

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

**Regular Meeting
7:30 p.m.**

**July 2, 2008
City Council Chambers**

CALL TO ORDER

Chairman Azevedo called the meeting to order at 7:30 p.m. on Wednesday, July 2, 2008, in the City Council Chambers.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

ROLL CALL

Present: Commissioners Westerman, Johnson, Travers, Trail, Delgadillo
(arrived at 8:27 p.m.) and Chairman Azevedo
Absent: Vice Chair Brandt
Staff: Deputy Director Community Development Wehrmeister
Assistant City Engineer Bernal
Community Development Technician Stahl
Contract Planner Gillarde
City Attorney Nerland
Minutes Clerk Lawson

1. Approval of Minutes: May 21, 2008

On motion by Commissioner Johnson, and seconded by Commissioner Westerman, the Planning Commission approved the Minutes of May 21, 2008.

AYES: Johnson, Westerman, Travers, Trail and Azevedo

ABSENT: Brandt and Delgadillo

END OF CONSENT CALENDAR

CONTINUED ITEM

2. Commercial Planned Development Master Use List – The City of Antioch is requesting a recommendation of approval to the City Council for the adoption of baseline commercial Planned Development Master Use Lists.

Deputy Director Community Development (DDCD) Wehrmeister provided a summary of the Staff Report dated June 27, 2008.

On motion by Commissioner Johnson, and seconded by Commissioner Trail, the Planning Commission recommended that the City Council direct staff to prepare a comprehensive Zoning Ordinance update.

AYES: Johnson, Trail, Travers, Westerman and Azevedo

ABSENT: Brandt and Delgadillo

Chairman Azevedo announced that Item No. 5 and all other items following will be heard at this time.

WRITTEN COMMUNICATIONS

5. Selection of two Commission members to sit on the Housing Element Committee.

DDCD Wehrmeister requested that two members of the Planning Commission be appointed to the Housing Element Subcommittee, per the Staff Report dated June 23, 2008.

Commissioner Johnson nominated Vice Chair Brandt, and Commissioner Travers nominated Commissioner Trail to serve on the Housing Element Subcommittee.

On motion by Commissioner Johnson, and seconded by Commissioner Travers, the Planning Commission nominated Vice Chairperson Brandt and Commissioner Trail to serve on the Housing Element Subcommittee.

AYES: Johnson, Travers and Azevedo

ABSENT: Brandt and Delgadillo

ABSTENTION: Trail

Chairman Azevedo proceeded to read into the record written correspondence.

COMMITTEE REPORTS

Commissioner Westerman reported that he had nothing to report regarding the Design Guideline Subcommittee, wherein DDCD Wehrmeister interjected that the revised draft of the guidelines should be available in the near future.

Chairman Azevedo reported on issues discussed at a recent Transplan meeting.

ORAL COMMUNICATIONS

None.

Chairman Azevedo announced that Item No. 3 would be heard.

NEW PUBLIC HEARINGS

3. **PD-07-01, UP-07-06, AR-07-08, PW 357-302-08 – Buchanan Crossings Shopping Center – Catlin Properties requests approval of rezone, use permit and vesting tentative map for a 103,139 square foot shopping center located on a 13.5 acre site at the northwest corner of Buchanan and Somersville Roads (APN 074-080-013).**

Chairman Azevedo stated that Commissioner Travers would need to recuse himself from this item, due to a conflict of interest.

Contract Planner Gillarde provided a summary of the Staff Report dated June 20, 2008, and noted that two additional memorandums were distributed to the Commission relating to the project.

OPENED PUBLIC HEARING

Robert Ashin, Catlin Properties, applicant, expressed his appreciation to staff regarding working on this proposed project.

Galen Grant, applicant, presented the conceptual site plan, architectural plan and a landscape plan, per project display boards.

Commissioner Delgadillo arrived at 8:27 p.m.

Alexander Eagle, Bergman Companies, representing Fresh and Easy, elaborated on the Fresh and Easy's proposed architectural plans and internal store layout per display boards. He also distributed a handout to the Commission.

Commissioner Trail suggested that the shopping carts be staged on the interior of the store, wherein Robert Ashin interjected that at this time Fresh and Easy and Longs Drugs would be the only stores using carts at this time, and that he could not speak to the other businesses that would be at this location because they were yet to be determined. Furthermore, he felt cart storage could be accommodated. Commissioner Trail expressed a concern to the amount of liquor that would be sold at Longs Drugs and Fresh and Easy. Mr. Eagle stated that he felt liquor was a component that most patrons would prefer to purchase with meals and that both Fresh and Easy and Longs Drugs would restrict on-site alcohol sales per City and State requirements.

Mr. Grant further spoke to the memorandum dated July 1, 2008, and requested the following:

-
- That the Development Standards under the PD zoning related to lot coverage be changed to 25% which is typical retail.
 - That the maximum height be 38-40 feet to provide flexibility for future build out beyond the 30 feet height limit.
 - That Longs Drugs store hours of operation be 6:00 a.m. to 12:00 a.m. and that delivery hours are not permitted from 11:00 p.m. to 6:00 a.m.
 - That the lot lighting be a minimum of 2.0 foot candles, as recommended by staff and pointed out that Fresh and Easy does not want any type of spill over to the surrounding neighboring areas.

Mr. Grant distributed a handout of a proposed modification to the trash enclosure.

Ms. Tyler, representing Longs Drugs, explained the relocation of the Longs Drugs store to this proposed site.

Commissioner Trail stated that due to the credit union being a tenant, the trash enclosure should not be shared with an adjacent pad, in that it could place an impact on another future use that could be placed in this site. A representative from the credit union stated that they have signed a 15-year lease, with an option for extension of time, and felt that the proposed shared trash enclosure would be sufficient.

Kirsten Flynn, Architect, spoke to the landscaping scheme as it related to the full growth potential of the proposed trees.

OPENED PUBLIC COMMENT

Devi Lanphere stated that she approved of the proposed uses and felt this project would enhance the area, due to the project being located within a commute area. She also felt that a 24 hour operation would not be detrimental to the area and stated that she supported the project.

CLOSED PUBLIC HEARING

In speaking to the proposed the trash enclosure layout behind Shops A and Major A, as presented by the applicant, DDCD Wehrmeister stated that staff agreed that expanding the enclosure to accommodate both Major A and Shops A would be a good solution. Furthermore, regarding the elimination of the trash enclosure next to the credit union, she felt it would not be a prudent to leave the pad without a trash enclosure.

Commissioner Johnson supported the recommendations of the staff, per the Memorandum dated July 1, 2008. He expressed concerns to the empty pads and wanted to ensure that a landscaping program would be set in place until the pads are built out.

Commissioner Delgadillo stated that he supported the project and felt it would be an improved addition to the community.

Commissioner Westerman stated that he supported the project and felt that a grocery store would be a good addition to this location.

Commissioner Trail felt inclined to agree with the applicant, in regards to the PD zoning being changed to 25%, as well as raising the maximum height to 38-40 feet. The hours of operation, per staff's recommendation, she felt were reasonable. Commissioner Trail requested that the trash enclosures not be deleted from the site plan and wanted to ensure that the awnings were maintained through a maintenance agreement. She requested that a shopping cart screened area be placed at the front area of Fresh and Easy, similar to the plan detailed for Longs Drugs. Commissioner Trail expressed a concern to the empty pads within the project and wanted to ensure that they be maintained in an attractive manner.

Chairman Azevedo stated that he agreed with staff's Memorandum, dated July 1, 2008, and added that he would recommend that the fabric awnings be made a part of the maintenance agreement and that a plan be devised for traffic calming measures.

RESOLUTION NO. 2008-14

On motion by Commissioner Johnson, and seconded by Commissioner Westerman, the Planning Commission recommended the adoption of the Buchanan Crossings Shopping Center Mitigated Negative Declaration and Mitigation Monitoring and reporting Program and recommending approval of an Ordinance to rezone 13.50 acres, comprising the Buchanan Crossings Shopping Center Site (APN 074-080-013), from Regional Commercial (C-3) to Planned Development District (P-D) with the following provisions to the proposed Ordinance:

- 1) That the maximum lot coverage be 25%.***
- 2) That the maximum building height be 40 feet.***
- 3) Permitted Uses include incidental off sale alcohol sales for a maximum of two tenants within a grocery, supermarket or drug store tenant, provided the area devoted to alcohol beverage sale display and storage is no more than 5 percent of the total gross floor area of the store. Additionally, no single sales, malts, beverage sales, or fortified beverage sales shall be permitted.***
- 4) That the parking spaces be a minimum of 511 and compact spaces are a minimum of 51.***

AYES: Johnson, Westerman, Trail, Delgadillo and Azevedo
ABSTENTION: Travers
ABSENT: Brandt

RESOLUTION NO. 2008-15

On motion by Commissioner Delgadillo, and seconded by Commissioner Johnson, the Planning Commission recommended approval of a Final Planned Development, Use Permit and Vesting Tentative Map for the Buchanan Crossings Shopping Center Site (APN 074-080-013) with the following changes:

- ***Amend Standard Condition No. 37 to read: “Root barriers shall be installed at each tree planted within 10 feet of hard surfaces.”***
- ***Amend Project Specific Condition No. 50 to read: “Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.”***
- ***Project Specific Condition No. 85 to read: “That lighting shall be limited to the minimum levels required for public safety and in general shall range from 0.5 to 2.0 foot candles in public areas.”***
- ***Project Specific Condition No. 88 to read: “That the hours of operation for Fresh and Easy and Longs Drugs be permitted from 6:00 a.m. to 11:00 p.m.”***
- ***Add Project Specific Condition No. 90 to read: “That the applicant shall provide and record a reciprocal parking and access easement over the common drive and parking areas for all proposed parcels as approved by the City Engineer.”***
- ***Add Project Specific Condition No. 91 to read: “That the temporary pads be landscaped and if possible be made into a seating area until future development.”***
- ***Add Project Specific Condition No. 92 to read: “That the maintenance of the awnings is incorporated into the maintenance agreement.”***
- ***Add Project Specific Condition No. 93 to read: “That a traffic calming plan be devised for the parking lot area.”***
- ***Add Project Specific Condition No. 94 to read: “That the trash enclosures remain, as recommended by staff.”***
- ***Add Project Specific Condition No. 95 to read: “That the delivery hours are included within the Mitigated Negative Declaration.”***
- ***Add Project Specific Condition No. 96 to read: “That a screening area be added for shopping carts.”***

AYES: Delgadillo, Johnson, Westerman, Trail and Azevedo
ABSTENTION: Travers
ABSENT: Brandt

A break was taken at 10:23 and reconvened at 10:27 with all Commissioners present.

-
4. **UP-08-06 – Terra Ridge at Rivergate Home Size Modifications – Shea Homes requests approval of modifications to the single family home products for the remaining 110 units of the Terra Ridge at Rivergate (formerly known as the Branches II) development. The project site is located to the north of Lone Tree Way, in an area east of Canada Valley Road and west of Country Hills Drive (APN 056-370-012, 056-370-017, 056-400-012 to 015, 056-420-001 to 042, 056-430-001 to 052 and 056-440-001 to 010).**

Community Development Technician Stahl provided a summary of the Staff Report dated June 27, 2008.

OPEN PUBLIC HEARING

David Best, Shea Homes, displayed a power point presentation of the proposed changes, per the Staff Report.

Commissioner Trail expressed a concern to building a smaller footprint, given the fact that a larger footprint could become popular in the future.

OPENED PUBLIC COMMENT

Michelle Shea, resident, wanted to ensure that the City was aware of the burrowing owls within this area and also wanted to ensure that the lots were not disturbed at the time of their mating season. She further requested that Shea Homes provide night time security, due to recent vandalism issues.

CLOSED PUBLIC HEARING

Commissioner Johnson felt that the City already had a large amount of smaller homes and stated that he could not support this proposal.

Commissioner Travers approved of the applicant's request and stated that he was in favor of providing the developer additional latitude within this development.

Commissioner Westerman felt that due to the surrounding neighborhoods being the same size in nature, he supported the applicant's proposal.

Commissioner Trail stated that she could not support the applicant's proposal and felt that a larger home would raise future home values.

Chairman Azevedo stated his support of the applicant's request and felt that the quality of the product would not be jeopardized.

RESOLUTION NO. 2008-16

On motion by Commissioner Travers, and seconded by Commissioner Delgadillo, the Planning Commission approved a request of Shea Homes LLC to modify the floor plan size and unit mix at the Terra Ridge Development (Rivergate III) (UP-05-06), with a clarification to state that "The prospective buyers have the option to purchase the first floor models that were contained in the original approval."

AYES: Travers, Delgadillo, Westerman and Azevedo

NOES: Johnson and Trail

ABSTENTION: Brandt

ADJOURNMENT:

Chairman Azevedo adjourned the Planning Commission at 11:05 p.m. to the next regularly scheduled meeting on August 6, 2008.

Respectfully Submitted,

Debra Lawson