

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**February 1, 2017
City Council Chambers**

Chair Motts called the meeting to order at 6:33 P.M. on Wednesday, February 1, 2017 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, February 8, 2017.

ROLL CALL

Present: Commissioners Parsons, Mason, Turnage, Conley, Vice Chair Zacharatos and Chair Motts
Absent: Commissioner Husary
Staff: Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Assistant City Engineer, Lynne Filson
Associate Engineer, Ken Warren
City Attorney, Michael Vigilia
Minutes Clerk, Kitty Eiden

Chair Motts welcomed Ken Turnage to the Planning Commission.

Ken Turnage introduced himself and stated he looked forward to serving on the Commission.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- | | |
|-------------------------|----------------------|
| 1. Approval of Minutes: | A. May 4, 2016 |
| | B. September 7, 2016 |
| | C. October 19, 2016 |

On motion by Commissioner Conley, seconded by Vice Chair Zacharatos, the Planning Commission approved the minutes of September 7, 2017, as presented. The motion carried the following vote:

AYES:	<i>Parsons, Zacharatos, Mason, Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>Turnage</i>
ABSENT:	<i>Husary</i>

Due to the lack of members present to vote in the majority, the Minutes of May 4, 2016 and October 19, 2016 were continued to the next meeting.

NEW PUBLIC HEARING

- 2. UP-16-17, AR-16-13 – The Crossings Drive Thru and Signage** – Banducci Associates requests approval of new exterior paint colors for the main building, a remodel of a pad building including re-opening a closed drive thru lane, and new monument signage for The Crossings Shopping Center located at the southeast corner of Deer Valley Road and Hillcrest Avenue (APNs 052-460-016, 017, 018, 020, 022).

Planning Manager Morris presented the staff report dated January 27, 2017 recommending the Planning Commission approve the use permit and design review application, subject to the conditions contained in the attached resolution.

Commissioner Conley suggested adding a feature to protect the patio area from vehicle traffic.

Commissioner Mason expressed concern regarding the size of the proposed monument sign.

Planning Manager Morris explained the Antioch Municipal Code allowed for the signage as proposed.

Chair Motts suggested staff look at the ability to increase bicycle parking for the site given future use for the adjacent properties.

John Kirkorian, project applicant, thanked the Planning Commission for their consideration of this project. He reported they had recently purchased the shopping center and their goal was to improve the center and increase occupancy. He stated he was available to answer questions this evening. He clarified the monument sign was an important tool to assist them in leasing to future tenants.

In response to Commissioner Conley, Mr. Kirkorian stated there was a curb and landscaping buffer adjacent to the drive-thru area. With regards to the seating area facing the gas station; he stated they would be agreeable to installing a block wall or bollards to improve safety.

In response to Chair Motts, Mr. Kirkorian stated they would have room for a larger bicycle rack, if one was necessary.

In response to Vice Chair Zacharatos, Mr. Kirkorian stated they were in agreement with the conditions of approval.

Commissioner Parsons thanked Mr. Kirkorian for investing in Antioch.

Chair Motts closed the public hearing.

Following discussion, the Planning Commission agreed that the proposed monument sign was appropriate for this shopping center.

RESOLUTION NO. 2017-01

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission members present unanimously approved the use permit and design review application, subject to the conditions contained in the attached resolution and amending project specific condition #2 to direct staff to look at the possibility of adding more bicycle parking. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason, Conley, Turnage and Motts
NOES: None
ABSTAIN: None
ABSENT: Husary

- 3. UP-16-20, V-16-06 – Women’s Club Outdoor Garden –** Antioch Women’s Club is requesting approval of a use permit and variance application to add an outdoor garden area for events currently hosted at the site. The project site is located at 503 G Street (APN 066-147-009).

Chair Motts announced he would recuse himself from agenda item #3 as he lived within 500 feet of the project. Commissioner Parsons announced she would recuse herself from agenda item #3 as she was a member of the Women’s Club. Chair Motts turned the gavel over to Vice Chair Zacharatos. Both Chair Motts and Commissioner Parsons left Council Chambers.

Associate Planner Scudero presented the staff report dated January 20, 2017 recommending the Planning Commission approve a use permit allowing an outdoor garden event space and a variance to place a six foot high fence in the required front yard setback at the Antioch Women’s Club facility located at 503 G Street.

In response to Commissioner Conley, Associate Planner Scudero explained the number of people allowed at the facility would not increase with the additional patio area.

Elizabeth Rimbault, representing the Antioch Women’s Club, gave a history of their facility. She noted their intent was to improve the outdoor area and secure the property. She stated the interior and garden may be rented together; however, they would not increase the number of individuals that could be present. She stated they would carefully monitor the facility to assure lighting and noise impacts were negligible. She reported they had engaged engineering students to design outdoor features. She stated they were in agreement with the staff report’s conditions of approval.

Commissioner Mason suggested the applicant consider installing motion detectors to improve security at the site. He thanked the Women’s Club for bringing the project forward.

In response to Commissioner Conley, Ms. Rimbault clarified they would not permit amplified music in the garden area.

Vice Chair Zacharatos closed the public hearing. She stated the outdoor garden would be a great improvement.

RESOLUTION NO. 2017-02

On motion by Commissioner Conley, seconded by Vice Chair Zacharatos, the Planning Commission members present unanimously approved a use permit allowing an outdoor garden event space and a variance to place a six foot high fence in the required front yard setback at the Antioch Women's Club facility located at 503 G Street. The motion carried the following vote:

AYES: Zacharatos, Mason, Turnage and Conley
NOES: None
ABSTAIN: None
ABSENT: Husary

Commissioner Parsons and Chair Motts were recused.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Zacharatos adjourned the Planning Commission at 7:04 P.M. to the next regularly scheduled meeting to be held on February 15, 2017.

Respectfully Submitted,
Kitty Eiden