

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
200 "H" STREET**

WEDNESDAY, DECEMBER 6, 2017

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 **WEDNESDAY, DECEMBER 13, 2017**.

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

6:30 P.M.

Commissioners	Zacharatos, Chair (absent)
	Parsons, Vice Chair
	Motts
	Turnage (absent)
	Conley
	Martin

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

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

1. APPROVAL OF MINUTES: None

STAFF REPORT

* * * END OF CONSENT CALENDAR * * *

NEW PUBLIC HEARING

- 2. AR-17-16, PW 357-302-17 – Somersville Towne Center Out Parcels** – Kevin Le of Courtney + Le Architects requests approval of a design review and tentative parcel map application in order to construct a 3,361 square foot drive thru restaurant and to subdivide one parcel into three parcels approximately 0.48 acres, 0.75 acres and 26.38 acres in size. A use permit for a drive thru in this location was previously approved by the Planning Commission on January 6, 2016. The project site is located in the parking lot of the Somersville Towne Center shopping center at the corner of Somersville Road and Fairview Drive. The site is identified by Contra Costa County Assessor's Parcel Number (APN) 074-450-036.

RESOLUTION NO. 2017-23

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:07 PM)

Notice of Availability of Reports

This agenda is a summary of the discussion items and 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, 200 "H" Street, 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 Friday 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.

Notice of Opportunity to Address the Planning Commission

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Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

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**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 6, 2017**

Prepared by: Alexis Morris, Planning Manager

Date: December 1, 2017

Subject: Somersville Towne Center Out Parcels (AR-17-16, PW 357-302-17)

RECOMMENDATION

Staff recommends that the Planning Commission approve a minor subdivision to subdivide one parcel into three parcels and design review for the phase 1 drive-through building consisting of approximately 3,361 square feet, subject to the conditions of approval contained in the attached resolution.

REQUEST

Kevin Le of Courtney + Le Architects, applicant, on behalf of Time Equities Inc., the property owner, requests approval of design review of changes to an approved site plan and architecture and approval of a tentative parcel map application in order to construct a 3,361 square foot drive-through restaurant and to subdivide one parcel into three parcels approximately 0.48 acres, 0.75 acres and 26.38 acres in size. The project site is located in the parking lot of the Somersville Towne Center shopping center at the corner of Somersville Road and Fairview Drive (APN 074-450-036) (Attachment "A")

BACKGROUND

On January 6, 2016, the Planning Commission approved a use permit and design review for two drive-through buildings at this location. The proposed project would modify the design of one of the buildings, modify the sizes of both of the buildings, and subdivide the mall parking lot to create three new parcels, including a separate parcel for each future pad building. The staff report and minutes from the January 6, 2016 Planning Commission meeting are provided as Attachment "B". The January 2016 use permit approval for the drive-through uses has not expired; therefore, only design review approval is required for the proposed changes.

ENVIRONMENTAL

The proposed project is an infill project, and is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15332 – Infill Development Projects: 1) The project is consistent with the General Plan as well as the applicable zoning designation and regulations; 2) The proposed development occurs within the city limits on a project site no more than five acres; 3) The project site is already developed with a regional shopping center; therefore, has no value as habitat for endangered, rare, or threatened species; 4) Approval of the project

would not result in any significant effects relating to traffic, noise, air quality, or water quality as the site is currently developed with a commercial use; 5) The site is adequately served by all required utilities and public services.

ANALYSIS

Issue #1: Project Overview

The project approved by the Planning Commission in 2016 created two pad buildings with drive-throughs at the corner of Somersville Road and Fairview Drive in the parking lot of the Somersville Towne Center. The first building was proposed to be an 8,000 s.f. building with multiple tenants and a drive-through and the second building was proposed to be 4,500 square feet stand alone restaurant with drive-through. The buildings were proposed to be separated by a 12' wide driveway that serves as the drive-through lane for the stand alone restaurant building.

The proposed project would reduce the size of the stand alone restaurant (referred to as Building A on the applicant's plans) from 4,500 s.f. to 3,161 s.f. and increase the size of the multi-tenant building to 9,339 s.f. The total approved building square footage of 12,500 s.f. would not change. The proposed project would be built in two phases. Building A and associated improvements would be built as part of Phase 1. The proposed tenant for Building A is Steak N Shake. The multi-tenant building would be built in a future phase and tenants have not been secured to date.

The proposed tentative parcel map would subdivide one large parcel that contains the mall's parking lot into three parcels for the purposes of providing the future pad buildings with their own legal parcel. Each proposed new lot meets the minimum lot size and other requirements of the zoning district.

Issue #2: General Plan, Zoning, and Land Use

The property has a General Plan designation of Somersville Road Corridor Focus Area and has a zoning designation of Regional Commercial (C-3). The project is consistent with the General Plan and zoning designations.

Surrounding land uses and zoning designations are as noted below:

North:	Somersville Towne Center shopping mall / Regional Commercial (C-3)
South:	Fairview Drive, Somersville Road, and commercial uses / C-3
East:	Somersville Road and commercial uses / C-3
West:	Somersville Towne Center shopping mall / C-3

Issue #3: Site Plan, Circulation, and Parking

The proposed circulation has not changed from the original approvals. The two buildings would be oriented towards Somersville Road. Four existing driveways near

the corner of Somersville Road and Fairview Drive would be closed and a new driveway on Somersville Road would be constructed immediately to the north of the two buildings. The parking lot around the buildings would be re-stripped with 90-degree spaces and new landscape islands would be installed.

The applicant now proposes to construct the parking lot improvements in phases, rather than in one phase as was proposed with the original project. As shown on sheet SP.1 in the plan set, Phase 1 would include restriping the parking lot surrounding Building A with 90-degree spaces. It is unclear from the plans whether the new driveway to the north of the building would be constructed with Phase 1. The new driveway location is essential to provide adequate circulation for the drive-through; therefore, staff has included a condition that it be constructed with Phase 1 of the project.

Issue #4: Architecture, Design, and Signage

The original architecture approved by Planning Commission consisted of typical contemporary commercial architecture and both proposed buildings complemented each other. The proposed project would only modify the architecture of the stand alone drive-through building for Steak N Shake. The proposed building incorporates a very distinct, themed type of architecture that incorporates elements of a mid-century diner style. The building features a flat roof with a prominent, angular wall projecting from the side of the building. This wall would be painted red and the building would be painted a combination of white and black. The building also incorporates prominent “life style graphics” on three of the four elevations. These graphics are black, white and red photographs of mid-century diners. The graphics are approximately seven feet nine inches high and placed above a two foot high black stucco border around the base of the building. The graphics are externally illuminated with thin, horizontal wall-mounted light fixtures. The building also incorporates an illuminated metal awning that includes text advertising the products sold by the restaurant.

The Citywide Design Guidelines for drive-through businesses (Section 3.2.8) discourages “prototypical” or themed buildings and encourages buildings that complement existing site conditions and “local contexts”. While the proposed architecture is a themed style and different than the style of adjacent buildings, staff feels the mid-century style is consistent with local context in many parts of Antioch. Specifically, the style evokes Hazel’s on 10th Street, the former Panther Drive-In on A Street, and other older commercial buildings on 10th Street, A Street and 18th Street.

The Citywide Design Guidelines and the City’s sign ordinance (§ 9-5.513) do not reference or include any standards for the proposed lifestyle graphics. The proposed graphics function as a combination of advertising and decorative wall art, similar to a mural. Because the City has no standards related to this type of wall art and because the art is so prominently featured on the building, staff is requesting Planning Commission’s direction on whether to consider the wall art as advertising signage, or whether to consider it as a decorative element of the building. If the graphics were considered to be advertising signage, then they would need to be significantly reduced

in size or eliminated altogether due the size limits on signage. If the graphics were considered decorative wall art, then they would not be included in the overall sign square footage and could be allowed on the building.

Building Signage

The proposed building signage includes two Steak N Shake winged logo cabinet signs, three Steak N Shake signs with individual channel letters, a painted logo sign, and illuminated advertising copy on the canopy. The Sign Ordinance (§ 9-5.513) allows two square feet of signage for each lineal foot of primary building frontage and up to one foot of signage for a secondary building frontage on a corner lot. The maximum sign area for any building shall not exceed 400 square feet. The proposed building is allowed up to 254 square feet of signage and approximately 490 square feet is proposed, not including the lifestyle graphics discussed above.

Staff recommends that the amount of building signage be reduced to comply with the Sign Ordinance requirements. This could be accomplished in a number of ways, including slightly reducing the size of the winged logos or Steak N Shake wall signs, removing the Steak N Shake sign from the left elevation, which is not that visible due to the location of future Building B, and removing the advertising copy from the metal canopies. Staff has included a condition of approval in the attached resolution requiring the applicant to submit a revised sign program demonstrating that all wall signage will not exceed 254 square feet.

Trash Enclosures

The project includes one trash enclosure for Building A located to the west of the building adjacent to the drive-through lane. Elevations of the trash enclosure were not provided; therefore, staff has included a condition in the attached resolution requiring the applicant to submit elevations with the building permit submittal and requiring that the trash enclosure include solid metal gates, a roof, and be painted in colors that match the restaurant building per the requirements of the Municipal Code (§ 9-5.1401).

Rooftop Equipment

The proposed building features a flat roof design. The Municipal Code (§ 9-5.1301) requires all mechanical equipment to be screened from the nearest public right of way. The project plans do not show the locations of the mechanical equipment; therefore, staff has included a condition of approval requiring the equipment to be shown on the building permit plans and a line of sight study to be submitted demonstrating that the equipment is adequately screened from Somersville Road.

ATTACHMENTS

- A: Vicinity Map
- B: January 6, 2016 Planning Commission Staff Report and Minutes

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2017-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A TENTATIVE PARCEL MAP AND DESIGN REVIEW FOR THE
SOMERSVILLE TOWNE CENTER OUT PARCELS PROJECT (AR-17-16, PW 357-3-
2-17)**

WHEREAS, the City of Antioch received a request from Kevin Le of Courtney + Le Architects, applicant, on behalf of Time Equities Inc., the property owner, for approval of design review of changes to an approved site plan and architecture and approval of a tentative parcel map application in order to construct a 3,361 square foot drive-through restaurant and to subdivide one parcel into three parcels approximately 0.48 acres, 0.75 acres and 26.38 acres in size. The project site is located in the parking lot of the Somersville Towne Center shopping center at the corner of Somersville Road and Fairview Drive (APN 074-450-036)

WHEREAS, this project is categorically exempt from the provisions of CEQA pursuant to CEQA Guideline section 15332 – Infill Development Projects; and,

WHEREAS, on January 6, 2016, at a duly noticed public hearing, the Planning Commission approved a use permit and design review for the construction of two buildings containing drive-through restaurants within an existing parking lot at Somersville Towne Center; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, the Planning Commission on December 6, 2017, duly held a public hearing, received, and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Planning Commission does determine:

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 and zoned Regional Commercial and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,
2. That the subdivision proposed by the Parcel 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 Parcel Map and evaluated the effects of the subdivision proposed and have determined that the Parcel

Map complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch, after reviewing the staff report and considering testimony, does hereby **APPROVE** the application for design review of changes to an approved site plan and architecture and approval of a tentative parcel map application in order to construct a 3,361 square foot drive-through restaurant and to subdivide one parcel into three parcels approximately 0.48 acres, 0.75 acres and 26.38 acres in size located at 2500 Somersville Road (**AR-17-16, PW 357-3-2-17**) subject to the following conditions:

A. GENERAL CONDITIONS

1. This design review approval expires four years from the date of approval (Expires December 6, 2021), unless the use has been established or 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.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement or environmental review. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The development and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards, unless a specific exception is granted thereto or approved by the City Engineer.
4. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
5. Approval of this tentative parcel map ("tentative map") is subject to the time lines established in the State of California Subdivision Map Act.
6. Approval of this tentative map shall not constitute approval of any improvements shown on the tentative map.
7. Approval of this tentative map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.

8. A mutual access and parking agreement shall be recorded between the parcels concurrent or prior to the recording of the parcel map, as approved by the City Engineer.
9. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and other monies that are due.
10. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.
11. All required easements or rights of entry for off-site improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
12. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property or easement holders for any work done within such property or easements.
13. All access drive aisles shall be constructed per current ADA and City standards, subject to review and approval by the City Engineer.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours of 7:00 a.m. and 6:00 p.m., or as approved in writing by the City Engineer.
2. Standard dust control methods shall be used to stabilize the dust generated by construction activities.
3. Driveway access to neighboring properties shall be maintained at all times during construction.
4. Asphalt paving shall have a minimum slope of two percent (2%), concrete paving shall have a minimum slope of 0.75%, except asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum slope of 2%, or as approved by the City Engineer.
5. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.

C. FIRE REQUIREMENTS

- A. All requirements of the Contra Costa County Fire Protection District shall be met:
- a. The developer shall submit three (3) complete sets of plans and specifications of the subject project, including plans for any of the following required submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. The required re-submittals shall include tenant improvement plans, fire sprinklers, and fire alarm (105.4.1) CFC, (901.2) CFC, (107) CBC.
 - b. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to "CCCFPD" (Contra Costa County Fire Protection District).

D. FEES

1. The developer shall pay any Contra Costa County Flood Control District Drainage Area fees and the Contra Costa County map maintenance fee prior to the filing of the parcel map.
2. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
3. The applicant shall pay all pass through fees required by the development.

E. PROPERTY MAINTENANCE

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204(G).
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.
5. No signs shall be installed on this site without prior City approval.
6. Any cracked or broken sidewalks shall be replaced as required by the City Engineer.

F. GRADING

- A. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
- B. The final grading plan for this development shall be signed by a California licensed civil engineer. No grading is allowed without a grading permit issued by the Building Department.
- C. All elevations shown on the grading and improvement plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, or as approved by the City Engineer.

G. UTILITIES

- 1. All existing and proposed utilities (e.g. transformers and PMH boxes) shall be undergrounded and subsurface in accordance with the Antioch Municipal Code, except existing PG&E towers, if any, or as approved by the City Engineer.
- 2. All storm water flows shall be collected onsite and discharged into an approved public storm drain system. The trash enclosure shall drain to sanitary sewer and shall incorporate methods to contain refuse runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure.
- 3. The sewer collection system shall be constructed to function as a gravity system.
- 4. If required by the City Engineer, public water and sanitary sewer easements shall be dedicated to the City at no cost.
- 5. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
- 6. A reduced backflow prevention device shall be installed on all City water meter services.

H. LANDSCAPING

1. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
2. Landscaping and signage shall not create a sight distance problem.
3. 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 building.
4. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size.
5. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

I. PROJECT SPECIFIC CONDITIONS

1. This approval applies to the tentative parcel map provided to the City of Antioch on November 6, 2017 and modifications to the approved site plan and architecture as depicted on the project plans submitted to the City of Antioch on September 26, 2017 and November 2, 2017.
2. The project shall comply with the conditions of approval outlined in this resolution and in Planning Commission Resolution 2016-01. If there is a conflict between this resolution and the aforementioned resolution, this resolution shall take precedence.
3. The garbage company shall provide approval for the location of the Phase 2 trash enclosure, subject to the approval of the City Engineer. Trash enclosures shall not be located within any easement areas.
4. The parking lot striping and signing plan shall be approved by the City Engineer.
5. All parking spaces shall be double-striped and all parking lot dimensions shall meet minimum City policies and Antioch Municipal Code requirements.

6. 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.
7. No more than ten percent (10%) of parking spaces shall be compact per AMC §9-5.1711. Compact parking spaces shall not be clustered together in one area, or as approved by the City Engineer.
8. The applicant shall provide a turning template on the site plan submitted with the building permit submittal for both phases verifying that delivery trucks can safely ingress, egress and successfully maneuver throughout the site.
9. The existing curb ramp at the corner of Somersville Road and Fairview Drive shall be removed and replaced with a new City standard curb ramp that meets current ADA requirements.
10. The four existing driveway approaches along the project frontage shall be removed and replaced with new City standard monolithic curb, gutter and sidewalk.
11. The Phase 2 driveway approach on Fairview Drive shall be relocated to align with the new drive aisle.
12. The new, northernmost driveway on Somersville Road shall be constructed with Phase 1 improvements.
13. The Phase 1 drive-through aisle shall provide adequate “stacking” per the Antioch Municipal Code.
14. The Phase 2 site plan submitted with the building permit submittal shall show the location of the drive-through menu board and pick-up window. The Phase 2 drive-through aisle shall provide adequate “stacking” per the Antioch Municipal Code.
15. Total wall signage for Building A shall not exceed 254 square feet, not including “lifestyle graphics” applied to the exterior of the building. A revised sign program shall be submitted with the building permit submittal for Phase 1 for review and approval by Planning staff.
16. Sight distance triangles shall be maintained per Antioch Municipal Code § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.

17. A detailed landscape plan shall be submitted with the building permit submittal for each phase.
18. The design of all trash enclosures shall be compatible with the main building and shall comply with AMC §9-5.1401 Refuse Storage Area Design Guidelines. Details of the trash enclosure design shall be submitted with the building permit submittal for each phase of the project.
19. All rooftop mechanical equipment shall be screened from the public right-of-way. A line of sight study shall be submitted with the building permit submittal for each phase confirming the equipment is screened.
20. The building permit submittal for each phase shall include detailed design plans for the menu and order signage for the drive through. The location and the design of the menu and order signage shall be subject to the approval of the Community Development Director prior to the issuance of building permits.
21. A one (1) foot clear step-out area shall be provided for finger planters adjacent to the parking stalls.
22. The rear of all parapets shall be finished in the same colors and materials as the exterior of building.
23. All lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 6th day of December 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS, SECRETARY TO THE
PLANNING COMMISSION

ATTACHMENT “A”

ATTACHMENT A

VICINITY MAP



ATTACHMENT “B”

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JANUARY 6, 2016**

Prepared by: Forrest Ebbs, Community Development Director

Date: December 14, 2015

Subject: **UP-15-12 –Use Permit and Design Review for the construction of two buildings containing drive-throughs and fast food restaurants within an existing parking lot at 2500 Somersville Road located in the C-3 (Regional Commercial) Zoning District (APN 074-450-036)**

RECOMMENDATION

Staff recommends that the Planning Commission approve a use permit and design review for the two drive-through buildings for fast food restaurants subject to the conditions of approval contained in the attached resolution.

REQUEST

Kevin Le of Courtney + Le Architects, applicant, on behalf of Times Equities Inc., the property owner, requests a use permit and design review for the construction of two new buildings containing drive-throughs within the existing parking lot at the southeastern corner of the Somersville Towne Center shopping mall complex. The two buildings would be oriented towards Somersville Road and would gain all access from within the existing parking lot - there would be no new driveway connections to Somersville Road.

Building 'A' is 8,000 square feet in size and accommodates two tenants. Building 'B' is 4,500 square feet in size and accommodates a single tenant. The buildings are separated by a 12' wide driveway that serves the drive-through for Building 'B'.

The Antioch Municipal Code requires a use permit for a "Drive-up window (all uses)" or for "Restaurants - Fast food", which is defined as "A relatively high-volume restaurant typically providing seating and drive-through facilities and serving take-out food such as hamburgers, tacos or chicken, generally in disposable containers." Though the exact nature of the end users are unknown at this time, the approval would enable any of the number of fast food restaurants to occupy the space.

BACKGROUND

Prior to the early 1990s, the project site contained similar out-buildings, which were demolished. The area has been used as surplus parking since that time.

The property has a General Plan designation of Somersville Road Corridor Focus Area and has a zoning designation of Regional Commercial (C-3).

Surrounding land uses and zoning designations are as noted below:

North: Somersville Towne Center shopping mall
South: Fairview Drive, Somersville Road, and commercial uses.
East: Somersville Road and commercial uses.
West: Somersville Towne Center shopping mall.

ENVIRONMENTAL

The project is Categorically Exempt from the provisions of CEQA, pursuant to section 15303 – New Construction or Conversion of Small Structures. This section of CEQA exempts up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use.

ANALYSIS

The project converts a number of existing parking spaces into buildings and also generates additional parking demand from the new construction. The application examines the overall parking supply for the shopping mall and determines that 1,625 spaces are required for the entire mall and that 2,538 spaces are provided. There is more than adequate parking available to service the project.

The applicant was compelled to provide a traffic study based on the anticipated trips generated by the project. The two new buildings would be accessed entirely from within the existing parking lot without new access driveways from Somersville Road or Fairview Drive. Similarly, departing drive-through trips would recirculate through the existing parking lot. This greatly limits the off-site impacts of the two drive-throughs. The drive-throughs each contain adequate queuing for nine vehicles, which is three more than required by the Municipal Code.

The proposed uses are consistent with the commercial thoroughfare.

Design Review

The buildings convey typical contemporary commercial architecture and complement one another. The basic forms are rectangular with frequent offsets, horizontal projecting awning elements, stone wainscot details, and broad windows across the primary elevations. The buildings contain coordinating light fixtures and intentional sign locations. Pad A contains a rectangular decorative shallow portico at its drive-through. In whole, the building designs are well-considered and consistent with the Citywide Design Guidelines.

Signs

Building Signs

The proposed building signs are typical in scale and location for commercial buildings and, as mentioned above, are intentionally sited on the building. Staff recommends that the signs be conceptually approved, but that the final signs be reviewed by staff once a tenant is selected.

Freestanding Sign

The proposal also includes a separate monument sign at the southeastern corner of the site. This sign would serve Somerville Town Center shopping mall and would list seven tenants. The sign is 15' wide and 7'6" tall (112 square feet). The sign is consistent with the Municipal Code in terms of location and size. The design of the sign is consistent with the Sign Guidelines. Staff has recommended a condition of approval that would limit the use of internally-illuminated cabinet-style signs. Specifically, the background colors of all tenant sign must be the same color and must be entirely opaque, allowing no light to pass through.

In summary, the proposed project, as conditioned, would be consistent with City standards and would be a strong addition to the City of Antioch. As such, staff recommends approval with conditions.

ATTACHMENT

A: Project Plans dated September 14, 2015

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2016-01**

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT FOR THE CONSTRUCTION OF TWO FAST-FOOD
RESTAURANT BUILDINGS WITH DRIVE-THROUGHS
AND DESIGN REVIEW (APN 074-450-036)**

WHEREAS, the City of Antioch received a request from Kevin Le, on behalf of Times Equities Inc., for a use permit for the construction of two fast food restaurant buildings with drive-throughs and design review at 2500 Somerville Road (**APN 074-450-036**); and,

WHEREAS, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline section 15303 – New Construction or Conversion of Small Structures; and

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, the Planning Commission on January 6, 2016, duly held a public hearing, received, and considered evidence, both oral and documentary, and

WHEREAS, the Planning Commission does determine:

1. 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.

The proposed buildings would be located within an existing parking lot and all circulation would be accommodated on-site. The restaurants would provide a convenience and additional services to the area and would complement the commercial thoroughfare where it is located.

2. The use applied at the location indicated is properly one for which a use permit is authorized.

The site is zoned Regional Commercial (C-3), which permits both a fast food restaurant and a drive-up window with a Use Permit.

3. That the site for the proposed site is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood.

The site is located within the existing parking lot of the Somersville Towne Center shopping mall, which contains a surplus of parking spaces. All other dimensional standards are met by the project.

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.

The accompanying traffic study determined that the project will not generate inordinate traffic and that the nearby streets are adequate in width to carry the associated traffic.

5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

The expansion of commercial uses that complement and support Somerville Towne Center is strongly encouraged in the General Plan. The proposed project is entirely consistent with the General Plan.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch, after reviewing the staff report and considering testimony does hereby **APPROVE** the use permit (UP-15-12), to construct two new fast food restaurant buildings with drive-throughs subject to the following conditions and the findings for the conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. This approval expires four years from the date of approval (Expires January 6, 2020), unless the use has been established or 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.
3. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement or environmental review. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

4. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and any other payments that are due.
5. An encroachment permit shall be required for all work in the public right of way.
6. This approval supersedes previous approvals that have been granted for this site.
7. All required easements or rights-of-way for offsite improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours 8:00 A.M. and 5:00 P.M., or as approved in writing by the City Manager.
2. The Project shall be in compliance with and supply all the necessary documentation for AMC6-3.2: Construction and Demolition Debris Recycling.

C. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The developer shall pay all required fees at the time of building permit issuance.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.

D. FIRE REQUIREMENTS

1. The applicant shall comply with all requirements of the Contra Costa County Fire Protection District.

E. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. No signs shall be installed on this site without prior City approval.
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. DESIGN REVIEW CONDITIONS

1. This approval constitutes a conceptual approval of the proposed signs. The applicant shall submit a final sign application for specific tenant signage.
2. The multitenant freestanding monument sign shall be subject to the following restrictions:
 - a. The background for each of the individual tenant signs shall be one uniform color and shall be selected to complement the color palette of the sign structure.
 - b. The background colors shall be entirely opaque allowing no light to pass through. The lettering/logos may be entirely translucent and use unique coloring.
 - c. The sign area may only be used to identify active tenants at the site or within the greater Somersville Town Center shopping mall.

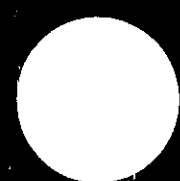
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I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 6th day of January 2016.

AYES: Parsons, Zacharatos, Mason, Miller, Hinojosa, Motts
NOES: None
ABSTAIN: None
ABSENT: None

FORREST EBBS, SECRETARY TO THE
PLANNING COMMISSION

ATTACHMENT “A”



REVISIONS:

DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:

OWNER:

TIME EQUITIES INC.

Corporate Offices
55 Fifth Avenue
New York, NY 10003
T 212-206-6000
F 212-727-0563

PROJECT:
**SOMERSVILLE
TOWNE CENTER**

LOCATION:
Somersville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:

TITLE SHEET

SHEET TITLE:

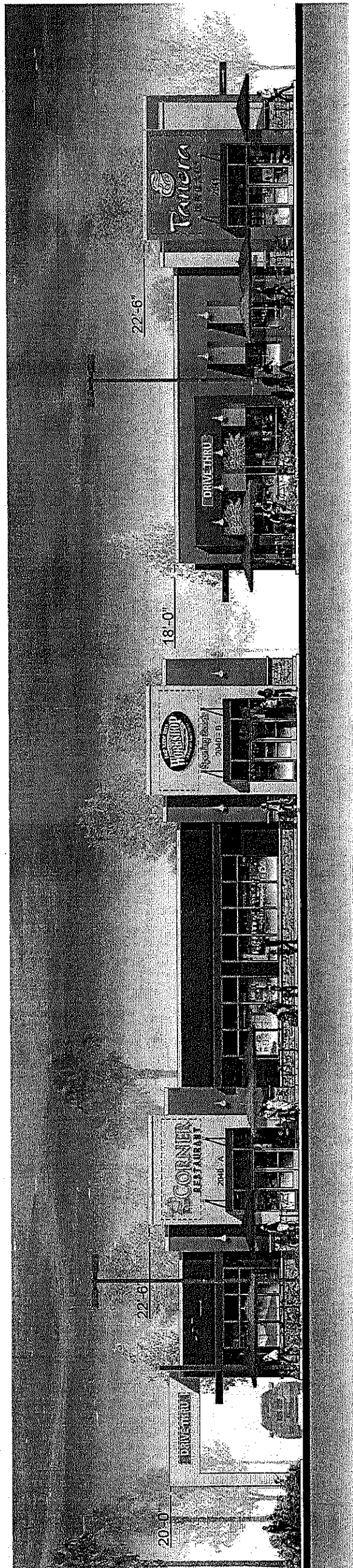
PROJECT ARCHITECT: J.C.
PROJECT MANAGER: L.
DRAWING: AS
CHECKED BY: R/ED
DRAWING SCALE: 1/8" = 1'-0"

**COURTNEY+LE
ARCHITECTS**

84 South Main Avenue
Antioch, CA 94509
T 925-469-8888
F 925-469-8888

PROJECT NO.: 15016.02
OWNERSHIP: 9/10/2015
BID ISSUE
CONSTRUCTION ISSUE

T-1



2015 SITE DEVELOPMENT

SOMERSVILLE TOWNE CENTER - OUT PARCELS

SOMERSVILLE ROAD AND FAIRVIEW DRIVE, ANTIOCH, CA 94509

PROJECT DATA

ACCESSORS PARCEL NUMBER: 074-450-023-1
(PART OF PARCEL "A" AND PART OF LARGER SHOPPING CENTER)
SOUTHERN CORNER OF PARCEL "A" OF PARCEL MAP REVISION NO. 10-40

SITE AREA: 26.40 AC OR 1,959,948 SF
ZONING: C-3 (REGIONAL COMMERCIAL DISTRICT)
GENERAL PLAN: FOCUS AREA

LAND USE REGULATION:
FLOOR AREA: 41-4500 SF (DRIVE-THRU)
BUILDING FLOOR AREA: 41-4500 SF
BUILDING HEIGHT LIMITATION: 41-4500 SF (DRIVE-THRU)
FLOOR AREA: 41-4500 SF

LOT COVERAGE: 25% MAX
FLOOR AREA RATIO: PART OF A LARGER SHOPPING CENTER
HEIGHT LIMITATION: 70'-0" MAX

BUILDING SETBACKS:
FRONT (EAST): 44'-0" TO PROPERTY LINE
LEFT (NORTHWEST): 75'-0" TO PROPERTY LINE
RIGHT (NORTHEAST): 330'-0" TO ADJACENT BUILDING
REAR (NORTHWEST): 170'-0" TO ADJACENT BUILDING

PARKING:
STANDARD STALL: 9'-0" X 20'-0" @ 40'
COMPACT STALL: 6'-0" X 18'-0" @ 40'
LOADING SPACE: 12' X 30'

DRIVEWAY:
ONE WAY: 5'-0"
TWO WAY: 26'-0"

PARKING REQUIRED:
BUILDING FLOOR AREA: 41-4500 SF (SHOPPING CENTER)
BUILDING FLOOR AREA: 41-4500 SF
BUILDING FLOOR AREA: 41-4500 SF
TOTAL STALLS: 2500 STALLS
TOTAL STALLS: 2500 STALLS

EXISTING PARKING:
STANDARD STALL: 2500 STALLS
ACCESSIBLE STALL: 2500 STALLS
TOTAL PARKING: 2500 STALLS

100' PARKING SPACES REDUCTION TO OVERALL EXISTING SHOPPING CENTER

BIKE RACK: 1/25 OFF STREET PARKING OR 5 PER RESTAURANT/FAST FOOD ESTABLISHMENT

LANDSCAPE:
ADDITIONAL LANDSCAPED AREA: 14,785 SF

PROJECT DIRECTORY

ELECTRICAL: BLA, INC.
HEL FAIRVIEW, CA
1006 N. MAGNOLIA BLVD.
BARBANK, CA 91506
T (818) 843-7285
F (818) 843-7285
P (818) 843-7285
E info@bla.com
www.bla.com

LANDSCAPE ARCHITECT: PHIL MAY
PHIL MAY
1006 N. MAGNOLIA BLVD.
BARBANK, CA 91506
T (818) 843-7285
F (818) 843-7285
P (818) 843-7285
E info@bla.com
www.bla.com

ARCHITECT: COURTNEY+LE ARCHITECTS
ANTIOCH, CA
84 SOUTH MAIN AVENUE
ANTIOCH, CA 94509
T (925) 469-8888
F (925) 469-8888
P (925) 469-8888
E info@courtney-le.com
www.courtney-le.com

ENGINEER: RICK LEGAL
RICK LEGAL
200 PRINCE AVENUE
PALM CREEK, CA 94966
T (415) 495-1000
F (415) 495-1000
P (415) 495-1000
E info@ricklegal.com
www.ricklegal.com

SOILS TESTING: MICHELLE
MICHELLE
100 PRINCE AVENUE, SUITE 600
PALM CREEK, CA 94966
T (415) 495-1000
F (415) 495-1000
P (415) 495-1000
E info@michelle.com
www.michelle.com

TRUCK ENGINEER: FERRIS PEREZ
FERRIS PEREZ
100 PRINCE AVENUE, SUITE 600
PALM CREEK, CA 94966
T (415) 495-1000
F (415) 495-1000
P (415) 495-1000
E info@ferris.com
www.ferris.com

CONTRACTOR: J. L. ASSOC.
J. L. ASSOC.
100 PRINCE AVENUE
PALM CREEK, CA 94966
T (415) 495-1000
F (415) 495-1000
P (415) 495-1000
E info@jla.com
www.jla.com

GENERAL CONTRACTOR: J. L. ASSOC.
J. L. ASSOC.
100 PRINCE AVENUE
PALM CREEK, CA 94966
T (415) 495-1000
F (415) 495-1000
P (415) 495-1000
E info@jla.com
www.jla.com

SCOPE OF WORK

1. NEW SITE DEVELOPMENT FOR SOMERSVILLE TOWNE CENTER
2. DESIGN APPROVAL AND INTERIOR DESIGN AND INTERIOR PERMIT

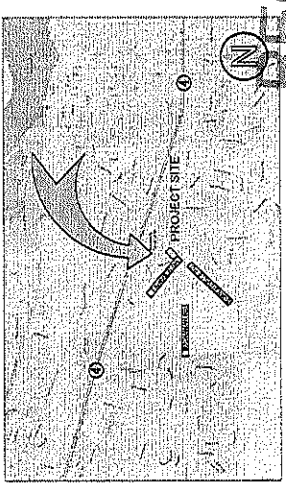
SEPARATE PERMIT

1. INTERIOR / TRUCK INSPECTION
2. ALL EXISTING CHANGES AND SITE TO BE SUBMITTED FOR REVIEW AND APPROVAL UNDER SEPARATE PERMIT.

SHEET INDEX

T-0	TITLE SHEET
C-1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2	PRELIMINARY COMPOSITE SEWER/WATER UTILITY PLAN
L-1	LANDSCAPE PLAN
E-1	ELECTRICAL
E-2	SOILS TESTING SCHEDULE & NOTES
E-3	SOILS TESTING SCHEDULE & NOTES
E-4	SOILS TESTING SCHEDULE & NOTES
E-5	SOILS TESTING SCHEDULE & NOTES
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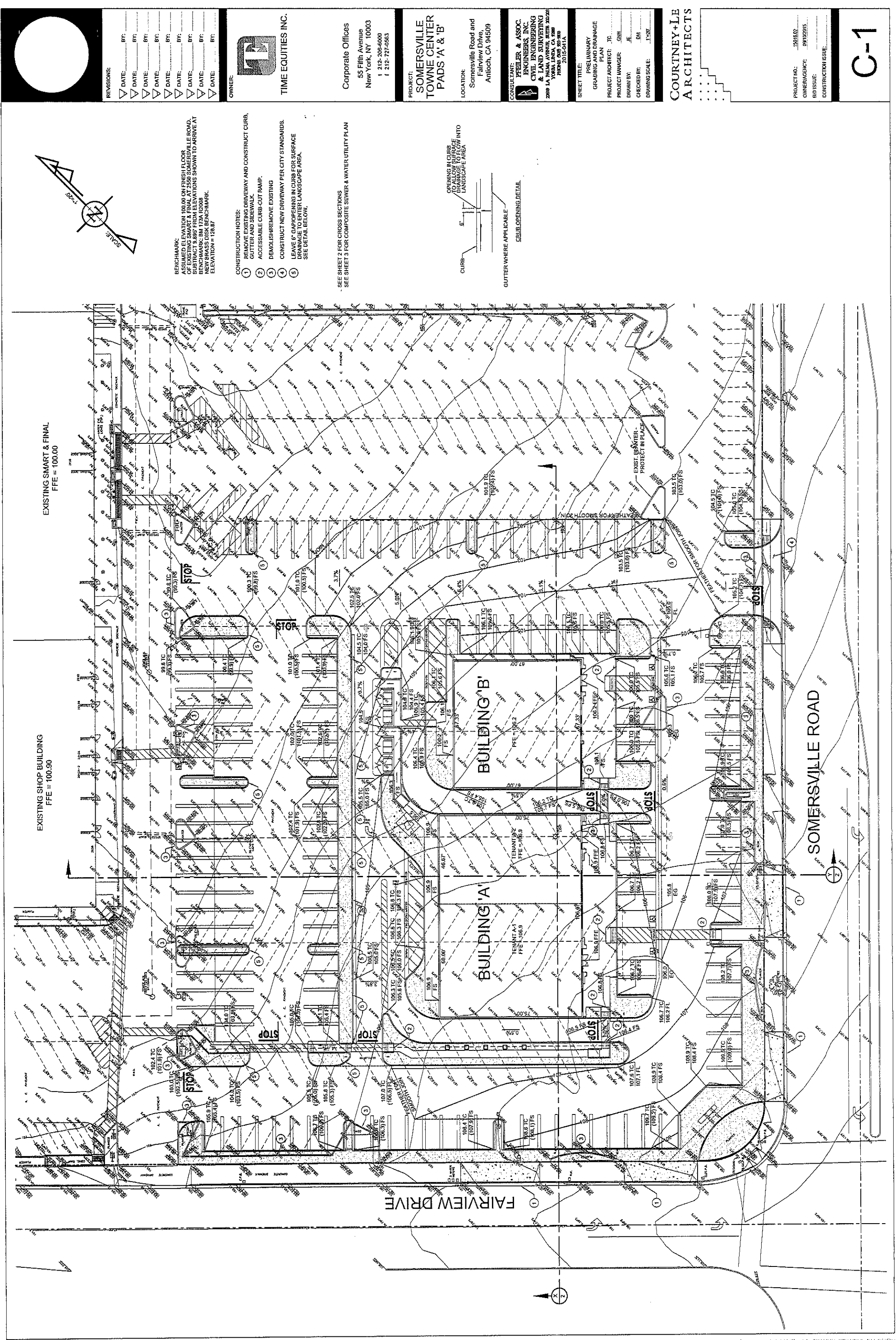
VICINITY MAP

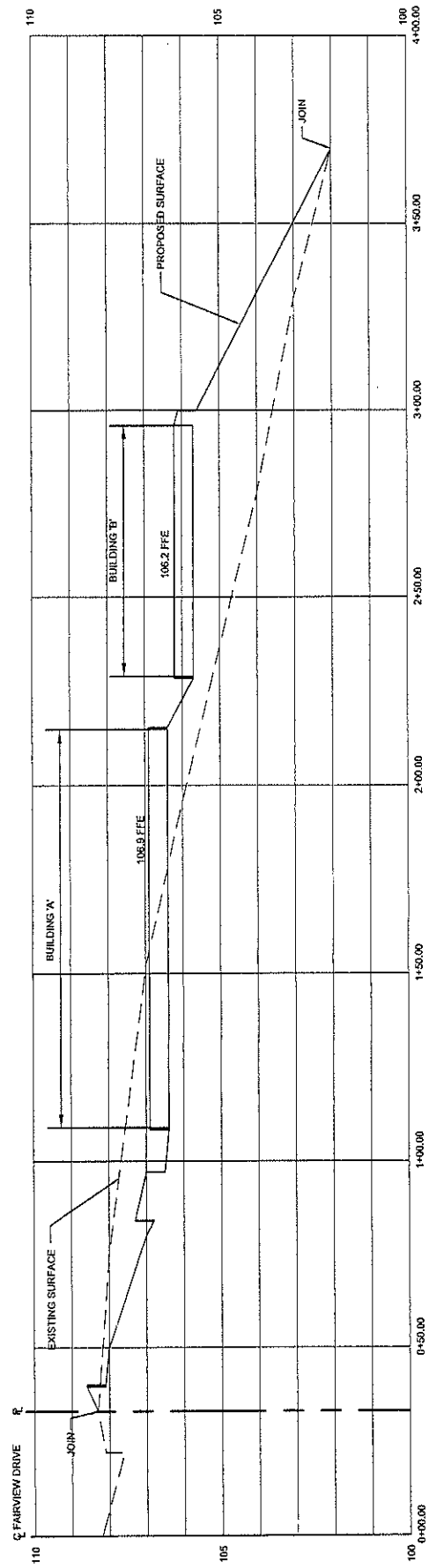


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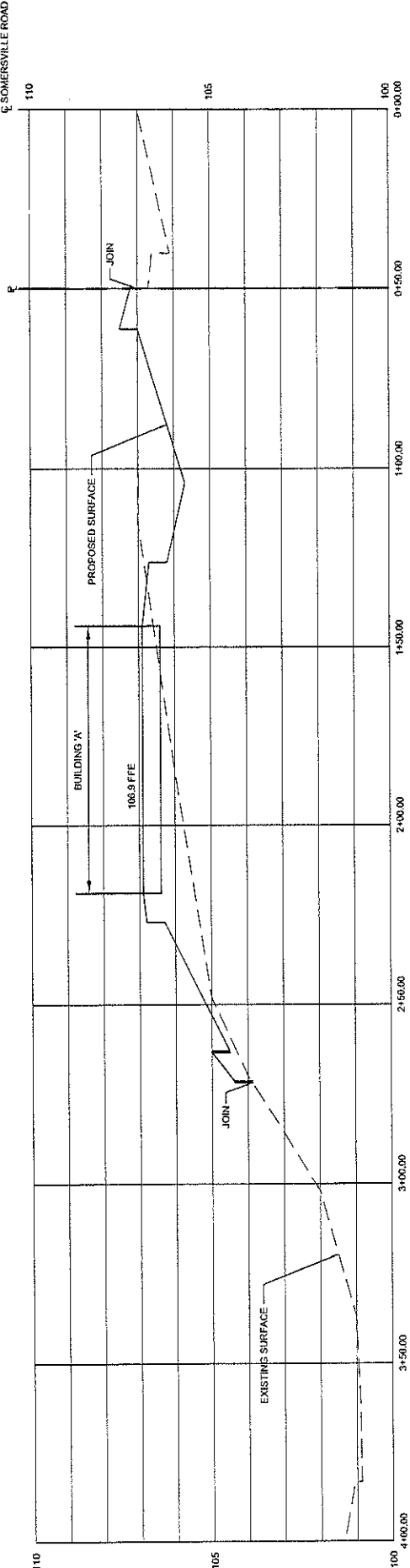
CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

A1
B9

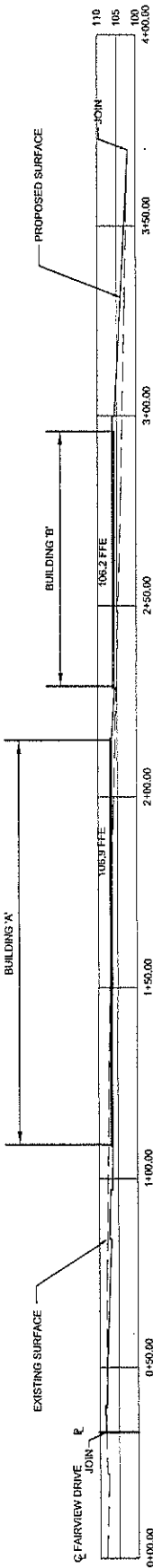




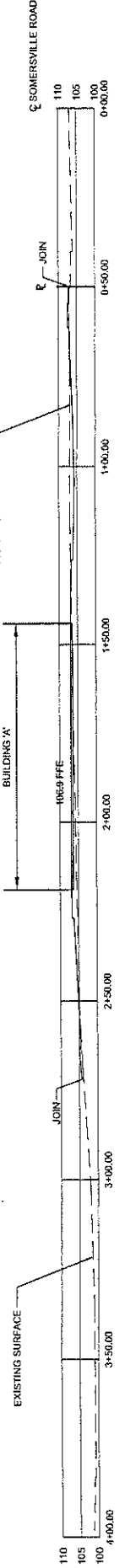
SECTION X-X
H: 1" = 20'
V: 1" = 2'



SECTION Y-Y
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V: 1" = 2'



SECTION X-X
H: 1" = 20'
V: 1" = 2'



SECTION Y-Y
H: 1" = 20'
V: 1" = 2'



REVISIONS	
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:

OWNER:

TIME EQUITIES INC.

Corporate Offices
55 Fifth Avenue
New York, NY 10003
t 212-205-6000
f 212-727-0563

PROJECT:
**SOMERSVILLE
TOWNE CENTER
PADS 'A' & 'B'**

LOCATION:
Somersville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:
**FRUTKIN & ASSOC.
ENGINEERS, INC.**
CIVIL ENGINEERING
& LAND SURVEYING
2509 LA PALMA AVENUE, SUITE 202B
YORBA LINDA, CA 92686
PHONE 959-935-2800
2015-011A

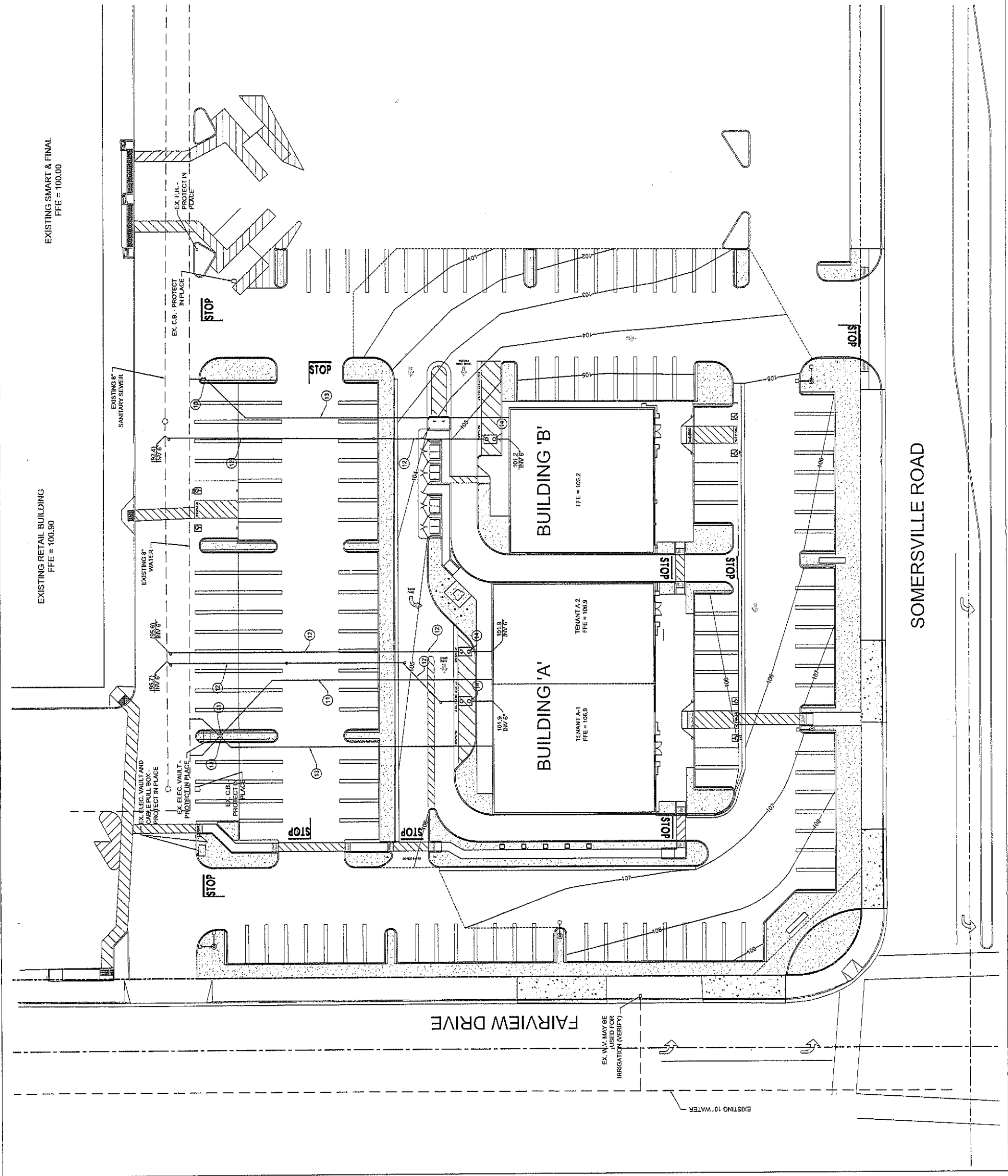
SHEET TITLE:	
SITE	CROSS SECTIONS
PROJECT ARCHITECT:	JC
PROJECT MANAGER:	CH
DRAWN BY:	JE
CHECKED BY:	DM
DRAWING SCALE:	PER PLAN

**COURTNEY+LE
ARCHITECTS**

PROJECT NO.:	1901E.02
OWNER/AGENCY:	09/102015
REVISION:	
CONSTRUCTION ISSUE:	

C-2

A3
B11

[illegible]

OWNER:



TIME EQUITIES INC.

Corporate Offices

55 Fifth Avenue
New York, NY 10003
t 212-206-6000
f 212-727-0563

PROJECT: SOMERSVILLE
TOWNE CENTER
PADS 'A' & 'B'

LOCATION:

Somersville Road and
Fairview Drive,
Aniloch, CA 94509

CONSULTANT:



**PRELLER & ASSOC.
ENGINEERS, INC.
CIVIL ENGINEERING
& LAND SURVEYING**
25609 LA PALMA AVENUE, SUITE 202
YORBA LINDA, CA 92689
PHONE (909) 993-3900
2015-0411A

SHEET TITLE:

PRELIMINARY
COMPOSITE SEWER & WATER
UTILITY PLAN

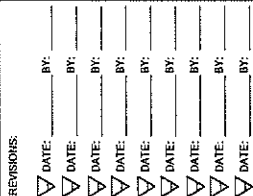
PROJECT ARCHITECT: J.C. ...
PROJECT MANAGER: G.H. ...

DRAWN BY: J.E. _____
CHECKED BY: D.M. _____
DRAWING SCALE: 1"=20'

COURTNEY+LE
ARCHITECTS

PROJECT NO.: 15016.02
OWNER/AGENCY: 69/152015
BID ISSUE:
CONSTRUCTION ISSUE:

31



TIME EQUITIES INC.

Corporate Offices
55 Fifth Avenue
New York, NY 10003
t 212-206-6000
f 212-727-0563

PROJECT: SOMERSVILLE
TOWNE CENTER

LOCATION:
Somerville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:
PHIL MAY
LANDSCAPE
ARCHITECT
1937 West 9th Street
Upland, CA 9176
Phone: 909 373 1937
Fax: 909 373 1937

SHEET TITLE:
**PRELIMINARY
LANDSCAPE
PLAN**

PROJECT ARCHITECT: TC

PROJECT MANAGER: J.

DRAWN BY: P.M.

CHECKED BY: P.M.

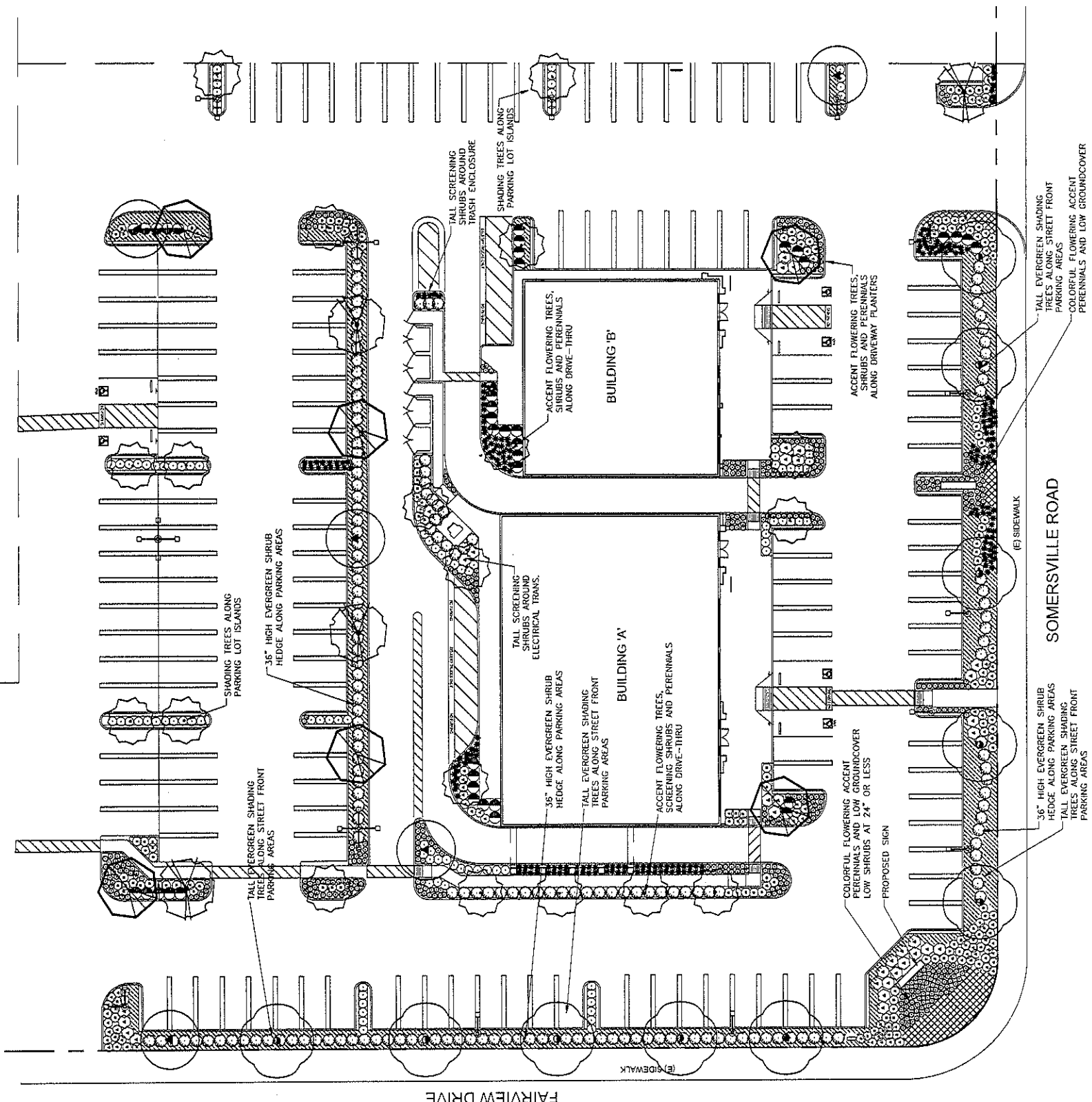
DRAWING SCALE: 1" = 20'-0"

COURTNEY+LE
ARCHITECTS

601 South Myrtle Avenue
Monrovia, California 91016
(626) 275-6800 (626) 275-6801 FAX
email @cortney-le-architects.com

PROJECT NO.:	15016.02
OWNER/AGENCY:	9/10/15
BID ISSUE:	
CONSTRUCTION ISSUE:	

15

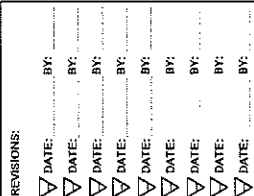


PLANT LEGEND

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY.</u>	<u>REMARKS</u>
	<u>TREE</u>				
	Artabius 'Marmo'	NCN	24" box	19	STD. TRUNK
	Fraxinus oxycarpa 'Roywood'	Roywood Ash	24" box	10	STD. TRUNK
	Lagostroemia indica 'tuscovora'	Pink Crape Myrtle	24" box	4	STD. TRUNK
	Lagostroemia indica 'Notchez'	White Crape Myrtle	24" box	6	STD. TRUNK
	Lagostroemia indica 'Blixo'	Pale Pink Crape Myrtle	24" box	5	STD. TRUNK
	<u>SHRUB</u>				
	Callisnerum 'Little John'	Dwarf Bottlebrush	5 gal	39	
	Ligustrum japonicum 'Texonum'	Texas Privet	5 gal	180	
	Raphiolepis indica 'Ballarina'	Indian Hawthorn	5 gal	101	
	Rosa floribunda 'Teenberg'	White Shrub Rose	5 gal	34	
	Rosa 'Meidland Red'	Red groundcover rose	5 gal	105	plant @ 36" o.c.
	<u>PERENNIALS</u>				
	Agapanthus africanus	Lily of the Nile	1 gal	255	
	Diets bicolor	Fortnight Lily	1 gal	123	
	Hemerocallis hybrids	Daylily	1 gal	449	mixed colors
	<u>GROUND COVER</u>				
	Hypericum calycinum	Aaron's Beard	flats	54	plant @ 12" o.c.
	Polygonum petiolarum	ivy Geranium	flats	12	plant @ 12" o.c.

SCALE: 1"=20'





Corporate Offices
55 Fifth Avenue
New York, NY 10003
t 212-206-6000
f 212-727-0563

LOCATION:
Somersville Road and
Fairview Drive,
Antioch, CA 94509

ELEVATIONS

PROJECT ARCHITECT: TO
PROJECT MANAGER: J.
DRAWN BY: AS
CHECKED BY: K/ED
DRAWING SCALE: 1/8" = 1'-0"

COURTNEY+LE
ARCHITECTS

601 54th Myrtle Avenue
Herron, California 9106
(626) 75-6000 (626) 75-6001 FAX
email: carney@carnebooks.com

PROJECT NO.: 15016.02
OWNER/AGENCY:
BID ISSUE:
CONSTRUCTION ISSUE:

三

7 BORAL-CULTURED STONE
DEI MADE IFTU STONE

2 FRONT (SOUTH) ELEVATION - BLDG 'B'

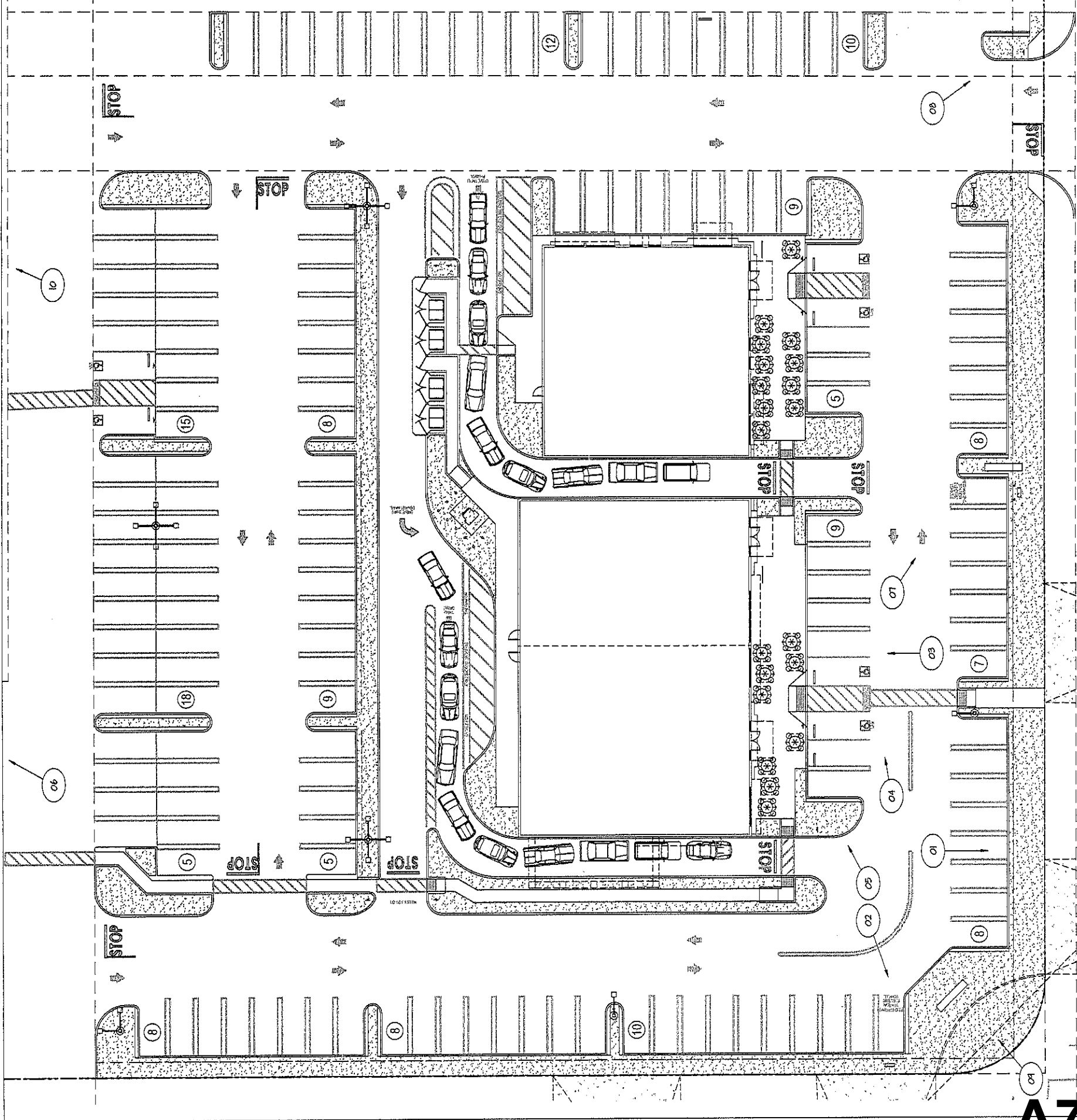
1 FRONT (SOUTH) ELEVATION - BLDG 'A'
1/8" = 1'-0"

4 REAR (NORTH) ELEVATION - BLDG 'A'
1/8" = 1'-0"

3 REAR (NORTH) ELEVATION - BLDG 'B'
1/8" = 1'-0"

6 RIGHT SIDE (EAST) ELEVATION - BLDG 'B'
1/8" = 1'-0"

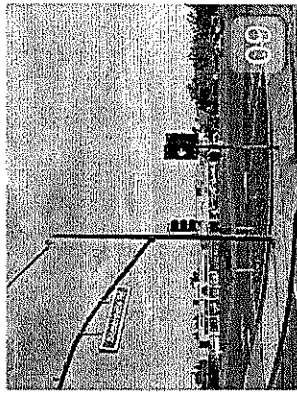
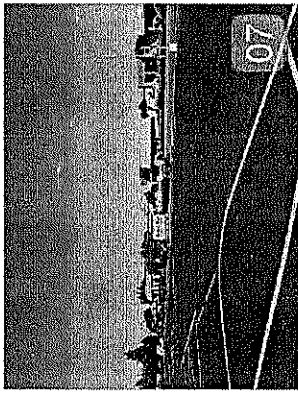
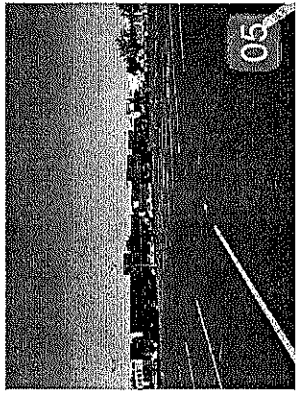
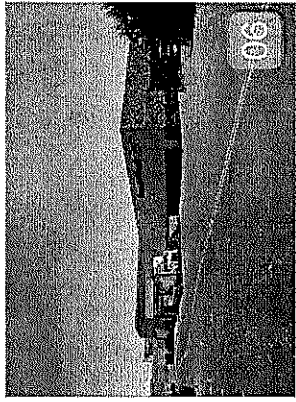
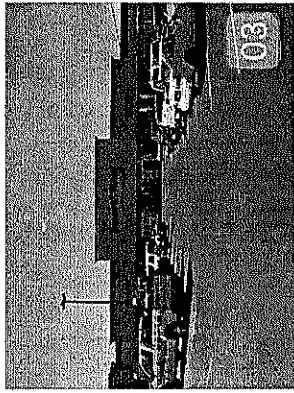
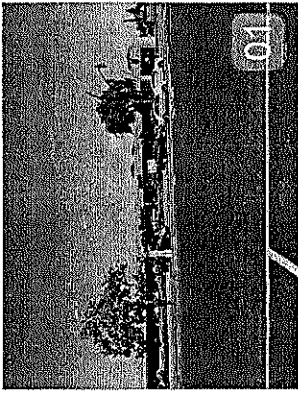
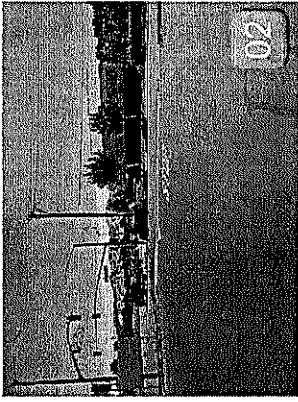
5 LEFT SIDE (WEST) ELEVATION - BLDG 'A'
1/8" = 1'-0"



SOMERSVILLE ROAD

A REFERENCE SITE PLAN
SCALE: 1/8" = 1'-0"

A7
B15



REVISIONS:

DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:

OWNER:
TIME EQUITIES INC.

Corporate Offices
55 Fifth Avenue
New York, NY 10003
1 212-205-6000
1 212-727-6555

PROJECT:
SOMERSVILLE TOWNE CENTER

LOCATION:
Somersville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:

SITE PHOTOS

SHEET TITLE:

PROJECT ARCHITECT: TC
PROJECT MANAGER: L
DRAWN BY: AS
CHECKED BY: KLB
DRAWING SCALE: 1/8" = 1'-0"

COURTNEY+LE ARCHITECTS

601 South Middle Avenue
Hayward, California 94504
(925) 751-6000 (fax) 751-6001 (cell)
info@courtney-le.com

PROJECT NO.: JS016.02
OPER/EMERGENCY: 4/10/15
CONSTRUCTION ISSUE:

PH-1

OWNER:



TIME EQUITIES INC.

PROJECT: SOMERSVILLE
TOWNE CENTER

CONSULTANT:
CONCEPTUAL

SHEET TITLE:

COURTNEY+LE
ARCHITECTS

PROJECT NO.: 15016.02
OWNER/AGENCY: ANOVA
BID ISSUE:
CONSTRUCTION ISSUE:

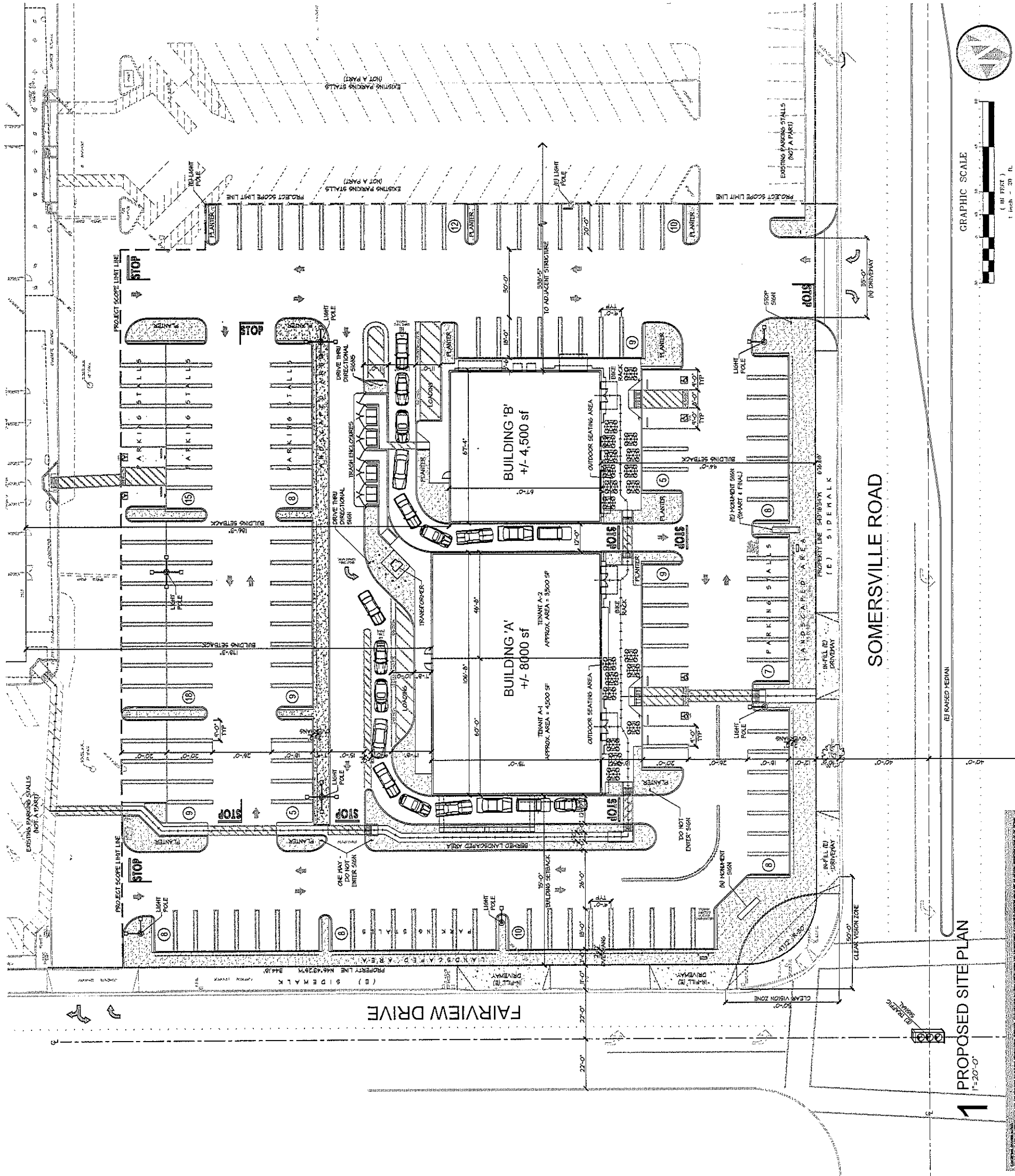
SP-1

SITE AREA:	36,800 AC OR (50.64±)
ZONING:	C-3 REGIONAL COMMERCIAL DISTRICT
GENERAL PLAN:	FOCUS AREA
LAND USE REGULATIONS:	
FLOOR AREA:	
BUILDING "A"	47,450 SQ FT (PROVE-THEM)
BUILDINGS "B-C"	47,590 SQ FT
BUILDINGS "D-E"	47,590 SQ FT (PROVE-THEM)
FLOOR AREA:	47,1200 SF
LOT COVERAGE:	55% MAX.
FLOOR AREA RATIO:	PART OF A LARGER SHOPPING CENTER
HEIGHT LIMITATION:	10'-0" MAX.

PARKING:	STANDARD STALL COMPACT STALL LOVING SPACE	4'-0" X 20'-0" @ 90° 8'-0" X 18'-0" @ 90° 10' X 30'
DRIVEWAY:	ONE WAY TWO WAY	15'-0" 26'-0"
PARKING REQUIRED:	BUILDING 14-1 BUILDING 15-1 BUILDING 16-1 BUILDING 17-1 BUILDING 18-1	50000 SF SHOPPING CENTER 222 STALLS 222 STALLS 222 STALLS 222 STALLS 222 STALLS

BIKE RACK 1/25 OFF STREET PARKING OR 5 PER RESTAURANT/FAST FOOD ESTABLISHMENT

LANDSCAPING:
THIS PROJECT PROVIDES FOR AN ADDITIONAL LANDSCAPE AREA
OF 14,713 SF



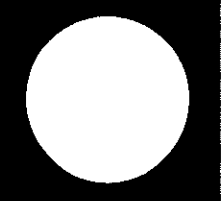
PROPOSED SITE PLAN
1"=20'-0"

GRAPHIC SCALE

(IN FEET)
inch - 20 ft

(IN FEET)
1 inch = 20 ft

A8
B16



REVISIONS:	
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:

OWNER:

TIME EQUITIES INC.

Corporate Offices
55 Fifth Avenue
New York, NY 10003
t 212-206-6000
f 212-727-5563

PROJECT:
SOMERSVILLE
TOWNE CENTER

LOCATION:
Somersville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:
BUILDING
SIGNAGE

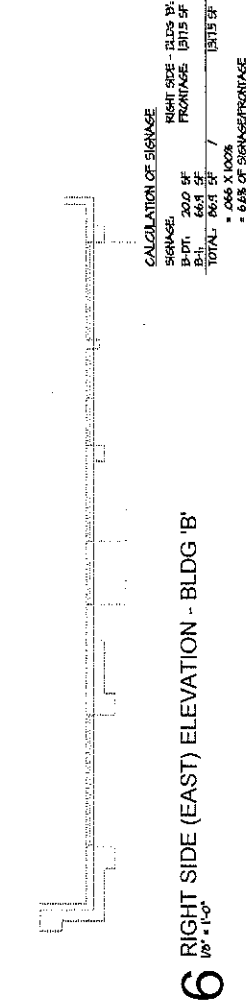
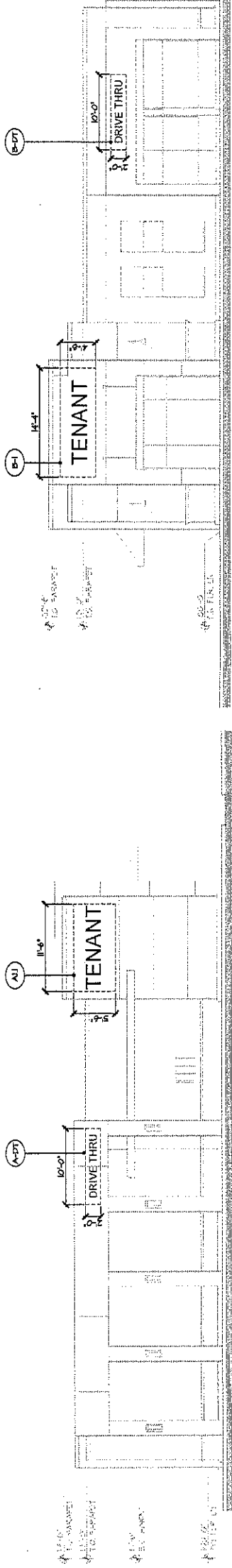
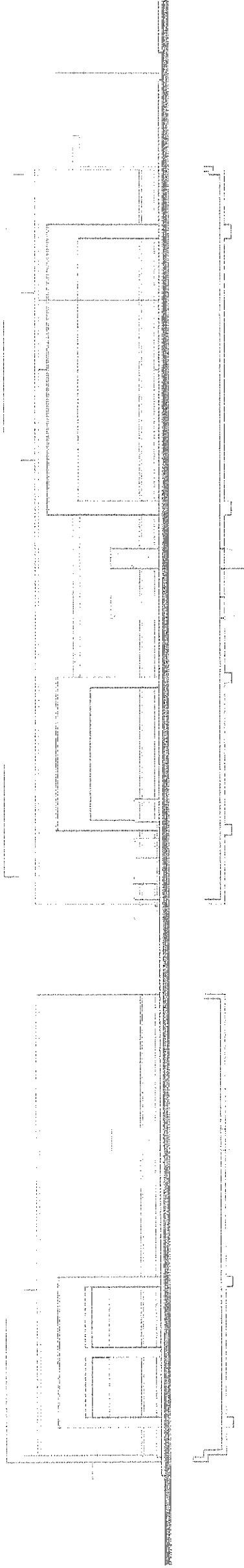
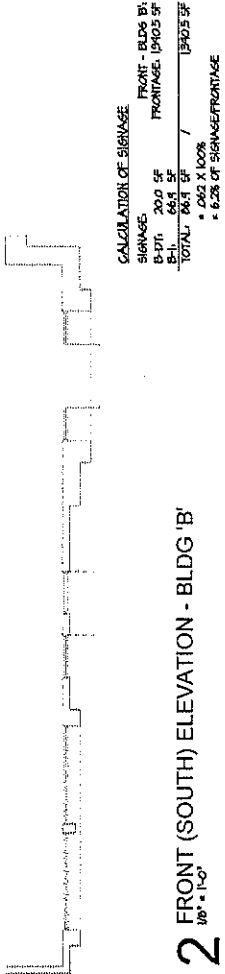
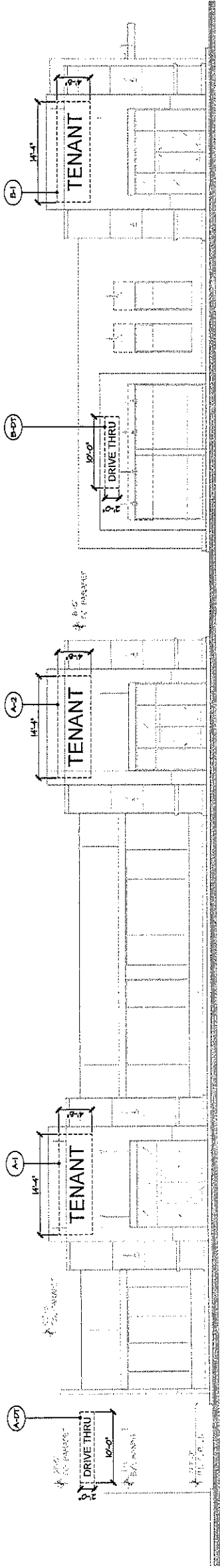
SHEET TITLE:
PROJECT ARCHITECT: T.C.
PROJECT MANAGER: T.C.
DRAWN BY: A.S.
CHECKED BY: K.J.P.
DRAWING SCALE: 1/8" = 1'-0"

COURTNEY+LE
ARCHITECTS

80 South Hyde Avenue
Berkeley, California 94708
(415) 755-6000 (fax)
info@courtney-le.com

PROJECT NO.: 15016.02
OWNER/AGENT:
BID ISSUE:
CONSTRUCTION ISSUE:

SN-2



A10
B18

CONSTRUCTION PHASING REQUIREMENTS

- ALL SERVICE SHUT-DOWNS AND START-UPS SHALL BE SCHEDULED IN ADVANCE AND SUPERVISED OR PERFORMED BY OWNER'S FACILITY STAFF.
- ALL FACILITY OPERATIONS SHALL REMAIN UNINTERRUPTED AND UNDISTURBED. ALL WORK IN OCCUPIED AREAS SHALL BE SCHEDULED AND COORDINATED WITH THE FACILITY SO THAT SUCH WORK IS COMPLETED, AREA CLEANED AND ALL SERVICES RESTORED AND CODE COMPLIANT PRIOR TO RETURNING TO NORMAL OPERATING HOURS.
- ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE DURING APPROVED HOURS. NO SERVICE SHALL BE RESTORED AND CODE-COMPLIANT PRIOR TO NORMAL HOURS. NO SERVICE INTERRUPTIONS DURING NORMAL HOURS ARE ALLOWED UNLESS OTHERWISE PERMITTED.
- ANY WORK SHOWN BUT NOT SPECIFICALLY DISCUSSED, SHALL BE PERFORMED DURING NORMAL HOURS AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE.
- CERTAIN APPROVED-HOURS OPERATIONS MAY BE REQUIRED FOR MORE THAN ONE HOUR PERIOD TO COMPLETE. NO ATTEMPT HAS BEEN MADE TO ESTIMATE THE TIME REQUIRED FOR SUCH OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE CONTRACTOR'S OPTION. PROVIDE REQUIREMENTS FOR APPROVED PERIOD WORK, SERVICE INTERRUPTIONS, ETC. ARE MET. ALL NON-NORMAL-HOURS WORK SHALL BE KEPT TO A MINIMUM.

SYSTEM VOLTAGE		
CONDUCTOR	200Y/120W	480Y/277W
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
GROUNDING	GREEN	GREEN

- ③ THE NEW INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ③ THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS, WIRES, BOXES, SWITCHES AND CONVENIENCE RECEPTACLES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
- ③ THE ELECTRICAL CONTRACTOR SHALL NOT BORE, NOTCH OR IN ANY OTHER WAY CUT INTO STRUCTURAL MEMBERS WITHOUT THE WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER.
- ① THE LOCATIONS OF ANY ELECTRICAL TRUNKS INDICATED ON THE ARCHITECTURAL ELEVATIONS OR SECTIONS HAVE PRECEDENCE OVER THOSE ON THE ELECTRICAL DRAWINGS.
- ① ALL CONDUITS CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATIONS SHALL BE MADE WITH SOULIGHT FLEXIBLE CONDUIT PROVIDING SUFFICIENT SLACK TO MINIMIZE VIBRATION.
- ① ALL WIRING SHALL BE AS PER EQUIPMENT SUPPLIER, ELECTRICAL CONTRACTOR TO COORDINATE.
- ① SOMEWHERE TOWNE CENTER SHALL PAY ALL PERMIT FEES.
- ① ALL FLUORESCENT LIGHTING FIXTURES SHALL HAVE LOW ENERGY BALLAST AND LAMPS U.S.O.N. ALL BALLAST SHALL COMPLY WITH C.E.C. APPLIANCE STANDARD FOR FLUORESCENT BALLAST.
- ① CONTRACTOR TO VERIFY CEILING CONSTRUCTION BEFORE ORDERING LIGHTING FIXTURES.
- ① ALL LIGHTING FIXTURES DESIGNED AS PENDENTLY SHALL HAVE BATTERY PACK CONSISTING OF SHOCK ASSEMBLY, CHARGE BATTERY PACK, TESTER, AND BATTERY PACK.
- ① ALL CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER'S RECOMMENDATIONS, SELECT LIGHTING CIRCUIT AHEAD OF SWITCH ON CIRCUIT BREAKER.
- ① LIGHTING FIXTURE AS IN CONTACT WITH INSULATION TO BE ULL LISTED FOR THERMAL BARRENESS OR PROVIDE 3" MINIMUM CLEARANCE.
- ① LIGHTING FIXTURE AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION.
- ① ELECTRICAL EQUIPMENT SHALL BE LISTED BY CITY OF ANTIPOCH RECOGNIZED TESTING LABORATORY ON APPROVED BY DEPARTMENT.
- ② ALL EXTERIOR SOUNDAGE REQUIRED SEPARATE PERMIT AND APPROVAL.
- ② ALL ELECTRICAL WORK EXPOSED TO WEATHER SHALL BE LISTED FOR EXTERIOR USE.
- ② CONTRACTOR SHALL PROVIDE POLE AND POLE BASE LIGHT FIXTURES, LAMPS AND BALLAST AS SPECIFIED ON THIS LUMINAIRE SCHEDULE. SUBSTITUTE MUST BE COORDINATED WITH OWNER'S REPRESENTATIVE, PRIOR TO BID.

LUMINAIRE SCHEDULE 6700323												
TYPE	MANUFACTURER CATALOG NUMBER LAMP TYPE	MANUFACTURER			NO. LAMPS	LAMP TYPE	LAMP WATTS	TOTAL WATTS	VOLT.	DESCRIPTION		
		CLG	SHLD	REC WALL							PEND	
S1	UTRONIA LIGHTING #USX2-LED-109C-1000 40K-T3A-WAOL		●		1	LED	350W	350W	277V	POLE LIGHTING		
S1A	UTRONIA LIGHTING #USX2-LED-109C-1000 40K-T3A-WAOL-HS		●		1	LED	350W	350W	277V	POLE LIGHTING WITH HOUSE SHIELD		
S2	UTRONIA LIGHTING #USX2-LED-109C-1000 40K-T3A-WAOL		●		2	LED	350W	700W	277V	POLE LIGHTING		
S3	UTRONIA LIGHTING #USX2-LED-100C-1000 40K-T3A-WAOL		●		4	LED	350W	1400W	277V	POLE LIGHTING		
WP	UTRONIA LIGHTING #LW4023 120			●	1	LED	35W INPUT	35W INPUT	120V	WALL MOUNTED WALLPACKS WITH FULL CUT OFF SHIELDED SUITABLE FOR WET LOCATION. TEMPERED GLASS LENS AND GASKETED MOUNTING HEIGHT: 15'-0" AFT		

ELECTRICAL SYMBOL LIST (NOT ALL SYMBOLS APPLICABLE TO THIS PROJECT)

- [illegible]

2(TWO) POLE SWITCH	+48" AFF OR AS NOTED
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THREE(3) WAY SWITCH	+48" AFF OR AS NOTED
FOUR(4) WAY SWITCH	+48" AFF OR AS NOTED
SINGLE POLE KEY SWITCH	+48" AFF OR AS NOTED
REMOTE CONTROL SWITCH	+48" AFF OR AS NOTED

DAY LIGHT SENSOR	+40" AFF OR AS NOTED
------------------	----------------------

43	OCCUPANCY SENSOR WITH SWITCH PACK
----	-----------------------------------

1c1g	DUPLEX CONVENIENCE OUTLET 15A, 120V, $\pm 10^\circ$ AFF OR AS NOTED
	DUPLEX CONVENIENCE OUTLET GEN TYPE 15A 120V $\pm 10^\circ$ AFF OR AS NOTED

DUPLEX CONVENIENCE OUTLET GFCI TYPE 15A 120V, +48" AFF OR AS NOTED

	RECEPTACLE WITH ISOLATED GROUNDING	+10" AFF OR AS NOTED
--	------------------------------------	----------------------

WOODRUE DUPLEX RECEPTACLE, 4 TO 10 AMP OR AS NOTED

RECESSED MOUNTED PANELBOARD + 6'-6" AFF TO TOP

JUNCTION BOX FLEX TO EQUIPMENT

REFERENCE NOTES

1/2" C-2#12, 1#12 GRD. IN EMT OR FLEX CONDUIT

1/2" C-4#12, 1 1/2" GRD. IN ENT OR FLEX CONDUIT

1/2" C-2012, 1 1/2" GRD., 1 1/2" ISO GRD. IN ENT OR FLEX CONDUIT

1/2" C-4#12, 1#12 GRD., 1#12 ISO GRD. IN EMT OR FLEX CONDUIT

1/2 C-(AC) UNDERGROUND OR BELOW GRADE

EXISTING EQUIPMENT/FEEDER TO BE REMOVED

1/2" C WITH LOW VOLTAGE CONTROL CABLE OR AS NOTED	
WIRE RUN TO PANELBOARD	

CONDUIT RISER UP




CONNECT TO GROUNDING. WIRE SIZE PER CODE AND AS NOTED

TWO SINGLE PHASE CIRCUIT TO PANEL "HS" WITH COMMON NEUTRAL

INDICATES MAXIMUM FAULT CURRENT AVAILABLE AT SWITCHBOARD TO BE 10,000

CAPABLE OF INTERRUPTING THE MAXIMUM FAULT CURRENT AND BUSSING SHALL

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	DATE: _____ BY: _____		TIME EQUITIES INCORPORATED Corporate Offices 55 Fifth Avenue New York, NY 10003 1 212-205-5000 1 212-772-0563	SOMERSVILLE TOWNE CENTER
	DATE: _____ BY: _____			
	DATE: _____ BY: _____			
	DATE: _____ BY: _____			
	DATE: _____ BY: _____			
	DATE: _____ BY: _____			
	DATE: _____ BY: _____			
	DATE: _____ BY: _____			
REVISIONS:		OWNER:	PROJECT:	LOCATION:
Somersville Road and Fairview Drive, Antioch, CA 94509		CONSULTANT:		

ABBREVIATIONS

SHEET TITLE: _____

**SYMBOLS DIMENSIONS
SCHED. & NOTES**

PROJECT ARCHITECT: _____

PROJECT MANAGER: _____

DRAWN BY: ANC

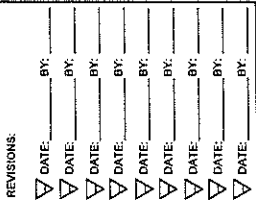
CHECKED BY: MF/AVB

COURTNEY+L
ARCHITECT

801 South Myrtle Avenue
Morroca, California 91016
(626) 275-6800 (626) 275-5801 FAX
mail @ courtney-k-artists.com

PROJECT NO.: _____
OWNER/AGENCY: _____
PID ISSUE: _____
CONSTRUCTION ISSUE: _____

015E



Corporate Offices
55 Fifth Avenue
New York, NY 10003
t 212-206-6000
f 212-727-0563

PROJECT: SOMERSVILLE TOWNE CENTER

LOCATION:
Somersville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:



SHEET TITLE:

SITE PLAN - ELECTRICAL

PROJECT ARCHITECT:

PROJECT MANAGER:

DRAWN BY:

CHECKED BY:

DRAWING SCALE:

COURTNEY+LE
ARCHITECTS

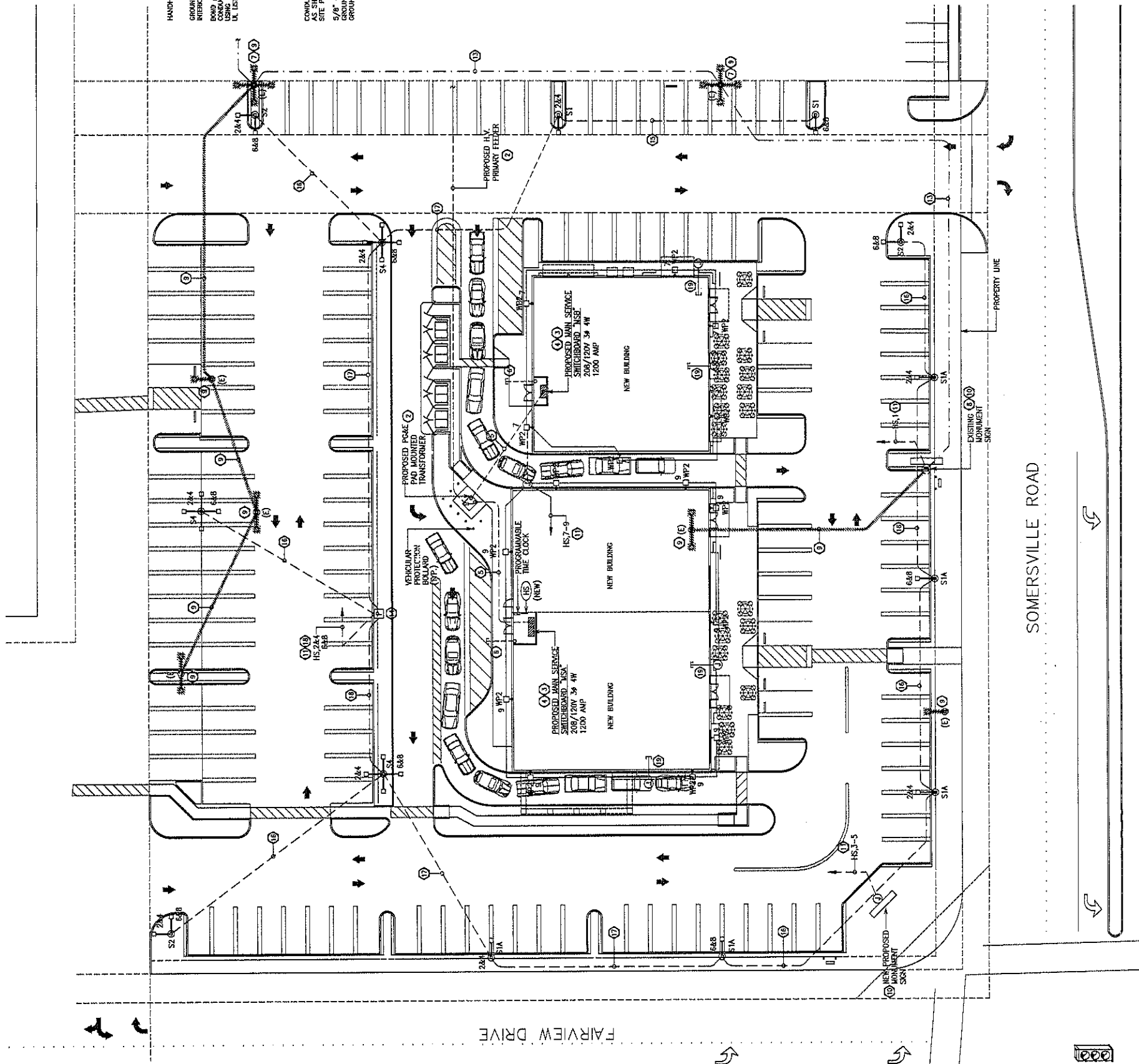
801 South Myrtle Avenue
Marina, California 91018
(626) 275-6800 (626) 275-6801 FAX
and @courtesy-je-architects.com

PROJECT NO.:

DIRIERIAGENCY:

BIO ISSUE-

ES-20



GENERAL NOTES

1. CONTRACTOR SHALL REMOVE EXISTING SITE LIGHTING FIXTURES AND POLES AND ASSOCIATED POLE BASES AFFECTED BY NEW WORK.
2. ALL WIRES SHALL BE THINN OUT.
3. ALL UNDERGROUND CONDUIT SHALL BE PVC SCH. 40 MINIMUM.
4. ROUTE CONDUIT PER FIELD CONDITION.
5. ALL WORK EXPOSED TO WEATHER SHALL BE WEATHER-PROOF TYPE IN NEMA 3R ENCLOSURE.
6. CALL DIG ALERT TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO TRENCHING. CONTRACTOR TO COWPAT AND BACK FILL PER CITY OF ANTOCH REQUIREMENTS. NEW ROAD AND PAVEDRSTAIN FINISH TO MATCH EXISTING CONDITION.
7. ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO BID. NOTIFY ARCHITECT OR OWNER'S REPRESENTATIVE IF INCONSISTENCIES ARE FOUND TO INCLUDE ALL COST IN BID AND NO ADDED EXTRA COST WILL BE CHARGE TO OWNER.
8. ELECTRICAL CONTRACTOR SHALL TRACE EXIST UNDERGROUND CONDUIT ROUTING WIRE SIZE AND BRANCH CIRCUIT NUMBER TO PANELBOARD.

LEGEND

INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.

INDICATES NEW EQUIPMENT/FEEDER.

INDICATES UNDERGROUND FEEDER.

ABBREVIATION

(E)	EXISTING TO REMAIN
(N)	NEW
(R)	REMOVE AND RELOCATED

A LOT LIGHT POLE DETAIL

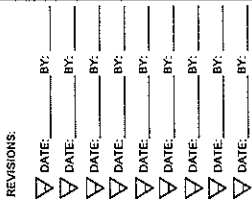
ES-20 / NO SCALE

KEY NOTES:

- ① NEW 3R EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN AREA JR ENCLOSURE.
- ② COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PACIFIC GAS AND ELECTRIC COMPANY PRIOR TO START OF WORK. SEE SHEET ES-3-JO FOR PROPOSED ROUTING OF UNDERGROUND PRIMARY HIGH VOLTAGE LINE.
- ③ SEE SINGLE LINE DIAGRAM ON SHEET E-5.0 FOR ADDITIONAL INFORMATION AS INDICATED.
- ④ MAIN SERVICE SWITCHBOARD SHALL BE DESIGN FOR A 3"Ø FRONT ACCESS.
- ⑤ NEW (4) 4"Ø. (PVC) 4/350 MCM, 11/4/0 GRD. EACH.
- ⑥ STUB-OUT 7"Ø. (PVC) 5"Ø FROM BUILDING EXTERIOR WALL CABBING BY TELEPHONE COMPANY PROVIDER.
- ⑦ EXISTING POWER POLE TO REMAIN. RETAIN BRANCH CIRCUIT HOMERUN TO HOUSE PANEL UNTIL NEW WORK ARE COMPLETED.
- ⑧ EXISTING TO REMAIN, MAINTAIN POWER UNTIL NEW SERVICE /HOUSE PANEL ARE INSTALLED AND ENERGIZED.
- ⑨ DISCONNECT AND REMOVE. SAFE OFF POWER.

A12

B20



OWNER:  TIME EQUITIES INC.

Corporate Offices
55 Fifth Avenue
New York, NY 10003
t 212-206-6000
f 212-727-0563

PROJECT: SOMERSVILLE TOWNE CENTER

LOCATION:
Somerville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:

B&A, inc
Ballesteros & Associates
Consulting Engineers
11106 W. Higgins Rd. (North) CA 91304
Tel: (415) 362-7236 Fax: (415) 362-3811

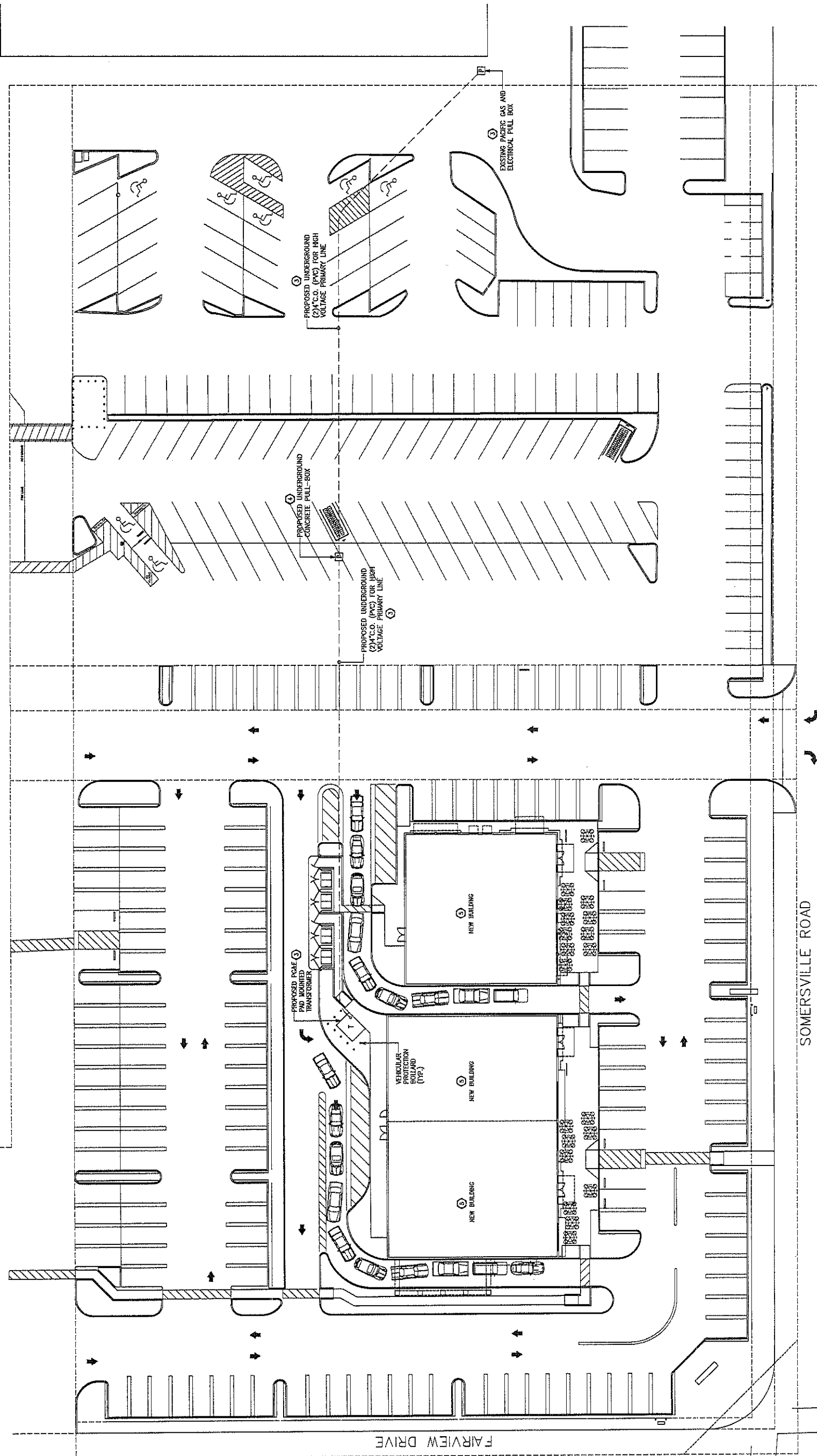
SHEET TITLE:
SITE PLAN - ELECTRICAL
 PROJECT ARCHITECT: _____
 PROJECT MANAGER: _____
 DRAWN BY: AIG
 CHECKED BY: LUF / AVB
 DRAWING SCALE: AS SHOWN

COURTNEY+LEE
ARCHITECTS

801 South Myrtle Avenue
Morrovia, California 91016
(626) 275-6800 (626) 275-6801 FAX
mail @ courtney-le-ventrux.com

PROJECT NO.: _____
OWNER/AGENCY: _____
BID ISSUE: _____
CONSTRUCTION ISSUE: _____

ES-3.0



② SITE PLAN - ELECTRICAL
SCALE: 1/20"=1'-0"

KEY NOTES:

- 1 ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE "N" NEW 3" OR ENCLOSURE.
- 2 SEE SHEET ES-2.0 FOR ADDITIONAL REQUIREMENTS.
- 3 COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PACIFIC GAS AND ELECTRIC COMPANY PRIOR TO START OF WORK. SEE SHEET ES-3.0 FOR PROPOSED ROUTING OF UNDERGROUND PRIMARY HIGH VOLTAGE LINE.
- 4 PROVIDE NEW 32" X 24" X 24" DEEP UNDERGROUND CONCRETE FULL BOX WITH TRAFFIC COVER "ELECTRIC".
- 5 INTERIOR WORK IS BY FUTURE TEAM.

GENERAL NOTES

1. CONTRACTOR SHALL REMOVE EXISTING SITE LIGHTING FIXTURES, POLES AND ASSOCIATED POLE BASES AFFECTED BY NEW WORK.
2. ALL WIRES SHALL BE THIN CU.
3. ALL UNDERGROUND CONDUIT SHALL BE PVC SCH. 40 MINIMUM.
4. ROUTE CONDUIT PER FIELD CONDITION.

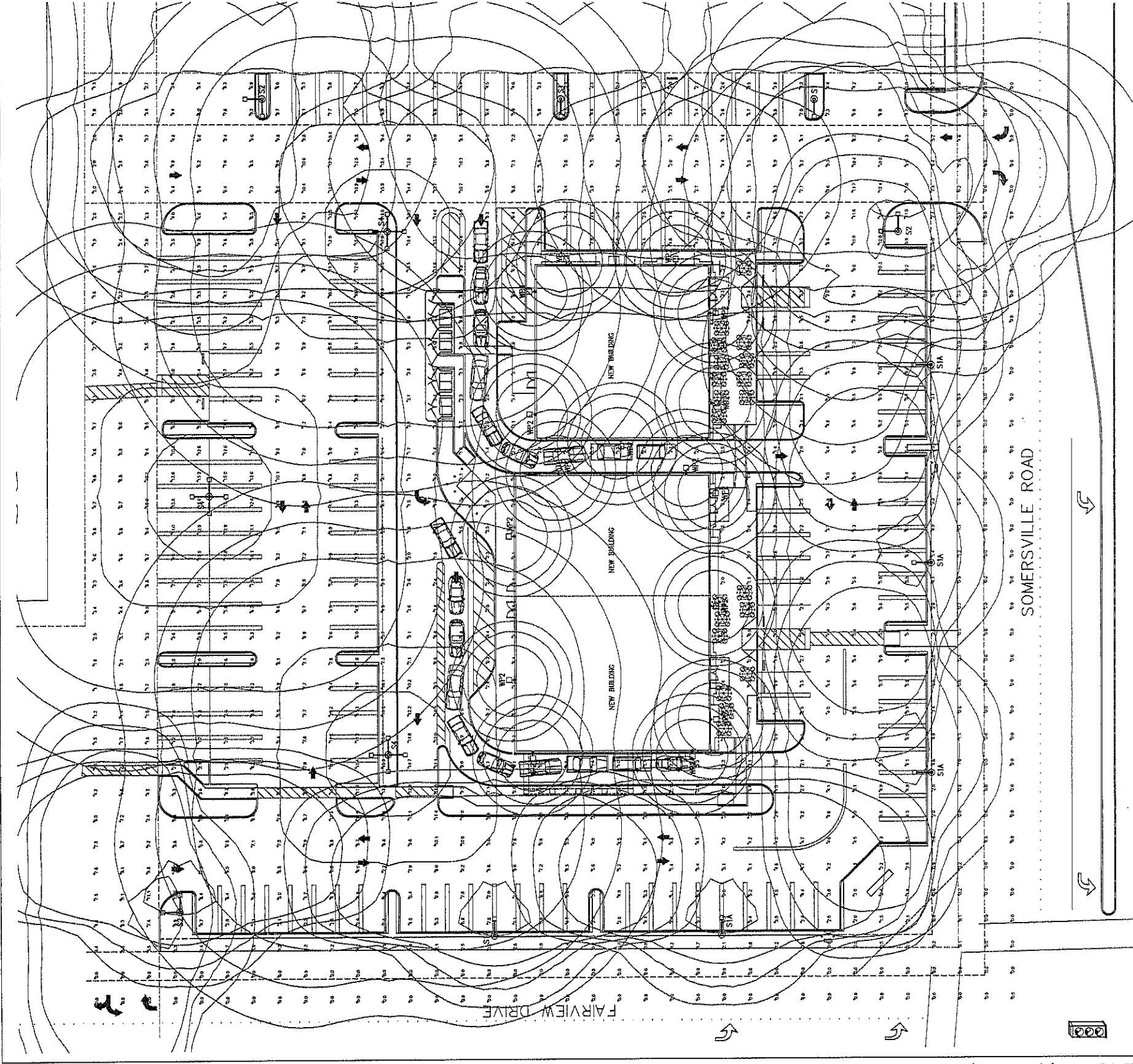
ABBREVIATION

- | (E) | EXISTING TO REMAIN |
|-----|---------------------|
| (N) | NEW |
| (R) | REMOVE AND RELOCATE |

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
INDICATES NEW EQUIPMENT/FEEDER.
INDICATES UNDERGROUND FEEDER.

A13
B21



SITE PLAN - LIGHTING PHOTOMETRIC
SCALE: 1/20"=1'-0"

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Watts
	S1	2	DS32 LED 1000 4.2 COB LED LIGHT 1000 LUMEN MOUNT	DS32 LED 1000 4.2 COB LED LIGHT 1000 LUMEN TYPE TM OPTICS	LED	357
	S1A	5	DS31 LED 400 1000 LUMEN MOUNT HS	DS31 LED WITH (3) 70 TYPE TM OPTIC, 4000K 1000 LUMEN SIDE SHIELD	LED	137.46
	S2	3	DS32 LED 1000 4.2 COB LED LIGHT 1000 LUMEN MOUNT	DS32 LED WITH (3) 70 TYPE TM OPTIC, 4000K 1000 LUMEN SIDE SHIELD	LED	114
	S3	3	DS32 LED 1000 4.2 COB LED LIGHT 1000 LUMEN MOUNT	DS32 LED WITH (3) 70 TYPE TM OPTIC, 4000K 1000 LUMEN SIDE SHIELD	LED	1428
	WP	16	WP 16 04WV3 120 LED WALLPACK WITH 10 LEDS	LED WALLPACK WITH 10 LEDS	ONE 35-WATT LED	35

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Circ Zone #1	+	5.4 fc	14.0 fc	0.1 fc	140:1	54:1



REVISIONS:	
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:

OWNER:

TIME EQUITIES INC.

Corporate Offices
55 Fifth Avenue
New York, NY 10003
1 212-205-6000
1 212-727-0563

PROJECT:
**SOMERSVILLE
TOWNE CENTER**

LOCATION:
Somersville Road and
Fairview Drive,
Antioch, CA 94509

CONSULTANT:

B&A inc
Reference & Associates
Consulting Engineers
1040 E. Imperial Ave., Suite 100
Ft. Lauderdale, FL 33304
Tel: 954-575-1100
Fax: 954-575-1101
www.b-a-inc.com

SHEET TITLE:
**SITE PLAN - LIGHTING
PHOTOMETRIC**

PROJECT ARCHITECT: _____
PROJECT MANAGER: _____
DRAWN BY: **AD**
CHECKED BY: **JP/MS**
DRAWING SCALE: **AS SHOWN**

**COURTNEY+LE
ARCHITECTS**

101 South Hyde Avenue
Meriden, CT 06450
(860) 275-5800 (fax) 275-6861 FAX
info@courtney-le-architects.com

PROJECT NO.: _____
OWNER/AGENCY: _____
SHEET NO.: _____
CONSTRUCTION ISSUE: _____

ES-4.0

**A14
B22**

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**January 6, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, January 6, 2016, in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, January 13, 2016.

ROLL CALL

Present: Commissioners Parsons, Mason, Miller, Hinojosa
Vice Chair Zacharatos and Chair Motts

Staff: Interim City Attorney, Bill Galstan
Director of Community Development, Forrest Ebbs
Assistant City Engineer, Lynne Filson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- | | |
|-------------------------|--|
| 1. Approval of Minutes: | A. October 21, 2015
B. November 4, 2015 |
|-------------------------|--|

On motion by Commissioner Parsons, seconded by Vice Chair Zacharatos, the Planning Commission unanimously approved the minutes of October 21, 2015 and November 4, 2015, as presented. The motion carried the following vote:

AYES:	Parsons, Zacharatos, Mason, Miller, Hinojosa, Motts
NOES:	None
ABSTAIN:	None
ABSENT:	None

NEW PUBLIC HEARING

2. **UP-15-12 – Somerville Towne Center** – Kevin Le of Courtney + Le Architects, applicant, on behalf of Times Equities Inc., the property owner, requests a use permit and design review for the construction of two new buildings containing drive-throughs within the existing parking lot at the southeastern corner of the Somersville Towne Center shopping mall complex. The project site is located at 2500 Somerville at the intersection of Fairview Drive (APN 074-450-036).

Director of Community Development Ebbs presented the staff report dated December 14, 2015, recommending the Planning Commission approve a use permit and design review for the two drive-through buildings for fast food restaurants subject to the conditions of approval contained in the staff reports attached resolution.

Chair Motts opened the public hearing.

John Le, Courtney & Le Architects, explained the project would be adding square footage; however, parking was abundant at the shopping center. He noted three driveways would be closed and one would remain for access. He stated they would abide by the conditions of approval; however, he requested General Condition #2 be amended to provide an additional two (2) year term from the date of approval to allow additional time to negotiate leases, if needed.

In response to Chair Motts, John Le stated there had been interest from multiple retail tenants; however, they did not have signed leases at this time.

In response to Commissioner Parsons, Director of Community Development Ebbs stated that given the request from the applicant; staff's recommendation would be to amend General Condition #2 to indicate the approval expires four years from the date of approval with a provision for a one year extension.

Chair Motts closed the public hearing.

Commissioners Parsons thanked the applicant for bringing this project to Antioch.

Commissioner Hinojosa stated she liked the project and was excited to more businesses located in the area. She thanked the applicant for their consideration in designing the stop signs adjacent to building "B".

Chair Motts concurred with Commissioner Hinojosa noting the project would be a welcomed sight in the area.

RESOLUTION NO. 2016-01

On motion by Commissioner Hinojosa, seconded by Commissioner Parsons, the Planning Commission approved the use permit and design review for the two drive-through buildings for fast food restaurants subject to the conditions of approval contained in the staff reports attached resolution. With the following revision to General Condition #2.

- #2 *This approval expires four years from the date of approval (Expires January 6, 2020), unless the use has been established or 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.***

The motion carried the following vote:

AYES:	<i>Parsons, Zacharatos, Mason, Miller, Hinojosa, Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

- 3. PD-14-03 – Vineyards at Sand Creek Residential Subdivision –** GBN Partners, LLC, requests approval of: an Environmental Impact Report; a General Plan Amendment (GP-14-01) from Business Park, Public/Quasi-Public, and Open Space/Senior Housing to Medium Low Density Residential District; a Master Development Plan, Final Development Plan and Planned Development Rezone (PD-14-03); a Resource Management Plan; a Vesting Tentative Map (Subdivision 9390); and a Development Agreement. The project consists of the development of a gated residential community on 141.6 total acres; including up to 650 single-family residential units, private streets, two parks, a segment of the Sand Creek Regional Trail, two stormwater detention basins, and landscaped and open space areas. The project site is bounded by a residential subdivision to the north, the future extension of Sand Creek to the south, Heidorn Ranch Road and City of Brentwood city limits to the east, and future Hillcrest Avenue extension and vacant residential land to the west (APNs 057-030-003 and 057-050-007).

Director of Community Development Ebbs presented the staff report dated January 6, 2016, recommending the Planning Commission consider the proposed Vineyards and Sand Creek Project and make a recommendation to the City Council. He explained the Planning Commission had been provided with a minor change to the conditions of approval relating to timing of the infrastructure improvements. Additionally, correspondences received, as late as this afternoon, were provided on the dais.

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained staff had not made a written recommendation on the General Plan amendment as his recommendations were based on existing adopted policy and this project was inconsistent with the General Plan. He stated best service to the Planning Commission was to bring forward all existing policies and any changes would be deferred to them. He commented any recommendation by staff on the project would be personal and not based on official policy adopted by the City Council. Speaking to removing the Business Park designation for this property, he noted there would be opportunity through the General Plan Land Use Element update to reassign employment generating land uses elsewhere in the focus area. He further noted there were no other formal applications for projects in the Sand Creek focus area at this time. Additionally, he clarified any new policies coming forward as part of the General Plan Land Use Element update, would be discussed at the Planning Commission Study Session on January 20, 2016, and would conclude when Council adopted the update later this year. He noted the decision to hold a project to a standard yet to be developed was not feasible as it should be measured against today's General Plan.

In response to Commissioner Parsons, Director of Community Development Ebbs clarified the Planning Commission would be making a recommendation on policy to the City Council who would make the ultimate decision.

Chair Motts opened the public hearing.

Matt Beinke, GBN Partners LLC applicant from The Vineyards and Sand Creek, gave a history of the project and an overhead presentation which included the site plan and project constraints. He announced they were in the process of purchasing the corner property which they felt was necessary as it sits at the City limit boundary line and would set the tone for the area. He noted they would participate in the police services district and because it was a private community, the burden would not be borne by the City.

Phil VanderToolen, VanderToolen and Associates Landscape Architects, gave an overhead presentation of the landscape amenities including gated entries, pool area, park features, trail system and entry features. Also reviewed were the streetscapes and plant palette.

Mark Day, Dahlin Group Architecture and Planning, provided examples of architecture following the guidelines and standards written to insure a quality project would be brought forward. He discussed their intent to create California/outdoor rooms and stated the homes would be energy efficient and meet or exceed building standards.

Commissioner Hinojosa spoke in support of the covered patios/California room options.

In response to the Commission, Mark Day stated they believed they had sufficient lot coverage to allow for an additional accessory structure and noted his experience had

been the builders were providing the option and pre-plotting to accommodate for California rooms.

Matt Beinke, GBN Partners LLC applicant from The Vineyards and Sand Creek, clarified they developed the project after considering infrastructure needs, adjacent development of similar size as well as the mixed use high density development to the east in the City of Brentwood. In addition, he noted infrastructure improvements provided the first segments to Dozier-Libbey Medical High School and Kaiser Hospital. Speaking to the Sand Creek trail, he reported they worked with Save Mount Diablo to create the Sand Creek protective corridor that they would be designating. He thanked City staff for their time and efforts to assist them in addressing all of the issues.

In response to the Commission, Phil VanderToolen explained the property line would remain the same for homes with and without sidewalks. He noted parking would occur on the arterials.

In response to the Commission, Matt Beinke explained the gate house was designed to be manned or unmanned. He stated the Sand Creek Regional Trail exists in the location it will be permitted to be by the resource agencies.

Assistant City Engineer Filson added the intent was to retain the trail along Sand Creek and not adjacent to the roadway.

Matt Beinke added keeping the trail away from the roadway was their goal. He stated they do not anticipate building a single story product; however, through the guidelines they created a single story profile home. He noted the senior housing designation would not require any changes to the proposed lot size or setbacks. He further noted with the proposed tree coverage, the type of home would not be evident until directly in front of the home.

Jack Roddy, Brentwood resident, spoke in support of the project and the developers.

Kevin Fitzgerald, Antioch resident and Business owner, spoke in support of the Vineyards at Sand Creek. He noted the project would provide infrastructure and be a catalyst for planning in the area. Additionally, he noted the project would provide union jobs and fund police services. He gave a historical perspective of the Roddy Ranch project.

Cleve Palmer, Antioch resident, spoke in support of the project noting it would provide local transitional housing for Antioch residents.

Greg Souza, Antioch resident, spoke in opposition to any development inconsistent with the General Plan. He noted with current proposals in front of the Planning Commission, he believes FUA1 would exceed 4000 homes. He further noted the Sand Creek Specific Plan envisioned larger lots with an emphasis on businesses. He expressed

concern for the projects impacts on City services and schools. He urged the Planning Commission not to recommend approval to the City Council.

Commissioner Hinojosa clarified the Sand Creek focus area allowed for a maximum of 4000 units and that was based on whether or not that number was achievable given constraints.

Bob Lilley, representing the International Brotherhood of Electrical Workers (IBEW), spoke in favor of the project. He stated this project would provide infrastructure and be a catalyst for future development which would benefit the entire City. He noted there was a deviation from the General Plan; however, the General Plan made assumptions that had not come to pass. He advocated on behalf of his workers to have the opportunity to work on a good project that would enhance the community.

Arim Hodess, representing Plumbers Local #159, spoke in support of the Vineyards project. He concurred with comments from Bob Lilley. He stated this was the first project that had come forward as a fiscal benefit to the City and relocating the business park was necessary. He urged the Planning Commission to make a recommendation to the City Council to amend the General Plan and approve the project.

Wendy Aghily, Antioch resident, stated this property was the only portion of FUA1 designated for business. She noted she had met with Richland developers who indicated they would be bringing forward a destination retail place for their parcel which they confirmed to be a strip mall. She discussed the report she previously submitted as it pertained to Antioch demographics and local jobs. She noted the proposal before the Commission was in conflict with the General Plan as it pertained to minimum lot sizes. She further noted that with the overabundance of people in Antioch living below the poverty level, she feels homes of this size, in this area, would become rentals. She stated the Planning Commission was being asked to approve a development in hopes the General Plan would be changed, on land the developer does not own yet.

Juan Pablo Galvan, representing Save Mount Diablo, stated they looked forward to further participation in the holistic planning process for the Sand Creek focus area. With regards to this project, he reported they had a discussion with the applicant, toured the site and the proposed mitigation property. He stated they were encouraged that the applicant had guaranteed to permanently protect the entire length of the creek corridor and they would encourage that to be carried through the Sand Creek focus area. He noted they were pleased with the quality and location of the proposed mitigation property.

Josh Young, Antioch resident, spoke in support of the development noting it was a prime opportunity to take advantage of the economy. He noted projects such as this brought positive attention to Antioch as a place for families to live and were essential to the future growth of the City.

Terry Ramus, Antioch resident, provided written comments asking the City to give serious consideration to the following infrastructure and planning issues: planning area in FUA1 was happening in a piece meal fashion and the City had not planned ahead; the City needed to make sure connections to the bypass take place at Laurel Road and Sand Creek Road; infrastructure needed to be completed in a timely manner; the Business Park location should be considered and planned for; and he questioned what guaranteed the quality of development should the project be sold to another developer. Additionally, he suggested a provision be included for additional community infrastructure.

Mark Gabriel Avelos and Joshua Harvey, Antioch residents, presented written comment in support of the Vineyards at Sand Creek.

Lucia Albers and Alan Iannuccone, Brentwood residents, spoke in support of the project.

Donald Freitas, Antioch resident, stated the goal for FUA1 was to develop a dynamic community that included residential, commercial and retail components. He stated the Planning Commission had the opportunity to move the community forward by approving this project to change the perception of Antioch and provide the needed infrastructure for the community. He explained the concept was as development moved west properties would get larger. He urged the Planning Commission to make a recommendation to the City Council to approve the project.

Allen Payton, Antioch resident, stated an assessment should be included for homes in the Sand Creek area for the unfinished portion of Prewett Park. He noted the plan was as development moved south, larger homes would be built, on larger lots. He further noted there was property near Slatten Ranch, the BART station, East 18th Street and along the waterfront that could be utilized for employment generating development.

Commissioner Parsons read written comment from Tim Forrester representing the Antioch Unified School District who asked the Planning Commission to carefully consider the benefits of the project.

Chair Motts closed the public hearing; he then reopened the public hearing to allow for the applicant's rebuttal.

Rebuttal

Matt Beinke thanked the Planning Commission for the opportunity to present the project and requested the Planning Commission recommend approval to the City Council.

Chair Motts closed the public hearing. He declared a recess at 8:32 P.M. The meeting reconvened at 8:45 P.M. with all Planning Commissioners present.

Commissioner Parsons stated she liked the project and supported a gated community. She noted due to surrounding land use, a Business Park would not be feasible at this location; therefore, she would recommend the City Council amend the General Plan to allow the project to move forward.

In response to Commissioner Hinojosa, Director of Community Development Ebbs provided a general overview of the fiscal impact analysis study. He added there was vacant business park space in the current market and an opportunity in the General Plan Land Use Element to look at sites adjacent to the freeway.

A motion was made by Commissioner Mason, seconded by Commissioner Parsons to approve the resolutions recommending the City Council;

- 1) Certify the Environmental Impact Report***
- 2) Approve of the General Plan Amendment***
- 3) Approve the Development Agreement***
- 4) Approve an Ordinance to rezone to Planned Development District (PD-15-**)***
- 5) Approve the Vesting Tentative Map/Final Development Plan***

Discussion on the motion followed.

Commissioner Hinojosa complimented the consultant who prepared the Economic Study and stated based on information provided, she felt comfortable with the General Plan Amendment for the land use designation. Speaking to residential density, she stated the product before the Commission was an excellent example of how this type of housing could be done on smaller lots; therefore she was comfortable with lowering the square foot lot threshold. She noted she had reservations on what the minimum standard should be and she hoped that issue would be discussed during the Land Use Study Session. She further noted she would have preferred to see a single story housing product.

Commissioner Zacharatos stated this project would provide a gated community and complete utilities for the area. She noted it would also provide a housing product that would benefit the City.

Commissioner Miller stated he would not support deviating from the City's General Plan and voiced his support for keeping the business park designation for the property.

Chair Motts stated he understood Commissioner Miller's concerns and noted Business Park development could be placed in areas more feasible. He stated he believed the General Plan amendments were consistent with the studies indicating a change was warranted. He noted given the nature of how the project had come forward and given the quality of product being proposed, he supported the amendments to the General Plan.

Director of Community Development Ebbs suggested if the density issue was a concern for setting precedent, the Planning Commission could add a finding to the resolution that the approval was based on the consideration that the project was on the far east side adjacent to much higher density and on flat land.

Chair Motts supported staff's recommended finding and noted market changes were also a factor in his support of the General Plan amendments.

Commissioner Hinojosa acknowledged Commissioner Miller's position on this project. She noted she does not support projects coming forward with General Plan amendments; however, she had multiple conversations with Director of Community Development Ebbs who assured her as they moved through the Land Use Element update, that issue would be addressed. She stated she shared concerns that the process was not ideal and she had reservations for moving forward with a recommendation to the City Council in advance of the Specific Plan Study Session on January 20, 2016. She stated she had moved past that and felt it was time to move forward. She noted this project would install the infrastructure needed to facilitate development and lead to increased revenues generated by more residents in the community. Additionally, she believed the project fit into the community, followed the General Plan and Land Use standards, provided sufficient biological and environmental mitigation and worked collaborative with stakeholders to build consensus and pay their fair share toward costs to the City for services while committing to hire local labor. She stated she had respect for how the applicant had gone through this process and she was excited for the project to be coming forward; therefore, she noted she supported the project as presented.

In response to Chair Motts, Director of Community Development Ebbs stated a development impact fee and park in lieu fee were included in the conditions of approval and could be utilized for further improvements at Prewett Park.

Following the discussion the previous motion was amended as follows:

RESOLUTION NOS. 2016-02, 2016-03, 2016-04, 2016-05, 2016-06

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission approved the resolutions recommending the City Council;

- 1) Certify the Environmental Impact Report***
- 2) Approve of the General Plan Amendment***
- 3) Approve the Development Agreement***
- 4) Approve an Ordinance to rezone to Planned Development District (PD-15-**)***
- 5) Approve the Vesting Tentative Map/Final Development Plan and Resource Management Plan***

With the amended conditions of approval provided on the dais this evening and with the addition of a finding to the resolution addressing the General Plan Amendment as follows:

“Whereas, the subject property is basically flat and located adjacent to high density residential development in the City of Brentwood,”

The motion carried the following vote:

AYES:	<i>Parsons, Zacharatos, Mason, Hinojosa, Motts</i>
NOES:	<i>Miller</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

ORAL COMMUNICATIONS

Director of Community Development Ebbs reminded the Planning Commission that a Sand Creek Focus Area public workshop would be held at 6:30 P.M. on January 20, 2015 at Prewett Park Community Center. He stated he would be sending out a report on the format of the Study Session to Commission members prior to the event. He noted it would be a Planning Commission meeting and the format would include various stations with ways for the public to provide input. He reported staff and Mayor Harper held the last of the interviews for the Planning Commission vacant seats today and Mayor Harper would be making a decision for his appointees at the January 26, 2016 City Council meeting.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported on his attendance at the TRANSPLAN meeting on December 10, 2015.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 9:14 P.M. to the next regularly scheduled meeting to be held on January 20, 2016.

Respectfully Submitted,
Kitty Eiden