

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**November 7, 2007
City Council Chambers**

Chairman Travers called the meeting to order at 7:30 p.m. on Wednesday, November 7, 2007, in the City Council Chambers.

Chairman Travers 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, November 14, 2007.

ROLL CALL

Present: Commissioners Westerman, Johnson, Delgadillo (arrived at 7:43 p.m.), Brandt, Vice Chairman Azevedo and Chairman Travers
Staff: Senior Planner Morris
Assistant Planner Gentry
Traffic Engineer Bernal
City Attorney Nerland
Assistant City Attorney Hawkins
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: September 19, 2007

On motion by Commissioner Azevedo, and seconded by Commission Brandt, the Planning Commission approved the Minutes of September 19, 2007.

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

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARINGS

- 2. UP-05-31 – Consolidated Development Services, Inc. requests approval of a Use Permit to construct a 1,727 s.f. drive through Starbucks Coffee, a 5,000 s.f. bank, and approximately 12,000 s.f. of retail. A Mitigated Negative Declaration is proposed for adoption. The project site is located at the corner of Hillcrest Avenue and Wildflower Drive (APN 052-460-011).**

Assistant Planner Gentry provided a summary of the Staff Report dated November 2, 2007.

Commissioner Brandt suggested that the hours of operation coincide with the adjacent commercial businesses and further commented on sheltering the bus stop that fronts the project.

OPENED PUBLIC HEARING

Peter Ucovich, representing Starbucks, referred to various displayed wall maps as he spoke to the drive aisles and directional signage. He clarified that the correct square footage would be 1,840 s.f. for the proposed Starbucks store and 5,000 s.f. for the proposed bank site. Mr. Ucovich stated his appreciation to staff in working with Starbucks on Project Specific Condition No. 63 regarding access off of Hillcrest Avenue, in terms of working with the City Engineer on technical issues with respect to easements, water lines and the slope of the hillside.

Commissioner Brandt encouraged Mr. Ucovich to work with the City Engineer on the entrance way and expressed concerns regarding circulation issues for traffic coming off of Hillcrest Avenue.

In responding to Commissioner Brandt, Mr. Ucovich stated that he did agree to the proposed conditions, per the Staff Report, with the exception of Project Specific Condition No. 63, in that, he requested that it be changed per staff's requested change. Furthermore, Mr. Ucovich stated that it was the official position of Starbucks to not agree with the extension of the left hand turn pocket, but that he would be amenable to the Commission's position on this matter. In regards to the bus stop upgrade, Mr. Ucovich stated that he would have to research the cost of the fee impact of the shelter upgrade before making any further comments.

Commissioner Azevedo suggested to Mr. Ucovich that the drive-through be striped to designate the west area of the building, as well as the driveway. Mr. Ucovich stated that he would review this as a recommendation of the Commission, but noted that Starbucks prefers to move forward with the standard three car length stacking.

Sam Blittman, resident, expressed concern to heavy traffic that travels sporadically from Larkspur to Wildflower and onto Hillcrest heading south, and felt that due to the configuration of the road this would present additional safety concerns. Furthermore, he expressed a concern about the southern portion of Wildflower at the bus stop adjacent to this proposed project, that additional traffic would cause this area to become a thoroughfare to Deer Valley Road. Mr. Blittman felt that this area was dangerous at the present time and suggested that the roadway from Deer Valley to Hillcrest be further studied by the City, in regard to additional traffic that would be created by the proposed project.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2007-27

On motion by Commissioner Azevedo, and seconded by Commissioner Delgadillo, the Planning Commission approved a request from Consolidated Development Services, Inc., for approval of a Use Permit to construct a drive-through and approximately 17,000 s.f. of retail on a vacant 2.98 acre parcel. The project site is located on the west corner of Hillcrest Avenue and Wildflower Drive (UP-05-31)(APN 052-460-011) with the following amended changes to Project Specific Condition No. 63 to read: “Access from Hillcrest Avenue to the project site shall be provided as approved by the City Engineer.”

AYES: ***Azevedo, Delgadillo, Westerman, Johnson, Brandt and Travers***

NEW PUBLIC HEARING

- 3. UP-04-14 – In Shape Health Club, Inc. requests approval of a Use Permit to install three exterior water features including two pool slides and a spray fountain at the existing health club. The project site is located at 4065 Lone Tree Way (APN 072-012-112).**

Assistant Planner Gentry recommended that this item be continued to December 19, 2007.

On motion by Commissioner Azevedo, and seconded by Commissioner Brandt, the Planning Commission continued Item No. 3 to December 19, 2007.

AYES: ***Azevedo, Brandt, Westerman, Johnson, Delgadillo and Travers***

- 4. Z-07-04 - City of Antioch requests approval of a recommendation to the City Council for a rezone of 1821 “A” Street from Medium Low Density Residential (R-6) to Neighborhood/Community Commercial (C-2) to comply with the General Plan (APN-068-011-036).**

Assistant Planner Gentry provided a summary of the Staff Report dated November 2, 2007.

OPENED PUBLIC HEARING

Assistant City Attorney Hawkins requested the Commission's approval of the proposed rezone.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2007-28

On motion by Commissioner Azevedo, and seconded by Commissioner Brandt, the Planning Commission approved a request from the City of Antioch for a rezone to change the zoning designation of APN 068-011-036 from R-6 (Medium Low Density Residential) to C-2 (Neighborhood/Community Commercial). The subject property is located at 1821 A Street (APN 068-011-036)(Z-07-04).

AYES: *Azevedo, Brandt, Westerman, Johnson, Delgadillo and Travers*

5. **PDP-07-03 – Loving & Campos requests review of a Preliminary Development Plan, which is not an entitlement, for the development of 63 two-story for sale townhomes on a 4.6 acre parcel. The project site is located at 701 and 810 Wilbur Avenue (APN 065-110-006 and 007).**

Senior Planner Morris provided a summary of the Staff Report dated November 1, 2007.

OPENED PUBLIC HEARING

Norm Dyer, Loving & Campos Architects, provided an explanation of the project site, architectural features, landscaping, and circulation patterns. He stated that he agreed with staff recommendations, per the Staff Report.

Commissioner Brandt stated that she was pleased with the architectural features and suggested and commented on the following:

- That the proposed garages be considered a standard feature and not an upgraded feature, to keep the design flowing throughout the project.
- That signage be added to the red curbed areas, in terms of enforcing the issue of no parking on the streets.
- That sidewalks be added to both sides of the roads.
- That areas be available to store three garbage cans within the garage, as well as provide outside access for vehicles to pull in and out of the complex on garbage pick up days.
- That backyards be hardscaped in a pleasing pattern by the developer, as well as provide an area for small planter boxes.

- That an area be provided in the backyard for garden supplies.
- House numbers be added at the corner of the alleyways.

Commissioner Westerman expressed concern to the proposed narrow streets, in terms of EVA access and other type of delivery truck situations. Mr. Dyer stated that the radius turn areas would be widened or eased out and that all changes would meet fire department standards.

Commissioner Johnson expressed concern to the adjacent parcel owned by another party, in terms of the area remaining vacant. Mr. Dyer stated that it was his expectation that this area would be approved and planned prior to this project.

Commissioner Azevedo stated that he agreed with Commissioner Brandt's concerns and comments and added that he disagreed with the proposed exterior architectural design. He encouraged the applicant to make positive changes that would improve the quality of life for future homeowners.

Chairman Travers suggested that the front of the project's appearance needed more articulation, as well as add wider streets for vehicles to maneuver, additional space for trash can/storage space, additional sidewalk space and delineate the play area for future review.

CLOSED PUBLIC HEARING

ORAL COMMUNICATIONS

Commissioners Azevedo, Delgadillo, Brandt and Travers all welcomed newly appointed Planning Commissioners Westerman and Johnson.

Per a request of Commissioner Delgadillo, Traffic Engineer Bernal reported on the status of the Highway 4 Bypass and the widening of Highway 4.

Commissioner Delgadillo requested that staff review the City of Hercules' downtown renovation plan, in terms of funding.

WRITTEN COMMUNICATIONS

6. Committee Appointments

Chairman Travers announced that Commissioner Westerman will be appointed to the Design Subcommittee.

COMMITTEE REPORTS

Commissioner Azevedo reported that the RDA Subcommittee would be meeting on November 26. Also, the East County Regional Finance Committee (ECRFC) would be meeting on November 8 at the Tri Delta Transit community building at 7:00 p.m.

ADJOURNMENT

Chairman Travers adjourned the Planning Commission at 9:00 p.m. to the next regularly scheduled meeting to be held on November 21, 2007.

Respectfully Submitted,

Debra Lawson