

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**October 21, 2015  
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, October 21, 2015, in the City Council Chambers. 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, October 28, 2015.

**ROLL CALL**

Present: Commissioners Parsons, Zacharatos, Mason, Miller  
Vice Chair Westerman and Chair Motts  
Absent: Commissioner Hinojosa  
Staff: Senior Planner, Alexis Morris  
Interim City Attorney, Bill Galstan  
Minutes Clerk, Kitty Eiden

On behalf of Commissioner Hinojosa, Chair Motts sent her regrets for not being able to attend the meeting this evening as she was out of state attending a family event.

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. **Approval of Minutes:** None

**NEW PUBLIC HEARING**

2. **UP-15-06, V-15-05, AR-15-13 – Chevron Mini Mart** – The applicant, Jeff Orwig and Fortress Asset Group LLC, request approval of a use permit for an automotive service station with a food mart, a variance from the required rear setback and from the minimum food mart size, design review of new architecture and signage for the addition of an approximately 2,720 s.f. Chevron Extra Mile convenience store, and an increase in the number of gas dispensers from four to six. The project site is located at 2701 Contra Loma Boulevard, on the southeastern corner of the intersection of Contra Loma Boulevard and Fitzuren Road (APN 071-011-036).

Senior Planner Morris presented the staff report dated October 16, 2015, recommending the Planning Commission approve a use permit, variance and design review of a new convenience store, canopy and an increase in the number of gas dispensers from four to six, subject to the conditions contained in the staff report's attached resolution.

In response to Chair Motts, Senior Planner Morris explained there was ample recessed lighting to illuminate the property and from staff's perspective the proposed illumination along the perimeter would be additional signage.

Commissioner Parsons stated after review of the project and looking at the property, she would support the variances subject to the conditions of approval.

In response to Vice Chair Westerman, Senior Planner Morris stated that according to the code, alcohol sales were prohibited as this project was within 500-feet of two other retail establishments selling liquor. She stated there was a condition of approval addressing future liquor sales requiring a use permit.

Commissioner Zacharatos stated the project was an enhancement for the area and she could support the variances.

Chair Motts opened the public hearing.

Jeff Orwig, representing Mr. Bhalla, stated the objective of the project was to enhance the area. He noted the project reflected Chevron requirements for the building, canopy, dispensers and signage. He further noted the convenience store would provide residents in the immediate area with an opportunity to shop in their neighborhood. He reviewed the site design and discussed the circulation plan noting it would eliminate the area behind the building which could be a nuisance.

In response to Commissioner Parsons, Mr. Orwig stated Mr. Bhalla, was in agreement with the conditions of approval.

Chair Motts encouraged the applicants to consider adding trees to the landscape plan if they could be added without impacting the line of sight for vehicles.

Pastor Henry Kelly, Grace Temple Church, spoke in support of the project and the retail opportunity it would provide for their parishioners.

Chair Motts closed the public hearing.

Commissioner Parsons spoke in support of the project and thanked the applicant for beautifying the City.

Vice Chair Westerman concurred with Commissioner Parsons noting the project would be a great improvement to the area.

Chair Motts concurred and stated it would be a vast improvement and he felt the new site plan with additional lighting would address loitering that occurred in the area.

### RESOLUTION NO. 2015-21

***On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission approved a use permit, variance and design review of a new convenience store, canopy and an increase in the number of gas dispensers from four to six, subject to the conditions contained in the staff reports attached resolution. The motion carried the following vote:***

**AYES:** Parsons, Zacharatos, Mason, Miller, Westerman, Motts  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Hinojosa

Jagdish Bhalla thanked City staff for their professionalism and the Planning Commission for approving the project.

### **NEW ITEM**

- 3. AR-15-14 – Buchanan Crossings Shops E** - The applicant, Buchanan Crossings, LLC, is requesting approval of design review for the 5,912 s.f. Shops E building in the Buchanan Crossings shopping center. The project is located at the northwest corner of Somersville Road and Buchanan Road (APN 074-480-005).

Senior Planner Morris presented the staff report dated October 16, 2015, recommending the Planning Commission approve the design review request subject to the conditions contained in the staff report's attached resolution. She noted there was a correction to the resolution because this had to go to the City Council; the resolution should reflect that the Planning Commission recommends approval of the project to the City Council.

Chair Motts suggested the applicant consider additional bike facilities as the area provided the opportunity for increased bike access.

Senior Planner Morris responded that if the Planning Commission felt there was more of a demand for bike parking than code required, they could place a requirement for additional bike parking on the project provided there were no physical constraints to do so.

Chair Motts opened the floor to public comment.

Matt Nohr, Project Manager at The Orosco Group, stated a multi-tenant building was the fourth phase of the project and the architecture was similar to pad C and the Grocery Outlet and CVS buildings. He agreed with the condition requiring the location and the design of the signage for the drive thru to be approved by the Community Development Director.

In response to Commissioner Mason, Mr. Nohr clarified there would be outside seating available on the north side.

In response to Commissioner Parsons, Mr. Nohr stated they were in agreement with the conditions of approval.

In response to Chair Motts, Mr. Nohr clarified that CVS and Grocery Outlet would be opening at the beginning of November and the leasing for Pad "C" was progressing so they would anticipate upon approval, beginning construction on Pad "E" in February of 2016.

Chair Motts encouraged the applicant to consider additional bike facilities due to the alignment and connections of trails system in this area.

Mr Nohr stated they regularly monitor pedestrian and bicycle traffic to evaluate demand and respond appropriately.

Chair Motts closed the floor to public comment.

Chair Motts stated he agreed with the staff recommendations for the project as it was consistent with the design of the entire shopping center.

Commissioner Parsons agreed with the staff recommendations.

Vice Chair Westerman agreed with the staff recommendations and noted much of the discussion on this project was held with the initial site plan for the Buchanan Crossings Shopping Center.

#### **RESOLUTION NO. 2015-22**

***On motion by Commissioner Westerman, seconded by Commissioner Parsons, the Planning Commission approved the resolution recommending approval to the City Council of the design review request subject to the conditions contained in the staff reports attached resolution.***

<b>AYES:</b>	<b>Parsons, Zacharatos, Mason, Miller, Westerman, Motts</b>
<b>NOES:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Hinojosa</b>

Chair Motts stated he was excited to see more retail opportunities in this area of Antioch.

### **ORAL COMMUNICATIONS**

Chair Motts announced it was Vice Chair Westerman's last meeting as a Planning Commissioner and he thanked him for his services.

Interim City Attorney Galstan announced outgoing Commissioners were welcomed to serve until their successors were appointed.

Vice Chair Westerman stated he appreciated the offer; however, he would not be available for the next several meetings as he had planned to travel, so this would be his last.

Commissioner Parsons thanked Vice Chair Westerman for his service.

Chair Motts requested staff look into presenting Vice Chair Westerman with a personalized street sign.

Senior Planner Morris responded that she would discuss this matter with Director of Community Development Ebbs.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

Chair Motts reported there was no quorum at the TRANSPLAN meeting; therefore, the meeting was continued to November.

### **ADJOURNMENT**

***Chair Motts adjourned the Planning Commission at 7:10 P.M. to the next regularly scheduled meeting to be held on November 4, 2015.***

Respectfully Submitted,  
Kitty Eiden