

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**December 6, 2017
City Council Chambers**

Vice Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, December 6, 2017 in the City Council Chambers.

ROLL CALL

Present: Commissioners Motts, Martin, Conley and Vice Chair Parsons
Absent: Commissioner Turnage and Chair Zacharatos
Staff: Planning Manager, Alexis Morris
Assistant City Engineer, Lynne Filson
Associate Planner, Zoe Merideth
Interim City Attorney, Elizabeth Perez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

Vice Chair Parsons 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 13, 2017. She discussed the manner in which the meeting would be conducted.

CONSENT CALENDAR

- 1. Approval of Minutes:** None

NEW PUBLIC HEARING

- 2. AR-17-16, PW 357-302-17 – Somersville Towne Center Out Parcels** – Kevin Le of Courtney + Le Architects requests approval of a design review and tentative parcel map application in order to construct a 3,361 square foot drive thru restaurant and to subdivide one parcel into three parcels approximately 0.48 acres, 0.75 acres and 26.38 acres in size. A use permit for a drive thru in this location was previously approved by the Planning Commission on January 6, 2016. The project site is located in the parking lot of the Somersville Towne Center shopping center at the corner of Somersville Road and Fairview Drive.

The site is identified by Contra Costa County Assessor's Parcel Number (APN) 074-450-036.

Planning Manager Morris presented the staff report dated December 1, 2017 recommending the Planning Commission approve a minor subdivision to subdivide one parcel into three parcels and design review for the phase 1 drive-through building consisting of approximately 3,361 square feet, subject to the conditions of approval contained in the attached resolution.

In response to Commission Conley, Planning Manager Morris explained that a condition of approval required that the applicant submit a line of sight study demonstrating the rooftop equipment was adequately screened. She noted no additional design elements should be needed to screen the equipment.

Commissioner Conley stated he felt the driveway to the north was mandatory for circulation and it was important to complete it and the landscaping planters prior to the business opening.

In response to Commissioner Martin, Planning Manager Morris stated the lifestyle graphics were applied to the exterior wall of the building.

In response to Commissioner Martin, Assistant City Engineer Filson explained that perpendicular parking spaces made stalls more accessible from both directions and the city requirements for stripping, as well as the size of spaces and drive aisles, improved access. She noted that there would be no issue with interfacing perpendicular parking with the diagonal parking on the remainder of the site. She clarified that the north/west diagonal parking aisle was outside the project boundaries; however, staff would review the issue with the unusual sized parking stalls. She explained a parking stop between this project and the existing lot would limit the ability to clean the parking lot.

Kevin Le, of Courtney & Le Architects, explained their landscape plan under phase 1. He stated they were agreeable to include the driveway entrance and closing off the other driveways on the site in the first phase. He stated rooftop screening for the equipment would be addressed by the applicant for Steak and Shake.

Commissioner Motts stated he was pleased the project and suggested the applicant consider adding additional tree planters to the north drive aisle.

Mr. Le responded that they would work with staff to accommodate additional planters.

In response to Mr. Le, Planning Manager Morris explained the lifestyle graphics were part of the Design Review approval this evening.

Commissioner Conley stated he considered the lifestyle graphics as murals applied to the building and felt they should not be counted against the total square footage for advertising signage. He noted he believed the artwork was tasteful and worked well for this type of building.

In response to Vice Chair Parsons, Mr. Le stated they were in agreement with the conditions of approval for the project.

Vice Chair Parsons stated she also felt that the lifestyle graphics should not be counted against the total square footage for signage.

In response to Vice Chair Parsons, Mr. Le agreed to reduce the advertising signage to comply with the sign ordinance.

Vice Chair Parsons closed the public hearing.

RESOLUTION NO. 2017-24

On motion by Commissioner Motts, seconded by Commissioner Conley, the Planning Commission approved a minor subdivision to subdivide one parcel into three parcels and design review for the phase 1 drive-through building consisting of approximately 3,361 square feet, subject to the conditions of approval contained in the attached resolution with the following additions: 1) Two additional trees would be added along the western periphery of the project to the north of building "A"; and, 2) The lifestyle graphics would not be considered in the overall signage count. The motion carried the following vote:

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

Mr. Le stated that they hoped to be opened in the next 8-10 months.

Vice Chair Parsons thanked the applicant for their application.

ORAL COMMUNICATIONS

Planning Manager Morris welcomed Bob Martin back to the Planning Commission and introduced Associate Planner Zoe Merideth.

Commissioner Martin gave a brief history of his service on the Planning Commission and stated this was his third session of serving.

Vice Chair Parsons welcomed Associate Planner Merideth.

In response to Commissioner Conley, Planning Manager Morris and Assistant City Engineer Filson explained that the property owner of Humphreys had already made repairs to the exterior of the building. They noted the developer indicated improvements needed to be made to the building prior to looking for a tenant.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Parsons adjourned the Planning Commission at 7:07 P.M. to the next regularly scheduled meeting to be held on January 17, 2018.

Respectfully Submitted,
Kitty Eiden