

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**February 7, 2018
City Council Chambers**

Chair Zacharatos called the meeting to order at 6:34 P.M. on Wednesday, February 7, 2018 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, February 15, 2018.

ROLL CALL

Present: Commissioners Motts, Martin, Turnage, Schneiderman and Chair Zacharatos
Absent: Commissioner Conley and Vice Chair Parsons
Staff: Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Interim City Attorney, Samantha Chen
Captain, Tony Morefield
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: December 6, 2018

On motion by Commissioner Motts, seconded by Commissioner Martin, the Planning Commission approved the minutes of December 6, 2018, as presented. The motion carried the following vote:

AYES: Motts, Martin and Turnage
NOES: None
ABSTAIN: Schneiderman and Zacharatos
ABSENT: Parsons and Conley

NEW PUBLIC HEARINGS

2. **Z-17-03 – 1600 G Street Rezone** – Roy Johnson requests Planning Commission approval to rezone his property at 1600 G Street (APN 067-202-014) from Single Family Residential (R-6) to Convenience Commercial (C-1).

Associate Planner Scudero presented the staff report dated February 2, 2018 recommending the Planning Commission approve the resolution recommending that the City Council approve the proposed rezone for 1600 G Street.

In response to Commissioner Motts, Associate Planner Kevin Scudero explained that the City's code did not differentiate between a restaurant and snack bar as it was classified as a food use. He stated this item was a rezone action for a restaurant that was permitted by right so conditions of approval could not be added. He stated that the applicant had indicated to staff that the paint would be changed and the fence would be improved.

In response to Commissioner Martin, Associate Planner Kevin Scudero clarified that uses permitted by right were typical neighborhood serving uses. He noted a liquor or convenience store would require a use permit; however, those uses would not be approved because of the parking requirements and properties proximity to the high school.

In response to Commissioner Turnage, Associate Planner Kevin Scudero stated that he had been told that Antioch High School did not have off campus lunch.

Chair Zacharatos opened the public hearing.

Joanne Rincon, Brentwood resident, stated she owned property in the neighborhood and expressed concern regarding the rezone of the property particularly related to littering, illegal activity, and the lack of available parking in the area. She urged the Planning Commission to consider whether they would want to live across the street from this establishment.

Manuel Madruga, Oakley resident, provided written comment requesting the Planning Commission not recommend approval of the rezone for the property.

Skye Henry, Antioch resident, expressed concern regarding the lack of available parking in the neighborhood and any nuisance that would bring attention to the area.

Roy Johnson stated he kept the business vacant for years while he looked a tenant who would provide catering service, maintain the property, and not generate traffic in the area. He stated he monitored the property to prevent criminal activity and his former tenant would clean the property three times every day.

In response to Commissioner Martin, Mr. Johnson explained the parking was in the front and down the side of the property which was why he was looking for a tenant that would not have customers that remained on site. He noted the proposed use was a catering/take out business. He further noted they had always had a minimum amount of parking. He clarified that they would be replacing the fencing with wrought iron and completing the mural work on the outside of the building.

In response to Commissioner Motts, Mr. Johnson stated the business would not be operated as a snack shop.

In response to Commissioner Turnage, Mr. Johnson stated at this time they were not planning on any outside seating; however, if they changed their minds they would only have one or two tables. He stated with the proposed use as take out or delivery, the concerns voiced regarding parking and debris would be minimized.

Chair Zacharatos closed the public hearing.

Associate Planner Kevin Scudero announced a representative from the Police Department and Code Enforcement Department was present to answer any questions the Commission may have regarding this agenda item. He clarified that with regards to outside dining, in the C-1 commercial district, outdoor dining required a use permit and would be required to come before the Planning Commission or Zoning Administrator for approval.

In response to Commissioner Martin, Associate Planner Kevin Scudero explained that any restaurant could have seating inside the building.

Commissioner Motts stated he supported the historical use of the building and he believed the new use would eliminate some of the problems in the neighborhood.

In response to Chair Zacharatos, Associate Planner Kevin Scudero clarified that assuming the rezone was approved by Council, the restaurant use would be permitted by right and they would need to obtain a business license as well as permits for any improvements required by the building department.

Commissioner Martin stated he understood the speakers concerns; however, being a property owner in town with a non-conforming property he understood the situation. He reported he patronized the former business many times and recognized the historical value. He noted the business had been there many years and he did not see a problem with leaving it that way with the understanding that there were still restrictions on the property. He further noted most uses in the zoning designation would require an additional use permit that would be required to come before the Planning Commission for approval.

RESOLUTION NO. 2018-07

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission members present unanimously approved the resolution recommending that the City Council approve the proposed rezone for 1600 G Street. The motion carried the following vote:

AYES: *Schneiderman, Motts, Martin, Turnage and Zacharatos*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Parsons and Conley*

- 3. PDP-16-02 – Delta Fair Village** – Gabriel Chiu, Chiu Family LLC, requests Preliminary Development Plan review of a proposal to develop approximately 308 multi-family units, which would be located in two four story buildings located above two single story parking garages. The project would also include a clubhouse, pool and playground located between the two parking garages. The total square footage of the two new buildings would be approximately 534,734 s.f. The project would demolish a portion of the Delta Fair Village Shopping Center and be constructed in its place. The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan submittal. The project would require the following entitlements: a General Plan amendment, a Planned Development Rezone, a Lot Line Adjustment, a Use Permit and Design Review. The project site is located on the northeast corner of Delta Fair Blvd. and Buchanan Road (APNs 076-440-029, -030, -031).

Commissioner Turnage reported he had been friends with the applicant for years and he had been in discussions with the City on this project; therefore, he would recuse himself from this agenda item.

Interim City Attorney Chen advised Commissioner Turnage to leave Council Chambers and stated staff would come get him after the conclusion of the Public Hearing.

Planning Manager Morris presented the staff report dated February 2, 2018 recommending the Planning Commission provide feedback to the applicant and staff for the Final Development Plan submittal.

In response to Commissioner Motts, Planning Manager Morris stated this item was for discussion purposes only.

In response to Commissioner Martin, Planning Manager Morris explained the type of multifamily directly to the east were 2 story apartments and farther to the east were

condominium projects with densities of approximately 20 units per acre. She clarified that to the west of Somersville Road was the potential future Tuscany Meadows project in Pittsburg, which would be approximately 1000 units of single family and apartments which would use Buchanan Road and Somersville Road as their primary access points. She noted there was also a little bit of commercial planned in that development. Additionally, the Buchanan Crossing shopping center on the north side of Buchanan Road was partially built out and on the southeast corner of Buchanan Road and Somersville Road was an application for a multi-tenant commercial center and potential gas station. She stated she was not a market research analyst; however, she believed that with the build out of the area there was an excess of retail square footage in the corridor.

Commissioner Martin stated he had some questions relating to level of service on the roads around the project as well as the adequacy of the sewer and water system.

In response to Commissioner Martin, Planning Manager Morris explained that the property owner paid for the police community finance district. She clarified that the applicant had represented this project as market rate project.

Commissioner Schneiderman questioned if reducing the project by one story was the best approach at addressing staff's recommendation to reduce the density of the project.

Planning Manager Morris responded that there were other design approaches that could be utilized to meet the City's guidelines. She noted the highest density allowed was 35 units per acre and staff was looking for the Planning Commission's recommendation on the density issue. She noted staff's opinion was that 35 units per acre was the upper most threshold that could be accommodated on the site.

Chair Zacharatos stated besides the density and appearance, her greatest concern was the traffic.

Gabriel Chiu, applicant, provided the Planning Commission with sketches increasing the total buildings proposed from 2 to 6. He noted if they were allowed 4 stories above a garage it would be approximately 300 units and there would be a reduction of 75 units if reduced to 3 stories.

In response to Commissioner Martin, Mr. Chiu stated the garage would be gated and there would be security cameras and an intercom system.

Commissioner Martin recommended controlled access to the buildings and providing a way for tenants to bring their furniture up to their units.

Commissioner Martin suggested the applicant address access and lighting for the interior courtyards, as well as include amenities for the area. He noted he did not support a 4 story building next to retail because it was not inviting. He requested the applicant work on the character of the building as staff had suggested.

Mr. Chiu responded that they would comply with all of the recommendations.

Commissioner Martin recommended the following be address prior to consideration of their application:

- Enhancing the façade on the garage
- Varying the height of the units
- Incorporating the City's Design Guidelines
- Providing a marketing study for the commercial/retail properties in the area
- Reducing the project to less than 35 units per acre
- Addressing the affect the project would have on the level of service for traffic in the area

He noted the project as proposed did not fit his criteria for approving a zoning change and general plan amendment.

Chair Zacharatos encouraged Mr. Chiu to work with the staff to address recommendations from staff and the Commission. She reiterated that traffic and esthetics were significant concerns. She encouraged the applicant to decrease the number of units and adhere to the City's guidelines.

Mr. Chiu stated they would attempt to decrease the amount of units.

In response to Commissioner Motts, Captain Morefield reported a nearby apartment complex of 285 units generated approximately 300 calls for service annually and any new complexes would generate additional calls for service. He explained that the Antioch Police Department had met with the applicant and informed him that 300+ units were too many for the area. He stated at that time the applicant seemed receptive to their recommendations for an onsite resident manager, installation of a camera system and reducing the size of the buildings. He noted that the applicant had not presented him with a proposal to increase the project from two to six units. He reported that intersections in the area were heavily impacted during rush hour and anything the applicant could do to decrease the number of units would reduce those impacts.

Chair Zacharatos added that the fire house in the area would also be negatively impacted by more traffic in the area.

Chair Zacharatos closed the public hearing.

Commissioner Motts stated he was generally in favor of mixed use developments especially near transportations corridors; however, the lack of transit access and the existing level of service for Somerville Road interchanges gave him hesitation regarding the viability of this project. He stated he would be happy to see a change to the existing use of the property; however, a general plan amendment and rezone at this level should require an economic study/cost benefit analysis and determine the reasons for the commercial vacancy rates in this corridor. He noted a change should not be made on assumptions when the benefits were questionable. He further noted the projects proximity to retail in the Century Boulevard retail zone could support a zoning change or conclude that the impending development of Tuscany Meadows would highlight a need for future commercial applications supporting an argument against the loss of further commercial inventory. He stated the City must be aware of the impact this project would have on future projects on Somersville Road. He agreed with staff's concerns and supported their recommendations pertaining to the site layout and design as well as the recommendations for traffic, circulation, and parking.

Planning Manager Morris responded that staff would recommend that the applicant initiate the fiscal impact analysis as part of their development application.

Chair Zacharatos stated she was excited to see development in the area; however, she agreed with concerns related to the aesthetics, height of the buildings, density and logistics at this location. She stated the project as presented would not be feasible; however, she believed the applicant could bring forward a viable project for the site.

Commissioner Schneiderman agreed with Chair Zacharatos and noted that it would be nice to see an area that was currently riddled with blight be developed. She stated she supported staff's recommendations and noted that the applicant should design a project that complied with the City's codes.

Interim City Attorney Chen requested Associate Planner Scudero invite Commissioner Turnage back into the meeting; however, Commissioner Turnage was no longer present.

ORAL COMMUNICATIONS

Enhancing Our Quality of Life – Join the Conversation

Director of Community Development Ebbs gave a PowerPoint presentation of the Quality of Life Survey results. He announced the City was continuing to gather information and he presented surveys to the Commissioners for submittal to the City.

WRITTEN COMMUNICATIONS

Commissioner Motts reported the next Transplan meeting had been cancelled.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Zacharatos adjourned the Planning Commission at 8:00 P.M. to the next regularly scheduled meeting to be held on March 7, 2018.

Respectfully Submitted,
Kitty Eiden