE BUCHANAN CROSSINGS SHOPPING CENTER
PROJECT (APN 074-080-013)**

WHEREAS, the City of Antioch did receive an application from Catlin Properties for approval of the design of a 103,139 square foot commercial center on a 13.5 acre site located on the north side of Buchanan Road and on the west side of Somersville Road (APN 074-080-013); and

WHEREAS, the Design Review Board on August 27, 2008 duly held a hearing, received and considered evidence, both oral and documentary, and recommended City Council approval of the project design review.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby approve the design of the Buchanan Crossings Project (AR-07-08) subject to the following conditions:

STANDARD CONDITIONS

1. That the City of Antioch Municipal Code shall be complied with.
2. That the project shall be constructed per the plans date stamped March 20, 2008, except as modified by City Council approved Conditions of Approval, (Ordinance 2017-C-S and Resolutions 2008/80, 2008/81 and 2008/88.
3. That City staff shall inspect the site for compliance with conditions of approval prior to the issuance of certificates of occupancy.
4. That building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
5. That all construction conform to the requirements of the Uniform Building Code and City of Antioch standards.
6. That all parking and access shall meet the ADA/Title 24 requirements as determined by the Chief Building Official using Checklist #1, Parking, CA Title 24, Sections 1129B.1 and 1130B. The location of such spaces shall provide safe and convenient access to the building as determined by the Chief Building Official.
7. That all on site curbs, gutters, and sidewalks shall be constructed of Portland cement concrete.

8. That the developer shall pay all required City and other agency fees at the time of building permit issuance, including but not limited to the Regional Traffic Impact Fee, traffic signal fee, fees required by the Contra Costa County Flood Control District, fees set forth by the Delta Diablo Sanitation District, or as approved by the City Engineer.
9. That the developer shall comply with all requirements and conditions required by the Contra Costa County Flood Control District, and the Delta Diablo Sanitation District, or as approved by the City Engineer.
10. That the project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and demolition debris recycling.
11. That the site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
12. That standard dust control methods shall be used to stabilize the dust generated by construction activities. Said methods shall be noted on the building plan submittal.
13. That a parking lot sweeping program shall be implemented which provides for sweeping, at minimum, immediately prior to and once during, storm season. Documentation for said program shall be submitted to the Community Development Department prior to final inspection.
14. That conditions required by the City Council, which call for a modification or any change to the site plan submitted, shall be incorporated into the project plans to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permits shall be issued unless the site plan meets the requirements stipulated by the City Council and standards of the City.
15. That any significant deviation from the proposed project shall be brought back to the Design Review Board and the City Council for review and approval.
16. That any revisions to the building's exterior materials, paint colors, and/or overall color scheme shall require either review and approval by the Community Development Department or a new application and review and approval by the Design Review Board.

17. That all mechanical and roof equipment shall be screened from public view. A line of sight study shall be provided with the building permit submittal demonstrating that the mechanical equipment will not be seen from public rights-of-way.
18. That building permits shall be secured for all signs prior to installation.
19. That no signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time unless in conformance with the City of Antioch Municipal Code and approved by the Community Development Department.
20. That the project shall comply with the City of Antioch Municipal Code Property Maintenance Ordinance Section 5-1.204 and enter into a joint maintenance agreement with the shopping center property owners for landscaping maintenance of the entire site. The maintenance agreement shall include the areas of temporary landscaping (Future Pad A, Pad C, Shops E and the future element area, east of Pad C). The agreement shall also include language requiring that all awnings be maintained in 'like-new condition' and shall be repaired or replaced as necessary to maintain their 'like-new condition.' The Community Development Department shall review and approve the maintenance agreement prior to the Building Division's final inspection. No final landscape and irrigation plan shall be considered complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204 (G).
21. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
22. That this approval shall expire two years from the date of approval (expires September 9, 2010), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions shall be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one year extension shall be granted.

RESOLUTION NO. 2008/88

**RESOLUTION OF THE ANTIOCH CITY COUNCIL APPROVING THE
DESIGN FOR THE BUCHANAN CROSSINGS SHOPPING CENTER
PROJECT (APN 074-080-013)**

WHEREAS, the City of Antioch did receive an application from Catlin Properties for approval of the design of a 103,139 square foot commercial center on a 13.5 acre site located on the north side of Buchanan Road and on the west side of Somersville Road (APN 074-080-013); and

WHEREAS, the Design Review Board on August 27, 2008 duly held a hearing, received and considered evidence, both oral and documentary, and recommended City Council approval of the project design review.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby approve the design of the Buchanan Crossings Project (AR-07-08) subject to the following conditions:

STANDARD CONDITIONS

1. That the City of Antioch Municipal Code shall be complied with.
2. That the project shall be constructed per the plans date stamped March 20, 2008, except as modified by City Council approved Conditions of Approval, (Ordinance 2017-C-S and Resolutions 2008/80, 2008/81 and 2008/88.
3. That City staff shall inspect the site for compliance with conditions of approval prior to the issuance of certificates of occupancy.
4. That building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
5. That all construction conform to the requirements of the Uniform Building Code and City of Antioch standards.
6. That all parking and access shall meet the ADA/Title 24 requirements as determined by the Chief Building Official using Checklist #1, Parking, CA Title 24, Sections 1129B.1 and 1130B. The location of such spaces shall provide safe and convenient access to the building as determined by the Chief Building Official.
7. That all on site curbs, gutters, and sidewalks shall be constructed of Portland cement concrete.

8. That the developer shall pay all required City and other agency fees at the time of building permit issuance, including but not limited to the Regional Traffic Impact Fee, traffic signal fee, fees required by the Contra Costa County Flood Control District, fees set forth by the Delta Diablo Sanitation District, or as approved by the City Engineer.
9. That the developer shall comply with all requirements and conditions required by the Contra Costa County Flood Control District, and the Delta Diablo Sanitation District, or as approved by the City Engineer.
10. That the project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and demolition debris recycling.
11. That the site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
12. That standard dust control methods shall be used to stabilize the dust generated by construction activities. Said methods shall be noted on the building plan submittal.
13. That a parking lot sweeping program shall be implemented which provides for sweeping, at minimum, immediately prior to and once during, storm season. Documentation for said program shall be submitted to the Community Development Department prior to final inspection.
14. That conditions required by the City Council, which call for a modification or any change to the site plan submitted, shall be incorporated into the project plans to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permits shall be issued unless the site plan meets the requirements stipulated by the City Council and standards of the City.
15. That any significant deviation from the proposed project shall be brought back to the Design Review Board and the City Council for review and approval.
16. That any revisions to the building's exterior materials, paint colors, and/or overall color scheme shall require either review and approval by the Community Development Department or a new application and review and approval by the Design Review Board.

- D
17. That all mechanical and roof equipment shall be screened from public view. A line of sight study shall be provided with the building permit submittal demonstrating that the mechanical equipment will not be seen from public rights-of-way.
 18. That building permits shall be secured for all signs prior to installation.
 19. That no signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time unless in conformance with the City of Antioch Municipal Code and approved by the Community Development Department.
 20. That the project shall comply with the City of Antioch Municipal Code Property Maintenance Ordinance Section 5-1.204 and enter into a joint maintenance agreement with the shopping center property owners for landscaping maintenance of the entire site. The maintenance agreement shall include the areas of temporary landscaping (Future Pad A, Pad C, Shops E and the future element area, east of Pad C). The agreement shall also include language requiring that all awnings be maintained in 'like-new condition' and shall be repaired or replaced as necessary to maintain their 'like-new condition.' The Community Development Department shall review and approve the maintenance agreement prior to the Building Division's final inspection. No final landscape and irrigation plan shall be considered complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204 (G).
 21. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
 22. That this approval shall expire two years from the date of approval (expires September 9, 2010), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions shall be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one year extension shall be granted.
- D
- C 9

PROJECT SPECIFIC CONDITIONS

Architecture

23. That the architecture for the entrance element on Major B be modified to blend with the rest of the architectural elements in the center. Approval of the redesign shall be conducted by one staff member and one Design Review Board member prior to issuance of building permits.
24. That the applicant/developer of the three unbuilt pads (Pad A, Pad C and Shops E) shall return to the Design Review Board and the City Council for architectural approval. The design shall be of the same architectural character and quality as the rest of the center. The same color and material palette (date stamped March 20, 2008) shall be used, as approved by the City Council.
25. That the design of the future feature element east of Future Pad C shall be submitted to the City and approved by one staff member, one Design Review Board member and one City Council member prior to the issuance of a building permit for any building other than Major B or Major C. In the interim, the area shall be landscaped and maintained in a 'green' condition until the future feature is constructed and installed on the site.
26. That screening shall be provided for the shopping cart storage area in front of the Fresh & Easy tenant building (Major B). The type, color and material of the screen shall be approved by the Community Development Department prior to issuance of a building permit.

Landscaping, Hardscape, Walls/Fencing

27. That future pad building areas (Pad A, Pad C and Shops E) and the area where the 'future feature element' will be located shall be planted with temporary landscaping maintained by the developer until those pads/area are developed. The final landscape plan shall reflect the type and number of plant species for these areas.
28. That the final landscape plan shall provide a detail of the landscaping for all storefront and outdoor dining areas. At a minimum, such plan shall consist of accent trees and large potted plants, and shall be subject to approval by the Community Development Department prior to issuance of a building permit.
29. That the final landscaping plan shall provide a detail showing the screening vegetation for the backflow pressure, double detector and other

large utility devices, and shall be approved by the Community Development Department prior to issuance of a building permit.

30. That the final landscape plan shall reflect the locations of the trash enclosures and shall provide landscaping details for all trash enclosures. The final plan shall be reviewed and approved by the Community Development Department prior to issuance of a grading or building permit.
31. That the applicant shall provide alternative materials for the internal pedestrian system in landscape planter areas and as building hardscape such as a combination of scored, standard and colored concrete and shall submit a detail on the final landscape plan. This item is subject to review and approval by staff and one member of the Design Review Board, prior to issuance of a building permit.
32. That the final landscape plan shall include a detail of the pedestrian pathways over the landscaped filtration areas, subject to approval by the Community Development Department.
33. That the final landscape plan shall include a detail of the double retaining wall system south of the northwest corner of the project site, the retaining wall/fence along the western property line, and all associated landscaping, subject to approval by the Community Development Department.
34. That the final landscape plan shall include a detail of the 'curb' and fence and associated landscaping along the northern property boundary from Shops B to the eastern edge of the site. The vining vegetation that is proposed for the wrought iron fence shall be a species that will not creep beyond the property line or deposit nuts or seeds onto the adjacent DeAnza Trail. Vegetation should also be selected that would cascade over the 'curb' but not extend beyond the property line nor have nuts or seeds that drop onto the Trail. The concrete 'curb' shall be colored concrete, as approved by the Community Development Department.
35. That the final site and landscaping plans shall show the wrought iron fence extending along the northwest corner property line.
36. That all trellises/green screens shall be galvanized steel or powder coated aluminum.

Signage

37. That a master sign program for the pad buildings shall be submitted for Design Review Board approval. The height of the free-standing

monument sign shall be reduced to conform to Municipal Code § 9-5.508 (maximum 35' height with proper setbacks), and a minimum of 100 sq. ft. of landscaping shall be provided around the base of the sign.

Lighting

38. That the parking lot fixtures shall be of a style similar to the Beacon product, Meridian Base with decorative arms or similar product and subject to review and approval of staff and one member of the Design Review Board.
39. That the project shall use fully contained, flat lens lighting fixtures to reduce any spillover effect and shall be limited to a 35 foot maximum height.
40. That lighting shall be limited to the minimum levels required for public safety and shall range from 0.5 to a maximum of 2.0 foot-candles in public areas.
41. That uplighting on selected trees within the pedestrian area shall be installed.

Other

42. That all trees bordering the public area on Somersville Road and Buchanan Road shall be 24 inch box.
43. That all potted plants shall be depicted on the submitted elevations with irrigation.
44. That the trash enclosure CMU block shall be unpainted split face.
45. That all awnings shall be of a quality similar to Sunbrella commercial grade. Materials and colors shall be subject to review and approval of staff. No two same colors shall be used on adjacent buildings.
46. That the applicant shall remove the stucco signage frame on shop C south elevation.

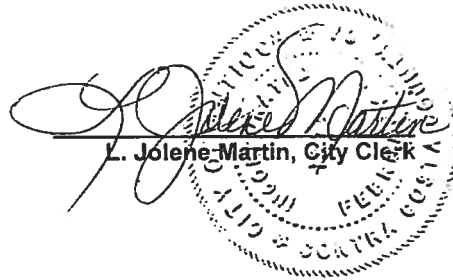
* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 9th day of September, 2008.

AYES: Council Members Kalinowski, Davis, Moore, Simonsen and Mayor Freitas

NOES: None

ABSENT: None


L. Jolene Martin, City Clerk

ATTACHMENT "D"



Stantec Architecture, Inc.
1383 North McDowell Boulevard, Suite 250
Petaluma, CA 94954
Tel: (707) 765-1660
Fax: (707) 765-9908

January 24, 2014

Mindy Gentry
Senior Planner
City of Antioch
200 'H' Street
Antioch, CA 94509
(925) 779-6133; (925) 779-7034 fax

Stantec Job #2007763010

Reference: Final Peer Review
Buchanan Crossing – Buchanan Road and Summersville Road

Dear Mindy,

In accordance with your authorization, Stantec submits this final peer review for the subject project. Stantec has reviewed the proposed building, site and landscape changes to the project made since the majority of the site plan for this project was approved under the Draft Citywide design Guidelines. This Peer Review focuses on comparing the new building arrangement and design with the previously approved submittal and to determine compatibility with the Draft Citywide Design Guidelines. The review is focused on the changes to the project which include the addition of a drive through proposed for Future Pad A, the revised building for Pad C and Major B, and the art feature and associated landscape in both areas. As accessibility codes have changed since the original application and approval of the project, impacts to the overall site design and internal pedestrian circulation are included in this review.

Peer Review Project Data Summary

Project Type: Commercial Development First Phase

Action for Peer Review: The applicant has submitted revised site, building and landscape designs for a 13.67 ac phased development...

History of Changes: The original application was in 2008.

Quantification of Change: The substantial changes include separation of what were monolithic in-line building structures, revised architectural colors and modifications to the rooflines and building massing. The revision also includes the addition of a double drive through for a stand-alone future building and the landscape and art feature at the east corner of the site

Stantec's peer review comments are based on current industry standards, good design practices and in accordance and compliance with the following documents:

- Draft Citywide Design Guidelines
- General Plan Community Image Policies
- Applicable City Departmental Requirements
- Applicable State Regulations - including AB 1881



Reference: Buchanan Crossing Peer Review

- Industry standards
- 2013 Buchanan Crossing 18 Sheet Set with Civil, Pad, Building Elevations and Landscape Plans from the Orosco Group
- 2008 Buchanan Crossing 20 Sheet Set with Civil, Pad, Building Elevations and Landscape Plans from the Orosco Group

This document represents our draft peer review and is submitted for your review:

Peer Review Comments:

Item No.	Comment Source	Basis	Review Comment
	Pad C Site Plan		
1	Pad C Site Plan	Coordination of sheets	There is a door on the north east corner of the building but no connecting walk. Clarify if there is a stoop or connecting walk.
2	Pad C Site Plan	Coordination of sheets	Site Summary plan shows a row of shrubs on the west side separating parking from the building which is not shown on the floor plan drawing. Clarify if this planter remains.
3	Pad C Site Plan	Coordination of sheets	Floor plan shows what might be a raised planter on the north west corner of the Tenant 2 front which does not show on any other plan. Clarify element on the plan.
4	Pad C Site Plan	Coordination of sheets	The south elevation shows doors, however, the Floor plan drawing does not indicate any connecting walks. Darken the doors on the floor plans and clarify the pedestrian circulation and the entry for this building.
5	Pad C Site Plan	Coordination of sheets	There is a walk area or patio on the east side of the building with no connection to parking areas or sidewalks. Exiting from the north, east and south sides will



Reference: Buchannan Crossing Peer Review

			require a continuous sidewalk from the exit doors to the public way. Add connecting walks and clarify the purpose of the paved area with no outlet.
	Pad C Lighting		
7	California Building Code	The site lighting at the SE corner of the site between Pad A and Buchannan do not have the minimum code required illumination of 1.0. FC.	Increase illumination per the code.
	Pad C Building		
8	Citywide Design Guidelines 3.1.2	Provide site access, and circulation that is arranged in a logical and safe manner for pedestrians and vehicles.	See site plan comments about the lack of walks and defined entry and exit above.
9	Citywide Design Guidelines 3.1.C.3	Commercial sites over 5 acres with multiple buildings should be clustered to create a village feeling and to stimulate pedestrian activity. When clustering of buildings is impractical establish a link between buildings.	A continuous accessible path of travel between buildings on a site is required by the CBC. Buildings are separate with no interior pedestrian or landscape or visual links. Create a connection between the buildings for pedestrians using landscaped islands or other feature through the parking areas.
10	Citywide Design Guidelines 3.1.D.1	Create common usable space between buildings with character.	Identify additional spaces from the Somerville Road Plaza and art area to enhance the on site experience with furnishings reflecting the character of the development. Consider creating a central common pedestrian island through the center of the parking lot and connecting to the pedestrian ways to Major D and Pac C, fulfilling 3.1.2 and 3.1.c.3.
11	Citywide Design Guidelines 3.1.D.11	Provide bicycle parking.	Identify locations on the plan for bicycle parking.
12	Citywide Design	Long horizontal roofs are prohibited.	Both the north and the south



Reference: Buchanan Crossing Peer Review

	Guidelines3.1.4.D.6		elevations of Pad C rely upon pop up roof lines from behind to break up the long horizontal line formed by the main flat roof. Although the elevations are fenestrated well, this line persists. Develop a feature to break up this long horizontal roof line, especially on the south elevation.
13	Citywide Design Guidelines3.1.4.E.3	Screen rooftop equipment.	The parapets illustrated do not appear to be high enough to screen equipment. Provide more information of mechanical equipment and screening methods if on the roof. Show the dashed line of roofs and the equipment on the elevations.
	Future Pad A		
14	Site Plan	Coordination	No hydroseeding has been indicated for this pad area on the Site Summary sheet and the footprint shown for the future building does not match the Pad A design sheet. Clarify if this is to be hydroseeded as the other future development areas are indicated this way and correct the footprint outline to match.
15		Pedestrian Connections	<p>There is a textured "crosswalk" east of Pad A across the entry median on the Site Summary sheet that seems to stop at the curb. Clarify the intent and connection for this crossing.</p> <p>There is a pedestrian path of travel from Major D which stops at the NE corner of Pad A on the Site Summary sheet. Clarify the connection for this path of travel.</p> <p>Suggest adding a pedestrian crosswalk from the north east corner of Major C across drive to</p>



Reference: Buchannan Crossing Peer Review

			connector. Suggest re-locating the pedestrian connector in the strip north of the drive at major D to connect to the walk in front of Major D.
	Future Pad A Drive through		
16	Standard Double Drive Through Criteria for Quick Serve Restaurants	Site Design/Engineering	The layout indicates drive thru lanes that are too narrow with radius for turns at the south west outlet of the drive that are too tight, especially for larger vehicles. Revise the drive thru and confirm that the radii are adequate for turning.
17		Site Design/Engineering	The exit for the drive through is at the end of the parking field creating a "dead end". Drivers backing up to exit the facility will block the cars coming out of the drive through. Resolve this conflict or provide more room for cars to exit the end parking spaces without conflicting with the D/T traffic...
	Major D Building		
18	Site and Floor Plans	Roof and floor plans are oriented incorrectly to the north arrow.	Rotate floor plan to conform to north arrow.
19		The landscape plans show two trees at the east entry.	Roof and floor plan do not have any planters in the entry island with the colored pavement. Revise landscape plans to conform to site plan.
20		North elevation shows vines on trellis structures with either real or plastic vines.	Landscape plans do not show vines on the north side of the building nor are there any planter pockets for these vines.
21	Citywide Design	Long horizontal roofs are prohibited.	Both the south and north



Reference: Buchanan Crossing Peer Review

	Guidelines3.1.4.D.6		elevations are showing long horizontal roof lines. Applicant to add some feature or change to these long roof lines to meet the city guideline. Suggest that the south elevation facing Buchanan, be articulated with a centered raised parapet area, approximately half the width of the building up to 26' high. This will also improve the appearance of the signage on that elevation.
22	Citywide Design Guidelines3.1.4.E.3	Screen rooftop equipment	Provide information of mechanical equipment and screening methods if on the roof. See comment above for Pad A.
23	Citywide Design Guidelines3.1.4.E.4 and 5	Colors shall be appropriate to the architectural style. Building background wall colors that are loud, bright or reflective are prohibitive.	The proposed colors for this project are consistent with those previously approved.
24	Citywide Design Guidelines3.1.C.3	Wall articulation to be "broken" and "characterized". Each wall surface shall be designed for public view.	Both the south and the east elevations employ an arched accent of trim in a light color. These repetitive elements do break up the long façade on the south elevation but seem out of place not being used on any other building. The arched portion of the building walls could be built out 6-12" to provide the required articulation and nicely frame the vine trellises avoiding the "tacked on" appearance. Overall the effect is not in harmony with the elements used on Pad C. The applicant should consider using the Pad C elements as part of Major D as these elements are more pleasing in creating a more human scale for the buildings.
25	Coordination of Building Elevations		Elevations for major D do not identify all materials used or any colors. "P-X" color references are



Reference: Buchanan Crossing Peer Review

			incorrectly shown. The west elevation could benefit from some parapet articulation and wall treatment. Re-submit with all materials and color samples and consider a parapet and wall treatment.
	Pad C Landscaping and Art Feature		
26	Site Plan and Grading/Storm Water Plans	Coordination Items	<p>The site grading plan shows a note 9 for a swale at the curb and gutter perhaps taking storm water through the planter to the east to the detention basin. If this planter is to be used for storm water conveyance or flow restriction, the plantings should be reviewed for appropriateness in this regard. Oak trees are shown in this area.</p> <p>The 2008 plans indicated a variety of flow through planters. Have these been deleted for another method of pre-treatment. Clarify.</p> <p>Does the proposed entry feature have a center directory and map. This element should be clarified.</p>
27		Storm Water in Planters	<p>It appears that all storm water is ultimately taken to the detention basin to the east however, the landscape plans call for an infiltration basin in the planter south of the CVS pharmacy. The civil storm water plans contain details for swales and biotreatment areas but these are not reflected on the landscape plans. The two plans need to be coordinated.</p>
28	Citywide Design	Use 36" box trees at entries and focal	<p>Landscape plans do not contain a call out for plant material sizes.</p>



Reference: Buchanan Crossing Peer Review

	Guidelines 3.1.7.A.4	points.	Applicant needs to identify the sizes for plant materials and to include larger scale trees per the guidelines. Street trees are missing from the Buchanan Road planter and should be added as possible in the planter strip alternating locations with on site trees.
29	Citywide Design Guidelines 3.1.7.A.9 and AB 1881	Plants to be drought tolerant.	Plans do not have the current WUCOLS water use ratings for plants. Plans do not indicate hydrozones of like water use plants. Applicant should update the plans to meet all current Water Efficient Landscape requirements.
30	Model Water Efficient Landscape Ordinance/AB 1881	Provide project information, water budget calculations, address slopes as appropriate, use recycled water.	Provide project information, water source for irrigation, type of system proposed, and water budget information per the new ordinance for Antioch and per AB 1881.
	Comparison of plans	2008	2014
	Concrete Tile Roof	X	X
	Gable Roof		X
	Trim Materials	X	X
	Awnings	x	X
	Mix of stone and stucco facades	X	X
	Beige, Green and terra cotta colors.	X	X
	Hip Roofs	x	X
	Simulated Stone veneer	X	
	Trellis Structures		X



January 24, 2014
Mindy Gentry
Page 9 of 9

Reference: Buchanan Crossing Peer Review

	Building Hgt. '	28'	30'
	Storm Water	x	x
	Landscape Per Water Efficient landscapes		

Summary Conclusions:

The revised building design and site plan drawings represent a departure from the massed series of architectural components of differing styles originally submitted in 2008. The resubmittal is much more unified and simplified in style and colors, yet the buildings retain many pleasing elements particularly seen on the Pad C building. Although the "village" feeling has been left behind in the overall development, adding some pedestrian and common use area amenities would promise to offer a strong commercial center experience consistent with the Draft Citywide Design Guidelines.

Issues to be addressed include the long horizontal rooflines, pedestrian connections, the addition of common areas spread out over the development, coordination between the disciplines, and updating the planting per the new water efficient ordinance.

Pedestrian connections to Buchanan Street and to the EBMUD Anza Trail should be strengthened. Pedestrian connections within the site, at a minimum, should comply with the California Building Code required Building Access requirements.

Please call if you have any questions regarding this memorandum.

Regards,

STANTEC ARCHITECTURE INC.

Maisha Ruth, Associate RLA
Landscape Architecture, Department Manager
Tel: (707) 658-4707 Fax: (707) 765-9908
Cell: (707) 333-7982
maisha.ruth@stantec.com