

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

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

**December 5, 2007  
City Council Chambers**

Chairman Travers called the meeting to order at 7:30 p.m. on Wednesday, December 5, 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, December 12, 2007.

**ROLL CALL**

Present: Commissioners Westerman, Johnson, Delgadillo, Trail, Brandt,  
Vice Chairman Azevedo and Chairman Travers  
Staff: Deputy Director Community Development Wehrmeister  
Associate Planner Gentry  
Assistant Engineer Jirousky  
Assistant City Attorney Hawkins  
City Attorney Nerland  
Minutes Clerk Lawson

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. **Approval of Minutes: None.**
2. **PW639-SC – Approval of street name for the connection between Slatten Ranch Road and Empire Avenue, north of JC Penney.**

***On motion by Commissioner Azevedo, and seconded by Commissioner Brandt, the Planning Commission approved the Consent Calendar.***

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

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**END OF CONSENT CALENDAR**

**NEW PUBLIC HEARINGS**

3. **MDP-06-02 – Deer Valley Estates – Allied Investments requests review of a Master Development Plan and a Planned Development Rezone, for the development of a 135 single family home subdivision on an approximately 38 acre parcel. The project site is located in the southern portion of the City of Antioch and is bounded by Deer Valley Road to the west and Wellness Way and the Kaiser Hospital medical facilities to the south.**

Deputy Director of Community Development (DDCD) Wehrmeister recommended that this item be continued to December 19, 2007, and noted that a letter was distributed to the Commission to be read into the record dated December 5, 2007.

Through discussions amongst the Commission, it was noted that the newly distributed letter would be read into the record on December 19, 2007.

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

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

4. **PW371-RA-46 – McDonald’s Lot Merger – RHL Design Group requests approval of a lot merger. The project site is located at 2424 Mahogany Way (APN’s 074-370-011 and 074-370-023).**

Assistant Planner Gentry provided a summary of the Staff Report dated November 30, 2007.

**OPENED PUBLIC HEARING**

A representative of the RHL Group stated that it was the intention of the applicant to hold back on the design, pending the proposed lot merger.

**CLOSED PUBLIC HEARING**

**RESOLUTION NO. 2007-29**

***On motion by Commissioner Brandt, and seconded by Commissioner Delgadillo, the Planning Commission approved a request from RHL Design Group requesting approval of a lot merger of Parcel 2 (MS 10-72, 26 PM 27-28) and Parcel A (MS 9-76, 50 PM 42-43), two contiguous parcels. The project site is located at 2424 and 2410 Mahogany Way (APN’s 074-370—011 and -23).***

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

5. **PDP-07-04 – Bank of Agriculture and Commerce and Auto Spa Preliminary Development Plan – Richard Miller requests a review of a Preliminary Development Plan for the development of a walk in and drive up bank as well as a car wash on approximately 2.33 acres. The project site is located at the intersection of Lone Tree Way and Country Hills Drive (APN 055-071-080).**

Associate Planner Gentry provided an overview of the Staff Report dated November 30, 2007.

### **OPENED PUBLIC HEARING**

William Trezza, CEO of Bank of Agricultural and Commerce, provided background information pertaining to the future site and the logistics for the relocation of the bank, as well as the proposed preliminary plans for the Auto Spa business.

Dennis Zagaroli, Lesovsky-Donaldson Architects, provided a PowerPoint presentation that depicted the vicinity of the proposed Auto Spa project and provided an overview of the preliminary site plan, architecture and landscaping elements, and the operational aspect of the business.

Dana Boxdollar, Bank of Agriculture and Commerce, provided a PowerPoint presentation and spoke to the branch transactions. She requested that the vacuum tubes not be under grounded and that they be placed above the ground and be well hidden.

Richard Miller, representing Antioch Auto Spa, explained the operational process and design features through a power point presentation.

Per Commissioner Azevedo's request, it was confirmed through Ms. Boxdollar and Mr. Zagaroli that they were aware of the letter received from Chevron and noted that an easement has been created for Chevron's access. Commissioner Azevedo expressed concern to the turn lane coming into the area from Lone Tree Way and felt that this would add additional traffic coming and going and could create safety hazards. He requested that Staff review this area for safety and circulation matters.

Commissioner Johnson suggested that the trash bins be moved away from residential area.

Chairman Travers suggested that the trash bins be moved away from the residential area also and expressed concern to the meandering of employees. He also suggested that additional trees be placed along the residential back side of the project. He stated his approval of the aesthetics and design aspects of the project, noting that the project be well lit, in terms of safety.

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**CLOSED PUBLIC HEARING**

Commissioner Brandt spoke to the two businesses being placed together and felt this concept would fit into the %Auto Servicing+plan. She encouraged the applicant to hide the vacuum tubes through the architectural elements of the project and agreed with the proposed fountain.

Commissioner Trail agreed with the concept of the two businesses being placed together and wanted to ensure that all safety measures are in place, in terms of the businesses being in close proximity.

Commissioner Johnson stated that he felt comfortable with the proposed architectural and landscaping designs.

Chairman Travers suggested that the entrance to the project be made wider to lend a greater feel for space leading into the entrance and felt this would also improve circulation.

Commissioner Azevedo stated that he felt comfortable with the proposed plan, but expressed concern to a General Plan amendment. He agreed that the vacuum tubes for the bank could be placed above ground and hidden with the proper architectural design. He stated that he wanted all involved to be cognizant of the letter received from Ms. Jakabcin who resides adjacent to the proposed project.

**ORAL COMMUNICATIONS**

DDCD Wehrmeister welcomed newly appointed Commissioner Trail to the Planning Commission.

**WRITTEN COMMUNICATIONS**                      None.

**COMMITTEE REPORTS**

Commissioner Brandt reported on the Design Review Guideline Subcommittee.

Commissioner Azevedo reported that the RDA Committee had recently met regarding the proposed Wilbur Townhomes.

**ADJOURNMENT**

***Chairman Travers adjourned the Planning Commission at 9:55 p.m. to the next regularly scheduled meeting to be held on December 19, 2007.***

Respectfully Submitted,

Debra Lawson