

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 7, 2019
Antioch Community Center**

Chair Turnage called the meeting to order at 6:30 P.M. on Wednesday, August 7, 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, August 14, 2019.

ROLL CALL

Present: Commissioners Motts, Martin, Zacharatos, Soliz, Vice Chair
Schneiderman and Chair Turnage
Absent: Commissioner Parsons (arrived at 6:36 P.M.)
Staff: Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
City Attorney, Thomas Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: June 19, 2019

On motion by Commissioner Zacharatos, seconded by Commissioner Soliz, the Planning Commission approved the minutes of June 19, 2019, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

2. **UP-19-04, AR-19-02– Mesa Billboard** – Mesa Billboard requests approval of a use permit and design review to construct a fifty-foot tall digital billboard on the southern property line of 2404 Mahogany Way facing State Route 4. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act. The subject property is located at 2404 Mahogany Way (APN's 074-370-025).

Associate Planner Scudero presented the staff report dated August 2, 2019 recommending the Planning Commission approve a use permit and design review application allowing the construction of a new digital billboard, located at 2404 Mahogany Way, subject to the conditions contained in the staff reports attached resolution.

In response to Commissioner Martin, Associate Planner Kevin Scudero explained that the sign would hang over a drive aisle but it would not impact the business. In speaking to the letter submitted by the Department of Transportation, he stated that they had received the correspondence this afternoon and he would defer to the applicant to explain Caltrans regulations.

Commissioner Parsons arrived at 6:36 P.M.

In response to Commissioner Soliz, speaking to the letter submitted by the Department of Transportation, Associate Planner Kevin Scudero clarified that the applicant submitted a comprehensive lighting study which demonstrated that the spillover onto neighboring properties would be insignificant. He stated lacking an explanation from Caltrans, he was unaware of what their concerns could be regarding this matter.

Chair Turnage stated that it appeared that the letter was a standard letter sent from Caltrans to put the City on notice that these were issues that needed to be considered. He asked staff if they believed the concerns were legitimate.

Associate Planner Kevin Scudero responded that if the signage were approved this evening, the applicant would need to obtain final approval from the Department of Transportation. He noted that a preliminary letter from Caltrans (attachment E1) indicated that the location was identified as conforming to the requirements of the Outdoor Advertising Act.

Chair Turnage opened the public hearing.

Mike McCoy, General Manager of Mesa Outdoor, reported that this project, if approved, would be their fifth sign. He discussed their business plan and their goal to advertise for small local businesses. He stated this property was eligible for declassification of its landscape freeway status because it did not meet the minimum width requirements, as defined by Caltrans. He noted they successfully declassified a very narrow stretch of freeway on SR4 and received a letter confirming that action on April 12, 2019. He further

noted preliminary approval for this application was granted through the Caltrans Outdoor Advertising Agency. He stated that he believed the letter received this evening was from the District 4 Real Estate Office and it was possible that they were not as close to Caltrans regulations as the Outdoor Advertising Agency. He commented that the letter referenced the landscape freeway list as of January 31, 2019; however, the property was declassified on April 12, 2019. He stated that they believed they would be successful in getting a Caltrans final permit and they would file for it soon after receiving local approval.

In response to Commissioner Martin, Mr. McCoy stated there would be no advertising on the backside of the signage because it would not be legible from Mahogany Way. He noted anyone wishing to advertise could contact them by phone or submit information via their website.

In response to Commissioner Soliz, Mr. McCoy stated that they had the ability to utilize the billboard for public service announcements as part of the city's disaster communications plan and they would be open to coordinating with the city's emergency preparedness coordinator.

Chair Turnage closed the public hearing.

In response to Commissioner Motts, Associate Planner Kevin Scudero reported that there were currently two billboards on the south side of the freeway and a digital auto center sign in Pittsburg. He explained that the applicant had indicated that this is one of the few areas left for a billboard sign. He noted that if there were any new applications for billboard signage, they would come before the Planning Commission for discretionary approval.

RESOLUTION NO. 2019-21

On motion by Commissioner Motts, seconded by Commissioner Zacharatos, the Planning Commission approved a use permit and design review application allowing the construction of a new digital billboard, located at 2404 Mahogany Way, 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

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Turnage requested a detailed report be given at the next meeting after Commissioners were provided with a hard copy of the draft Transportation Expenditure Plan.

Planning Manager Morris stated they would put copies of the report in the Agenda packet for the August 21, 2019 Planning Commission meeting.

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

On motion by Chair Turnage, seconded by Commissioner Martin, the Planning Commission unanimously adjourned the meeting at 6:53 P.M. The motion carried the following vote:

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

Respectfully submitted:
KITTY EIDEN, Minutes Clerk