
NEW PUBLIC HEARING

- 3. Z-10-03, AR-10-04 – Brennan Rose** requests approval of an exterior remodel, lot split, and rezone to Planned Development District (PD) for a new auto body repair business located in an existing building at 1725 West 10th Street (**APN 074-160-022**).

Alexis Morris, Senior Planner, provided a summary of the staff report dated July 15, 2010.

Commissioner Azevedo clarified with staff that Attachment A was provided by staff and Attachment B was provided by the applicant and that in the ordinance attached to the staff report, the bullet list is more brief and not as detailed.

OPENED PUBLIC HEARING

Applicant, Brennan Rose, Mike's Auto Body gave an overview of the business. He stated that Mike's Auto Body has been a family run business for 37 years in the East Bay, that they lease space on West Tenth Street for the past 5 years and that they do a fairly good business. He went on to say that he hoped to fix the property up as it is in pretty bad disarray and is trying to arrange a car give away at Christmas this year. Applicant stated that Don Sterling and Tom Halway were present to answer any questions.

Don Sterling of Sterling Architects stated that he was excited to have the project move forward and he thanked Alexis and Tina for their help to expedite. Mr. Sterling then presented a Power Point presentation showing the broken windows and graffiti, the change in color and parapet height, the landscaping plan, and the changes in the context of the building with recesses, pop outs and the decorative elements to make the site look a lot nicer. He stated that the site was currently a big massive parking lot and that they would be getting rid of impervious surface and adding landscaping. He went on to say that although there is currently two access points on West Tenth Street, staff has asked to make one access. Mr. Sterling stated that he had two concerns with the conditions, project specific condition #41 moving the transformer box 15 feet away from the property line rather than 30 feet and project specific condition #43 for 2 diamond sheet items on the front of the building to be built as shown with stucco screen rather than painted.

Tom Halway with Landscaping Architects stated that they have been able to incorporate a lot of landscaping into the architectural elements to create seamless quality and to soften up the southwest corner with a mix of palms, shade trees and low maintenance nice quality landscaping.

Chairman Johnson clarified with applicant that the landscaping would be done in a single phase with 15 gallon box sizes along the driveway.

Commissioner Baatrup stated that there was a significant amount of parking on Auto Center Drive and clarified with applicant that the repairing of cars and all wrecked cars would be in the back of the site, that employee parking is along the front side and that customers would be able to park in front for walk in estimates.

Chairman Johnson asked applicant about the PG&E transformer box location to which applicant Rose responded that the Power Point showed the box sits 2 feet off the curb and said that they have talked to PG&E about moving the box or putting in a vault at the curb with the City's approval depending on the Planning Commission's decision.

Commissioner Azevedo clarified with applicant that although the condition of the pavement in the parking lot is fair, they will need to trench to bring fire sprinklers to the building and for landscaping and will patch, reseal and restripe the entire lot including the back lot.

Commissioner Langford clarified with the architect that the building would be all smooth stucco and that the west side would be stucco screen with foam cut grids that attach to the wall. Commissioner Langford discussed with the architect the size and placement of the trees and clarified that the trees closer to the street on Auto Center Drive could be larger. Commissioner Langford then questioned if the irrigation was an automatic system to which the architect stated that it was and that the system can run all together or can be separated into two to meet water efficient landscape requirements.

Chairman Johnson then asked if anyone in the audience wished to speak against the project and City Attorney Nerland clarified anyone wishing to speak for the project as well.

Chairman Johnson then asked Senior Planner Morris to speak to applicant's concern regarding Condition 41 to which she stated that the typical set back is thirty feet from a major arterial, that the project is already nonconforming with the set back and that the main thing is to get it out of the right of way and be screened.

Chairman Johnson then confirmed that Senior Planner Morris is ok with the proposal for Condition 43.

CLOSED PUBLIC HEARING

Commissioner Langford stated that although he is overall happy with the project and applicant's ability to move quickly and improve that particular corner, he is concerned about the extent of the stucco given that the design guidelines intend to bring in more materials for variation. He went on to say that in regards to Condition 37, signs are generally brought back for design review instead of going to the zoning administration but that this will probably be brought up later in the agenda.

Commissioner Baatrup had no comments.

Commissioner Westerman concurred with Commissioner Langford and believed that the project would be a tremendous improvement to that corner and was happy to see it come in.

Commissioner Manuel stated that he was very pleased with the project and believed applicant has done a good job and given the size of the building has created variety and landscaping to soften the corner making it a nice view for both Auto Center Drive and Tenth Street. He thanked the applicant for bringing the project forward.

Commissioner Azevedo stated that he appreciated that the applicant was making this investment given these economic times and given a few adjustments, he would be able to support this project.

Chairman Johnson added for the record that he did have an opportunity to meet with Mr. Rose but that nothing was discussed at that meeting that was not discussed here. He went on to say that this project is something Antioch needs and that he trusts that applicant will not cut corners with regards to signage.

RESOLUTION NO. 2010-23

On Motion by Commissioner Langford and seconded by Commissioner Azevedo, the Planning Commission recommends to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the approximately 2.5 acre project site (APN 074-160-022), located at 1725 West 10th Street from Neighborhood/Community Commercial (C-2) to Planned Development District (PD-10-01).

AYES: Langford, Johnson, Westerman, Baatrup, Azevedo, and Manuel
NOES: None
ABSTAIN: None
ABSENT: Travers

Commissioner Azevedo and Commissioner Langford briefly discussed Condition 43 to clarify in the event the applicant is not able to construct per the drawings if this is something that should be brought back to staff or to the Planning Commission. Senior Planner Morris stated that it would be appropriate to do either.

City Attorney Nerland then clarified that Condition 37 for the masonry wall would come back to Planning Commission and that as to Condition 42, the monument sign approval should come back to Planning Commission.

RESOLUTION NO. 2010-24

On Motion by Commissioner Langford and seconded by Commissioner Manuel, the Planning Commission recommends APPROVAL of a minor subdivision/final development plan and design review (PW 357-301-10, AR-10-04) for the Mike's Auto Body project on an approximately 2.5 acre parcel located at 1725 West 10th

Street (APN 074-160-022), subject to the following:

- **Standard Conditions 1-24 as written.**
- **Standard Condition 25 changed to read “That all trees be a minimum 15-gallon size with six (6) trees on the west and north side be enlarged to 24” box and that all shrubs be a minimum 5-gallon size”.**
- **Standard Conditions 26 through 35 as written.**
- **Specific Condition 36 as written.**
- **Specific Condition 37, the last sentence be changed to read “The final design of the signage shall be brought back to the Planning Commission for approval”.**
- **Specific Conditions 38 through 40 as written.**
- **Specific Condition 41 be changed to read “That the existing aboveground electrical equipment on the Auto Center Drive sidewalk be relocated, subsurface mounted below grade or moved 15’ back from the property line and screened with landscaping.**
- **Specific Condition 42 as written.**
- **Addition to Specific Condition 43 “as per plans on the finish”.**

AYES: Langford, Johnson, Westerman, Baatrup, Azevedo, and Manuel

NOES: None

ABSTAIN: None

ABSENT: Travers

NEW ITEMS:

- 4. AR-10-05 – Deer Valley Business Park Tech Building Canopy and Pick-Up and Drop-Off Area .** Steve Kieke of M.S. Walker requests design review approval of an additional canopy and pick-up and drop-off area as part of the technology building within Deer Valley Business Park (**APN: 055-071-111**).

Mindy Gentry, Associate Planner, provided a summary of the staff report dated July 15, 2010.

Commissioner Westerman questioned staff whether the dialysis center on Buchanan was co-operated to which Associate Planner Gentry stated that applicant would have that answer.

Commissioner Langford clarified with staff that even with putting in the columns that the sidewalk would still meet the requirement of ADA and that drawings of the elevations were provided to the Commission on the flash drive in their packets.

OPENED PUBLIC HEARING

Applicant, Steve Kieke, stated that he has reviewed all of the conditions, that he has no exceptions to any of them, and that although the medical corporation has centers all over the country, that he did not believe they operate the other facility in Antioch.

Commissioner Westerman stated that although he believed it to be owned by the same man, it is just a point of curiosity.

Commissioner Baatrup questioned applicant about the lighting which calls for high pressure sodium and whether there are better ways such as LED lighting to which the architect stated that although that is what the electrical consultant recommended to be mounted under the canopy that they would certainly look into it.

Commissioner Langford questioned the architect about the ADA requirements to which architect stated that they would meet all ADA requirements. Commissioner Langford expressed his concern that according to the plan it would not work for car access and clarified that the cover has to extend three feet beyond the face of the curb from where the car is parked. The architect went on to say that most patients are delivered in an oversized medi-van and not an ambulance and that when it pulls up to the curb, it will extend to cover the open door. Commissioner Langford clarified with the architect that pursuant to the plans the canopy will be extended farther than needed. Commissioner Langford and the architect then discussed the possibility that there would be a need to shift the line of the cut to be more parallel to the building from three to four feet to accommodate the posts but that this would be looked at more closely with the project architect.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2010-25

On Motion by Commissioner Azevedo and seconded by Commissioner Langford, the Planning Commission APPROVES AR-10-05 approving a canopy and pick-up and drop-off area located at 2163 Country Hills Drive within Deer Valley Business Park, subject to all conditions.

AYES: Langford, Johnson, Westerman, Baatrup, Azevedo, and Manuel
NOES: None
ABSTAIN: None
ABSENT: Travers

- 5. Z-10-04 .** Amending Title 9, Chapter 5, Article 26 of the Antioch Municipal Code in order to incorporate Administrative design review procedures.

Alexis Morris, Senior Planner, provided a summary of the staff report dated July 15, 2010.

OPENED PUBLIC HEARING

City Attorney Nerland stated that perhaps the planning staff is under stating the amount of reductions of staff and other resources that have occurred to their department and City wide. She said that while City staff is not pleased to come before commissions and

explain that we are frustrated and cannot provide the services we used to, this is the scenario we are in. She went on to state that this is not being brought to the Commission lightly but that planning has gone through several rounds of layoffs and reductions and while they kept trying to provide the same level of service, it is just not possible.

Chairman Johnson stated that if the Community Development Department believed it should be brought before the Planning Commission, then it should be brought before them.

Commissioner Azevedo asked if the Commission was looking at changing the Ordinance permanently to which City Attorney Nerland stated that the ordinance would remain amended until a future revision is proposed. Commissioner Azevedo asked if any thought was given to an alternative to which City Attorney Nerland stated that budget projections are five years out and it would be a couple of years before any increase in property taxes is received. City Attorney Nerland went on to say that revenues have dropped thirteen million in the past two years and that there is a sense that it would take up to eight years to get that back again. She stated that although she is being pessimistic and there is no mechanism built in to revert the ordinance, that when things improve the Planning Commission can certainly initiate a resolution to bring this back at any time to reconsider.

Senior Planner Morris stated that she is the only fulltime planning staff for the City with Mindy Gentry having a few projects and that this is a measure to get the City through these times, that it is not standard operating procedure at this point, and that they are looking at a five to ten year horizon.

Commissioner Azevedo stated that he felt comfortable that the Planning Commission would be able to initiate a change in the future.

Commissioner Langford clarified the process for sign upgrades with staff and that this ordinance is only for design review and not entitlement projects. Senior Planner Morris further clarified that new signs would still be subject to peer review and design guidelines.

Commissioner Azevedo stated that he would reluctantly move for approval.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2010-26

On Motion by Commissioner Azevedo and seconded by Commissioner Langford, the Planning Commission recommends that the City Council APPROVE amendments to Title 9, Chapter 5, Article 26 of the Antioch Municipal Code in order to establish an administrative design review process.

AYES: Langford, Johnson, Westerman, Baatrup, Azevedo, and Manuel
NOES: None
ABSTAIN: None
ABSENT: Travers

ORAL COMMUNICATIONS

City Attorney Nerland stated that a couple of projects had been appealed, Wal Mart and Kamps Propane. She also stated that the City of Pittsburg withdrew from ECCRFFA and has established a lower fee for projects in the Pittsburg area which is of greater interest to them.

Commissioner Azevedo clarified with staff that the next meeting would be August 18th and indicated that he would be having hip surgery on August 12th and therefore unavailable for at least six weeks, maybe eight.

Commissioner Langford stated that he would be out of town on vacation on August 18th.

Commissioner Azevedo indicated that the MTC is still debating the \$10.00 registration fee in November and that there would be more to come.

WRITTEN COMMUNICATIONS

Nothing was reported.

COMMITTEE REPORTS

Nothing was reported.

ADJOURNMENT

Chairman Johnson adjourned the Planning Commission at 7:38 p.m. to the next regularly scheduled meeting on August 4, 2010.

Respectfully Submitted,
Tammy Leach