

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

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

**March 19, 2025  
City Council Chambers**

**1. CALL TO ORDER**

Chairperson Riley called the meeting to order at 6:30 P.M. on Wednesday, March 19, 2025, in Council Chambers.

**2. ROLL CALL**

Present: Commissioners Jones, Martin, Perez, Vice Chairperson Webber and Chairperson Riley

Staff: Assistant City Attorney, Brittany Brace  
Interim Director of Community Development, David Storer  
Planning Manager, Zoe Merideth  
Assistant Planner, Monet Boyd  
Minutes Clerk, Kitty Eiden

**3. PLEDGE OF ALLEGIANCE**

Chairperson Riley led the Pledge of Allegiance.

Acting Planning Manager Merideth introduced Interim Director of Community Development David Storer.

**4. PUBLIC COMMENT – None**

**5. CONSENT CALENDAR**

**5-1. Planning Commission Meeting Minutes February 19, 2024**

Commissioner Martin announced he would abstain from the Consent Calendar due to his absence at the February 19, 2025, meeting.

***On motion by Commissioner Jones, seconded by Commissioner Webber the Planning Commission approved Consent Calendar Item 5-1. The motion carried the following vote:***

**AYES:** Jones, Perez, Webber, Riley  
**NOES:** None

**ABSTAIN:**           *Martin*  
**ABSENT:**           *None*

## **6. NEW PUBLIC HEARING**

- 6-1 Starbucks | DR2024-0008, UP2025-0002 | 2410 Mahogany Wy** - The applicant requests Design Review and Use Permit approval of a new 2,465 square foot Starbucks drive-through restaurant. Associated site improvements include new driveways, trash enclosure, lighting, storm drainage, utility connections and landscape improvements.

Assistant Planner Boyd presented the staff report dated February 19, 2025, recommending the Planning Commission that the Planning Commission adopt a resolution approving the Design Review and Use Permit application subject to the attached conditions of approval.

Frank Coda Greenberg and Farrow Architects, gave a PowerPoint Presentation of the site plan, circulation plan, landscape plan, floor plan and elevations for the Starbucks on Mahogany Way. He stated they may be interested in changing the color of the Starbucks sign as the proposed design included a white sign against a white background.

Chairperson Riley opened and closed the public comment period with no members of the public requesting to speak.

In response to Commissioner Martin, Dhiraj "Dee" Madahar, representing Starbucks as the Real Estate Manager, confirmed that the new location on Mahogany Way would be an additional site complementing the existing Starbucks on Somersville Road.

Commissioner Martin supported Starbucks signage as proposed in the staff report.

In response to Commissioner Martin, Mr. Coda stated that they refaced signage on the freeway with their logo.

In response to Commissioner Martin, Planning Manager Merideth noted that the reason for the lack of development of a carwash on the same parcel was unknown; however, the property owner had provided the necessary authorization for the Starbucks application.

Commissioner Martin requested an amendment in the staff report (page 4, paragraph 7), suggesting changes from "north" to "south" and "east" to "west".

In response to the Commission, Mr. Coda stated a preference for using native species when feasible and confirmed that access to the property would solely be from Mahogany Way.

In response to Commissioner Perez, Mr. Madahar pointed out the limitations of the drive-through lane at the existing Somersville Starbucks, mentioning that the new store could potentially relieve some of the congestion by serving customers looking to avoid long wait times. Furthermore, Mr. Madahar noted the advantageous positioning of the new location on the AM commute side of the freeway.

Commissioner Perez also asked about community feedback on the project, to which Mr. Coda mentioned that they had not received any input. Planning Manager Merideth added that the appropriate outreach had been conducted per state law, and no public comments had been submitted.

Chairperson Riley praised the project as suitable for the location, while Commissioner Webber expressed appreciation for the overall design of the project.

***On motion by Commissioner Jones, seconded by Commissioner Martin the Planning Commission members present unanimously adopted the resolution approving a use permit and design review for development of a new Starbucks restaurant at 2410 Mohogany Way. The motion carried the following vote:***

<b>AYES:</b>	<b>Jones, Martin, Perez, Webber, Riley</b>
<b>NOES:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>

## **7. REGULAR ITEM**

**7-1 TRANSPLAN** - Discuss and choose a potential alternate Commissioner to be appointed to the TRANSPLAN Committee.

Planning Manager Merideth presented the staff report dated March 19, 2025, recommending the Planning Commission discuss and choose a potential alternate Commissioner to be appointed to the TRANSPLAN Committee.

Commissioner Jones gave an overview of the TRANSPLAN Committee and noted that she was requesting an alternate be appointed since she would be unable to attend their next meeting.

Commissioner Webber volunteered to serve as the TRANSPLAN Committee alternate.

***On motion by Commissioner Jones, seconded by Commissioner Martin the Planning Commission forwarded the recommendation of Commissioner Webber to Council for appointment as an alternate to the TRANSPLAN Committee. The motion carried the following vote:***

<b>AYES:</b>	<b>Jones, Martin, Perez, Riley</b>
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**NOES:** None  
**ABSTAIN:** Webber  
**ABSENT:** None

## **8. ORAL/WRITTEN COMMUNICATIONS**

Acting Planning Manager Merideth announced Commissioner Hills had resigned, and the Clerk's office would be recruiting for that vacancy.

Commissioners Jones and Perez shared their experiences from the recent Planning Commission Academy.

In response to Commissioner Jones, Assistant City Attorney Brace affirmed that any legal questions pertaining to the denial process of projects could be directed to the City Attorney's office for clarification or guidance.

Commissioner Martin inquired about the status of the Costco Carwash project. Planning Manager Merideth explained that the project's progress had been slow, and staff was currently awaiting a submittal from the applicant. She noted that the carwash was proposed for the vacant parcel adjacent to the gas station.

## **9. COMMITTEE REPORTS**

Commissioner Jones reported on her attendance at the TRANSPLAN Committee meeting.

## **10. NEXT MEETING: April 2, 2025**

Chairperson Riley announced the next Planning Commission meeting would be held at 6:30 P.M. on April 2, 2025.

Planning Manager Merideth announced an Inclusionary Housing Ordinance Study Session would be agendized for the April 2, 2025, Planning Commission meeting.

## **11. ADJOURNMENT**

***On motion by Commissioner Martin, seconded by Commissioner Jones, the Planning Commission members present unanimously adjourned the meeting at 7:14 P.M. The motion carried the following vote:***

**AYES:** Jones, Martin, Perez, Webber, Riley  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

Respectfully submitted:

*Kitty Eiden*

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KITTY EIDEN, Minutes Clerk