

On motion by Commissioner Brandt and seconded by Commissioner Long, the Planning Commission approved the Minutes of April 18 with the amended change.

AYES: *Brandt, Long, Delgadillo, Martin and Azevedo*
ABSENT: *Travers and Henry*

END OF CONSENT CALENDAR

Vice Chairman Azevedo stated that Item No. 5 would be taken at this time.

NEW PUBLIC HEARING

- 5. Pulte/Del Webb is proposing a number of changes to their Development Agreement, which was previously approved by the City in October, 2005. The Development Agreement is applicable to the approximately 204 acre property that lies directly south of the extension of Hillcrest Avenue and existing Chaparral Park.**

Staff requested that this item be continued to June 20, 2007.

On motion by Commissioner Martin and seconded by Commissioner Delgadillo, the Planning Commission continued Item No. 5 to June 20, 2007.

AYES: *Martin, Delgadillo, Brandt, Long and Azevedo*
ABSENT: *Travers and Henry*

NEW ITEMS

- 2. Delta Diablo Sanitation District Draft Five-Year Capital Improvement Program – Determination that the Delta Diablo Sanitation District Draft Five-Year Capital Improvement Program (2007-2012) is consistent with the Antioch General Plan.**

Deputy Director of Community Development (DDCD) Wehrmeister requested that this item be continued to a date certain.

On motion by Commissioner Long and seconded by Commissioner Delgadillo, the Planning Commission continued Item No. 2 to a date certain.

AYES: *Long, Delgadillo, Martin, Azevedo and Brandt*
ABSENT: *Travers and Henry*

Commissioner Henry arrived at 7:45 p.m.

3. City of Antioch Draft Five-Year Capital Improvement Program – Determination that the City of Antioch Draft Five-Year Capital Improvement Program (2007-2012) is consistent with the Antioch General Plan.

Director of Capital Improvements Harrington presented a power point presentation that spoke to the City of Antioch Draft Five-Year Capital Improvement Program (CIP).

The Commission reviewed the CIP by category with a brief question and answer period amongst Staff. Vice Chairman Azevedo brought up the issue of the Prewett Water Park maintenance funds being placed within the CIP, wherein Mr. Harrington explained that the Prewett Water Park is heavily subsidized by the General Fund and the monies for any repairs need to be identified with dedicated funding sources. Vice Chairman Azevedo felt that this issue should be discussed at the Mello Roos Board at some point in the future.

Commissioner Long felt that the community should be aware that funds were being provided from a different part of the community to help a project on the southeast of the community.

Commissioner Martin commended Staff for their work performed on the CIP.

Commissioner Long felt the CIP was improved, easy to read and in line with the City's General Plan.

Vice Chairman Azevedo echoed the Commission's previous remarks on the manner in which the CIP was written.

On motion by Commissioner Martin and seconded by Commissioner Delgadillo, the Planning Commission determined that the City of Antioch Draft Five-Year Capital Improvement (2007-2012) is consistent with the Antioch General Plan.

AYES: *Martin, Delgadillo, Henry, Brandt, Long and Azevedo*

ABSENT: *Travers*

NEW PUBLIC HEARING

4. UP-05-31 – Use Permit for a Drive Through and Retail Center – Consolidated Development Services, Inc., requests approval of a Use Permit to construct a drive through and approximately 17,000 s.f. of retail space on a vacant 2.98 acre parcel. The project site is located on the west corner of Hillcrest Avenue and Wildflower Drive (APN 052-460-011).

Assistant Planner Gentry provided a summary of the Staff Report dated June 1, 2007, and further spoke to displayed wall maps. A memorandum dated June 6, 2007, was distributed to the Commission recommending that Condition No. 81 be amended and that a Condition No. 83 be added. Not within the distributed memo, Staff requested that

an additional condition be added to read: “That the left turn pocket is to be lengthened westbound on Hillcrest Avenue, as directed by the City Engineer.”

In referring to Condition No. 73, Commissioner Martin recommended that a sign be conditioned to direct truck deliveries, wherein Staff concurred.

In referring to Condition No. 58, Commissioner Brandt recommended that the driveway be labeled as the Medical Office Building (MOB) driveway, wherein Staff concurred and stated that this was the original intent.

Vice Chairman Azevedo expressed concern to the driveway off of Wildflower Drive leading into the project, in terms of queuing onto the left turn lane and coming out of parking lot. He suggested that the driveway be moved more to the south.

Commissioner Brandt referred to the Traffic Study, in terms of striping the crosswalk at the south leg of Hillcrest Avenue and Wildflower Drive, and suggested that this be added as a condition of approval.

Commissioner Long expressed concern to the south corner parking lot area, in terms of inadequate turning radius for larger vehicles, and suggested a redesign of the parking area.

OPENED PUBLIC HEARING

Peter Ucovich, The Hodgson Company, presented a PowerPoint presentation that spoke to the proposed site location, circulation patterns and landscape plan. He requested that the Commission not condition the left turn pocket to be lengthened westbound on Hillcrest Avenue, as directed by the City Engineer, per the request by Staff.

In reviewing the parking layout, Commissioner Martin commented that a third of the parking area that is currently located in the rear of the building does not allow access to the establishment for patrons. He felt this was not a good design standard. Mr. Ucovich felt that this area could be utilized as employee parking, wherein Commissioner Martin then expressed concerns to safety issues for employees at the hours of closing and questioned if a security plan was in place. Furthermore, Commissioner Martin stated that being that the project is retail, he felt that the circulation pattern for this project was poor.

Commissioner Delgadillo requested that additional signage be added that would include directional arrows for improved circulation.

Commissioner Brandt stated that due to Starbuck's being labeled a fast food establishment, if they were to vacate the premises, another fast food restaurant could come into this location and possibly cause greater traffic impacts to this area. In particular, to the left turn pocket lane. She further agreed that the circulation pattern

and parking plan was not well designed and also felt that the aesthetics could have been designed to be more pedestrian friendly.

Commissioner Long expressed concerns to circulation patterns, parking configuration and the turning radius, and suggested a reconfiguration of the building to improve upon the design aspects. She further suggested that the drive through element could be taken out, which might improve the circulation patterns. Commissioner Long felt strongly that vegetation be added to the project and that it be incorporated into the seating area.

Vice Chairman Azevedo expressed concern to traffic circulation, especially in the morning hours, and suggested that the driveway and the site plan be revisited for easier circulation. Further discussions ensued regarding various circulation and building reconfiguration options, wherein Vice Chairman Azevedo suggested that the drive-through area be moved to the rear of the building.

Commissioner Henry felt that this plan should be further reviewed by the applicant and felt that additional time was needed to properly study the issue. He also requested that the City's Traffic Engineer be able to further review the plan and provide additional input.

Commissioner Martin further agreed that the plan be revisited by the applicant and Staff. He suggested that if the drive-through area is placed to the rear on the south side of the building, and the seating is placed in the front of the building, that some type of wind blockage be provided.

Commissioner Martin requested that Staff reconsider the manner in which the revised Project Specific Condition No. 81 was written.

RESOLUTION NO. 2007-**

On motion by Commissioner Henry and seconded by Commissioner Brandt, the Planning Commission continued Item No. 4 to a date certain for further study and revision.

AYES: Henry, Brandt, Martin, Delgadillo, Long and Azevedo
ABSENT: Travers

ORAL COMMUNICATIONS

Commissioner Henry announced that he would no longer be serving on the Planning Commission and expressed his appreciation to Staff and the Commission.

All Commissioners expressed their appreciation to Commissioner Henry for his expertise and knowledge that he provided to the Planning Commission.

DDCD Wehrmeister expressed her appreciation to Commissioner Henry for his contributions to the Planning Commission.

DDCD Wehrmeister reported that the Planning Commission meeting of July 4 would be cancelled.

Commissioner Long reported that the grand opening for Wetzel's Pretzel's and Wings is tentatively scheduled for June 9.

WRITTEN COMMUNICATIONS

Vice Chairman Azevedo reported that the Commission received additional information from Staff.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chairman Azevedo adjourned the Planning Commission at 10:00 p.m. to the next regularly scheduled meeting to be held on June 20, 2007.

Respectfully Submitted,

Debra Lawson