

On motion by Commissioner Motts, seconded by Commissioner Schneiderman, the Planning Commission approved the minutes of February 7, 2018 as presented. The motion carried the following vote:

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

NEW PUBLIC HEARINGS

2. **UP-17-05, AR-17-15, V-17-04 Arco AM/PM Gas Station/Convenience Store/Care Wash** – PM Design Group requests Planning Commission approval of a use permit, design review, variance, and lot merger of two parcels for the construction of a gas station, car wash, and convenience store on the newly created parcel. The project site is located at the northwest corner of West Tenth Street and Auto Center Drive (APN's 074-040-040, 074-010-041).

Associate Planner Scudero presented the staff report dated March 2, 2018 recommending the Planning Commission approve the lot merger, use permit, variance and design review for a gas station, convenience store, and self service care wash subject to the condition contained in the staff report's attached resolution.

In response to Commissioner Motts, Assistant City Engineer Filson clarified that the applicant was proposing to replace the raised median with delineators and staff was in support since there were no maintenance issues.

Craig Schafer, PM Design Group for BP, stated they had worked with staff to develop a project that would be appropriate for this location. He noted they had no issues and they were in agreement with the recommendations from staff. He requested to amend project specific conditions to allow them to sell 3 packs of 24 ounce beer cans and expanding the cooler area from 12 to 15 linier feet to accommodate the larger containers. He noted they also proposed replacing the concrete median with delineators.

In response to Commissioner Conley, Mr. Schafer stated that the 3 packs of 24 ounce beers was a fairly new item and they were typically sold at their locations.

Commissioner Conley suggested the applicant consider selling bait out of this location since it was near the boat ramp/marina.

In response to Commissioner Motts, Mr. Patrick Lemons stated there was a surplus property to the west and their plan was to fence it with black slats to avoid people congregating in area until they were able to sell the property.

Associate Planner Kevin Scudero added that the applicant would be replacing the existing fence so the current access would be maintained.

Vice Chair Parsons expressed concern that there was a hole on the frontage of surplus property.

Mr. Lemons stated that they would maintain the surplus property frontage until it was sold.

In response to Vice Chair Parsons, Associate Planner Scudero stated the project specific condition related to the cooler size was put into place because of the proximity of this business to the baseball field. He noted that the intent behind the conditions of approval was to restrict the marketing of the single serve alcoholic beverages.

Planning Manager Morris stated that as long as single serve alcoholic beverages were not placed in the coolers to violate the conditions of approval, a few extra feet in the cooler area would not make much of a difference. She noted they were attempting to keep it relative in proportion to the floor plan size.

In response to Commissioner Motts, Associate Planner Scudero explained that this business would be prohibited from selling alcohol from 12:00 A.M. – 6:00 A.M.

In response to Vice Chair Parsons, Mr. Schafer stated they were in agreement with all other conditions of approval.

In response to Commissioner Conley, Mr. Schafer stated there would be security cameras inside and outside of the business and they would work with the local police department.

Commissioner Motts stated he supported the variances and the project.

Commissioner Schneiderman stated this project was an improvement for the area and would be beneficial to those on their way to the marina and attending activities at the sports fields.

Vice Chair Parsons stated she supported the variances for the project.

RESOLUTION NO. 2018-08

On motion by Commissioner Turnage, seconded by Commissioner Conley, the Planning Commission approved the lot merger, use permit, variance and design review for a gas station, convenience store, and self service care wash subject to the condition contained in the staff report's attached resolution with the following revisions and addition:

- **J2 b. – Containers of beer may only be sold in packages of three or more.**
- **J2c.i. – No more than 15 linear feet of refrigerated cooler display; and**
- **J22 – The developer shall install delineators on Auto Center Drive from its existing terminus to the intersection with Pittsburg-Antioch Highway/W. 10th Street to prohibit illegal left turns onto or from the site.**
- **The addition of project specific condition - That the sidewalk and asphalt along the frontage shall be repaired and maintained.**

The motion carried the following vote:

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

3. **PD-15-01 – Oakley Knolls** - Discovery Homes requests approval of a 28-unit residential subdivision at an existing 5.56 acre vacant parcel (051-043-001 through 018). The request includes adoption of an Initial Study/Mitigated Negative Declaration, a reversion to acreage of the current subdivision, a rezoning from Planned Development to Planned Development 15-01, and approval of a 28-unit subdivision with additional parcels for three bio retention basins, a private park, and a drainage parcel. The project site has a General Plan Land Use Designation of Medium Low Density Residential and is located on the north side of Oakley Road, immediately south of the terminus of Honeynut Street, east of Willow Avenue, and west of Phillips Lane (APNs 051-430-001 through 018)

Planning Manager Morris announced that due to a noticing error, staff recommended this item be continued to March 21, 2018 in order for the CEQA review to take place.

Commissioner Motts stated that when he received notice that the March 21, 2018 Planning Commission had been cancelled, he scheduled vacation; therefore, he would not be available to attend the continued Public Hearing on March 21, 2018.

Vice Chair Parsons opened the public hearing.

Duanne Shoemaker, Antioch resident, stated his property was directly to the west of the proposed project. He noted that he was concerned that this project would create an island and not provide access for the future development of the adjacent properties. Additionally, he expressed concern that the property owner of the project site had brought in fill that was questionable. He stated he had an irrigation line across his property and he wanted to maintain that easement. He objected to the project using his property for drainage and requested they seek another solution. He thanked the Planning Commission for providing him with the opportunity to speak and stated he would be attending the next meeting when this item was agendized.

In response to Commissioner Conley, Assistant City Engineer Filson stated the project would be required to provide a geotechnical report as part of the subdivision.

Vice Chair Parsons closed the public hearing.

On motion by Commissioner Motts, seconded by Commissioner Conley, the Planning Commission continued PD-15-01 – Oakley Knolls to March 21, 2018. The motion carried the following vote:

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

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that the last TRANSPLAN meeting was cancelled.

ADJOURNMENT

Vice Chair Parsons adjourned the Planning Commission at 7:04 P.M. to the next regularly scheduled meeting to be held on March 21, 2018.

Respectfully Submitted,
Kitty Eiden