

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**July 17, 2019  
Antioch Community Center**

Chair Turnage called the meeting to order at 6:30 P.M. on Wednesday, July 17, 2019 in Community Hall A at the Antioch Community Center. He 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, July 24, 2019.

**ROLL CALL**

Present: Commissioners Parsons, Motts, Martin, Zacharatos, Soliz, Vice Chair Schneiderman, and Chair Turnage  
Absent: None  
Staff: Planning Manager, Alexis Morris  
Associate Planner, Zoe Merideth  
City Attorney, Thomas Smith  
Senior Civil Engineer, Ken Warren  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. **Approval of Minutes:**
  - A. **May 1, 2019**
  - B. **May 15, 2019**
  - C. **June 5, 2019**

Chair Turnage announced that the Planning Commission would be separating the Minutes out due to absences at the meetings.

***On motion by Commissioner Soliz, seconded by Commissioner Motts, the Planning Commission approved the minutes of May 1, 2019, as presented. The motion carried the following vote:***

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

***On motion by Vice Chair Schneiderman, seconded by Commissioner Soliz, the Planning Commission approved the minutes of May 15, 2019, as presented. The motion carried the following vote:***

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

***On motion by Commissioner Soliz, seconded by Commissioner Parsons, the Planning Commission approved the minutes of June 5, 2019, as presented. The motion carried the following vote:***

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

2. **Private Street Name Change** – Trellis Real Estate Group, owner of TreVista Senior Living & Memory Care facility, requests that the private street/driveway known as “Angelina Rose Place” located at 3950 Lone Tree Way be changed to “TreVista Place”.

**RESOLUTION NO. 2019-19**

***On motion by Commissioner Martin, seconded by Commissioner Soliz, the Planning Commission unanimously approved a resolution changing a private street name from “Angelina Rose Place” to “TreVista Place”. The motion carried the following vote:***

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

**NEW PUBLIC HEARING**

3. **UP-19-01, V-19-02, AR-19-02– Jack In The Box** – Jack In The Box requests approval of a use permit, variance and design review to demolish their existing building and construct a new Jack In The Box restaurant. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act The subject property is located at 2505 A Street (APN’s 068-142-022).

Associate Planner Merideth presented the staff report dated July 12, 2019 recommending the Planning Commission approve a use permit, variance and design review application allowing the construction of a new Jack In The Box restaurant located at 2505 A Street, subject to the conditions contained in the staff reports attached resolution.

In response to Commissioner Martin, Associate Planner Merideth explained that illuminated branding panels were proposed on the northwest side of the building.

Commissioner Parsons reported that she had been to the project site and believed the illuminated signage would not impact residents adjacent to the property.

Commissioner Zacharatos stated that she felt the illuminated panels looked nice and after visiting the project site, felt they would not impact nearby residents. She supported retaining them in the project design.

In response to Commissioner Soliz, Planning Manager Morris explained that the Jack In The Box on Hillcrest had a different branding scheme. She noted that staff's concern regarding the branding panels was that they had not received any information to confirm that they would not spill over into residential areas, so they were being conservative in their recommendation to the Commission.

Chair Turnage opened public hearing.

Greg Borchardt, applicant, gave a history of the project and explained that this design was a new prototype for their building. He clarified that the branding panels would be corrugated metal painted red, with backlit LED lighting and there should be no light spill over. He explained that being a brand-new design, there were no photometrics available. He stated that during the day the lighting around the panels would have a red glow and, in the evening, it would change to a purple glow.

Chair Turnage closed the public hearing.

Commissioner Motts stated that he liked the panel design and questioned if the Commission could approve the project with the proposed lighting.

Planning Manager Morris responded that it would be up to the Commission to determine if the lighting plan was appropriate for the building.

Commissioner Martin stated that the proposed lighting plan was an improvement and he supported upgrading the building.

Commissioner Soliz thanked the applicant for remaining in Antioch and building a new facility. He approved of the new design and supported approval of the project, with the proposed lighting structure.

**RESOLUTION NO. 2019-20**

***On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously approved a use permit, variance and design review application allowing the construction of a new Jack In The Box restaurant located at 2505 A Street, including the lighting as proposed and subject to the conditions contained in the staff reports attached resolution. The motion carried the following vote:***

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

**ORAL COMMUNICATIONS**

In response to Commissioner Motts, Planning Manager Morris explained that the 30-day comment period for The Ranch expired July 11, 2019. She noted there would be future opportunities to comment once the CEQA document was circulated.

Commissioner Parsons speaking to Consent Calendar item #2 explained that she knew the previous owner the property who had named the street after a family member and agreed that a street name change for the new property owner was appropriate.

**WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Motts announced that there would be a TRANSPLAN meeting next week.

**ADJOURNMENT**

***On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission unanimously adjourned the meeting. The motion carried the following vote:***

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

***The meeting was adjourned at 7:12 P.M.***

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk