

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**February 20, 2019
City Council Chambers**

Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, February 20, 2019 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 27, 2019.

ROLL CALL

Present: Commissioners Schneiderman, Motts, Martin, Soliz, Zacharatos,
Vice Chair Turnage and Chair Parsons
Staff: Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Senior Civil Engineer, Ken Warren
Captain, Tony Morefield
Interim City Attorney, Samuel Emerson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** None

NEW PUBLIC HEARING

2. **UP-18-18, V-19-01, AR-18-18 – Event Center and Lounge** – Prince Nwosu requests approval of a use permit to operate an event center for special events and live entertainment for up to 300 people. The applicant is requesting a variance from the separation requirements in order to operate an on-sale alcohol location within 500 feet of a community center. The applicant also requests design review for minor exterior changes to the building including new windows and paint, an approximately 199 square foot addition to the rear of the building, an exterior staircase, and a roof deck at the rear of the building. On the adjoining vacant lot, the applicant proposes to add a new gazebo and faux-grass. The subject property is located at 509 West 2nd Street and the adjoining vacant lot (APNs 066-053-009 and 066-053-014).

Associate Planner Merideth presented the staff report dated February 15, 2019 recommending the Planning Commission approve a Use Permit for an event center, a Variance from separation requirements between an on-sale alcohol location and a community center, and Design Review for minor façade changes, an approximately 199 square foot rear building addition, an exterior stair case, a roof deck to the rear of the building, and a gazebo on the adjoining vacant lot, subject to the conditions contained in the staff report's attached resolution.

In response to Commissioner Martin, Associate Planner Merideth explained that the applicant proposed mostly family type events. She clarified that the recommended conditions of approval required closure at 12:00 A.M. with outdoor space limited to 10:00 P.M., in order to be sensitive to residents in the area and consistent with other limitations in Antioch. She stated they would be required to submit building permits which would include structural calculations for the roof deck, and they would be required to build it according to those plans. She explained that security was required for events starting after 5:00 P.M. which was consistent with conditions placed on other event centers.

Planning Manager Morris added that staff would not be available to monitor events, so they felt requiring security guards for events of any size occurring after 5:00 P.M. would address their concerns. She noted that the applicant had indicated that they would be holding mostly large events.

In response to Commissioner Zacharatos, Associate Planner Merideth explained that there were sufficient on-street parking spots and parking lots available. She stated there was an existing interior stairway and an exterior stairway was proposed to meet requirements for the second floor.

In response to Chair Zacharatos, Planning Manager Morris stated that the building needed to meet ADA requirements as part of the building permit review and an elevator would not be required.

In response to Commissioner Soliz, Associate Planner Merideth explained that the event center would have to follow the ABC requirements for any alcohol served on the premises.

Commissioner Soliz suggested that there may be a compromise for the security requirement for smaller events held early in the evening.

In response to Commissioner Schneiderman, Associate Planner Merideth explained that Code Enforcement had cited the applicant for unpermitted work. She noted there would be no tenant improvements for an event center until this project was approved by the Planning Commission. She stated legal noticing occurred within 300-feet of the project and they had received no comments.

In response to Commissioner Motts, Associate Planner Merideth stated the plans had a more architecturally compatible look, which would enhance downtown Antioch. She noted the stairway would not be visible from the street but it would use the same colors as the building, so it would be compatible.

Chair Parsons opened the public hearing.

The Project Designer stated it was a privilege to be before the Planning Commission. He explained that the project consisted of a 199-square foot addition. He noted the building would be handicapped accessible. He expressed his gratitude to staff for their assistance with the application and stated they were seeking the Planning Commission's approval of their project. He stated the applicant was concerned with project specific conditions #17-20; therefore, they were requesting that they be allowed to place artificial greenery in the landscape areas. He also requested clarification for project specific condition #42 noting that a gate currently existed in that location.

Associate Planner Merideth responded that the vehicle gate would swing over the public right of way causing people to drive out over the sidewalk so they were asking for it to be replaced with a pedestrian gate.

Prince Nwosu, applicant, stated it was a pleasure to be before the Planning Commission and his goal was to provide an event center that would be available for local residents. He noted he appreciated the work of City staff. He further noted that he did not feel security was necessary for non-alcohol related events.

The Project Designer, requested the closure time be extended to 1:00 A.M. – 2:00 A.M.

Chair Parsons reported that while she served on the Council she received many noise complaints for this area, so staff's concern related to the hours of operation were valid.

In response to Commissioner Zacharatos, Captain Morefield stated that his concern would be that this project could be a drain on police resources if events got out of hand and that was why there was a security requirement. He noted that his understanding of this project was that they were looking to have events for up to 300 people and the Antioch Police Department did not anticipate monitoring them. He stated as the plans were approved, they were expecting the applicant to meet all of the recommendations.

In response to Commissioner Motts, Captain Morefield stated that in the past there had been significant issues at the Women's Club.

In response to Vice Chair Turnage, Planning Manager Morris confirmed that the Planning Commission was considering the design of the building and land use.

In response to Commissioner Zacharatos, Planning Manager Morris stated that the Nick Rodriguez Community Center was only open at night for theater performances. Chair Parsons closed the public hearing.

In response to Commissioner Martin, Associate Planner Merideth explained that it was not staff's intention to require the removal of the faux grass.

In response to Commissioner Schneiderman, Planning Manager Morris stated that it would be possible for the applicant to place a vertical art feature in the small planter area. She noted the goal of the conditions of approval was to remove the artificial greenery and that an architectural feature would also accomplish breaking up the large walls in the courtyard.

Vice Chair Turnage stated he supported resizing the gate and given the extensive repairs needed, irrigation would not be that difficult for the applicant to install. He noted it was a good project for downtown and hopefully it would not be a burden for Antioch Police Department. He recommended adding a third security guard after 10:00 P.M. for events involving alcohol.

Chair Parsons agreed with Vice Chair Turnage.

Commissioner Schneiderman questioned if two security guards would be required if there was no alcohol involved.

At the request of the applicant, Chair Parsons reopened the public hearing.

The Project Designer explained that there would be security cameras both inside and outside the venue. He agreed to provide three security guards for large events; however, he asked that they be allowed to opt out of the requirement for smaller events.

In response to Chair Parsons, the project designer clarified that there would be an office manager on site.

Vice Chair Turnage stated that the application was for large events and he felt it was important to adhere to the security guard requirement for events beginning after 5:00 P.M.

Planning Manager Morris suggested that the Planning Commission consider requiring the applicant to obtain a supplemental administrative use permit if the event would be small and no alcohol would be served, if they want to opt out of the security guard process.

The applicant stated he understood what was being proposed by staff.

Chair Parsons closed the public hearing.

RESOLUTION NO. 2019-05

On motion by Vice Chair Turnage, seconded by Commissioner Martin, the Planning Commission unanimously approved UP-18-18, V-19-01, AR-18-18 a Use Permit for an event center, a Variance from separation requirements between an on-sale alcohol location and a community center, and Design Review for minor façade changes, an approximately 199 square foot rear building addition, an exterior stair case, a roof deck to the rear of the building, and a gazebo on the adjoining vacant lot, subject to the conditions contained in the staff report's attached resolution. With the addition of the following:

- ***There shall be a condition of approval added to the resolution that allows the applicant to apply for a supplemental administrative use permit to allow a small event without alcohol that starts after 5:00 P.M., to opt out of the security requirement, subject to review and approval by the Planning Division.***

The motion carried the following vote:

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

NEW ITEM

- 3. AR-18-23 - Vineyards at Sand Creek Amenity Building -** Century Communities requests design review approval of an Amenity Building and landscaping for Phase I through Phase III as well as streetscape landscaping for Heidorn Ranch Road and Hillcrest Avenue for the Vineyards at Sand Creek Project (APNs 057-030-003 and 057-050-007).

Planning Manager Morris presented the staff report dated February 15, 2019 recommending the Planning Commission approve AR-18-23 subject to the conditions contained in the staff report's attached resolution.

In response to Commissioner Martin, Alicia Wilson, Project Manager and Scott McQuay, Jeffrey DeMure and Associates, explained that the Amazon hub was a package delivery hub for Amazon prime orders. He noted if there was no agreement with Amazon, they would reach out to another third party company.

Commissioner Soliz stated he liked the design of the amenity building and project. He questioned if it would be available for the general public to rent.

Ms. Wilson explained that currently it was open to the active adult portion of the project; however, someone living in the project could sponsor a member of the public wanting to rent the facility.

Mr. McQuay added that there would be a demonstration kitchen and a pub with rentable storage lockers for residents.

Chair Parsons spoke in support of the project.

Mr. McQuay stated it was a pleasure working with staff.

RESOLUTION NO. 2019-06

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission unanimously approved AR-18-23 subject to the conditions contained in the staff report's attached resolution. The motion carried the following vote:

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

ORAL COMMUNICATIONS

In response to Commissioner Martin, Planning Manager Morris stated that she anticipated bringing a cleanup item for the Downtown Specific Plan in the March/April timeframe.

In response to Commissioner Motts, Planning Manager Morris stated that if Planning Commissioners wanted to attend a Planning related event, they would book their own travel and then the City would reimburse up to the amount allocated for each Commissioner. She noted the goal was to request up to \$1000.00 per Commissioner for the next budget cycle; however, it would be up to the City Council to approve that request.

Commissioner Soliz requested more information regarding the previous approvals for the Vineyard project.

Planning Manager Morris offered to meet with Commissioners to discuss any issue. She explained that the land use aspects of the Vineyards project were previously approved with central clubhouse and hub that was privately maintained for residents. Therefore, from a land use perspective, the amenity building was not publicly available space.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the February 14, 2019, TRANSPLAN meeting.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:32 P.M.

Respectfully submitted,

Kitty Eiden
Minutes Clerk