

**CITY OF ANTIOCH  
PLANNING COMMISSION MINUTES**

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

**December 7, 2011  
City Council Chambers**

**CALL TO ORDER**

Chairman Westerman called the meeting to order at 6:30 p.m. on Wednesday, December 7, 2011, 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Thursday, December 15, 2011.

**ROLL CALL**

Present: Commissioners Langford, Travers, Azevedo, Bouslog, Douglas-Bowers,  
Chairman Westerman and Vice Chair Baatrup  
Absent: None  
Staff: Senior Planner, Mindy Gentry  
City Attorney, Lynn Tracy Nerland  
Minutes Clerk, Cheryl Hammers

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

Chairman Westerman recognized the two new Planning Commissioners, Danielle Douglas-Bowers and Tim Bouslog, welcomed them and wished them well on their tour with the Commission.

Chairman Westerman made a presentation to Martin Johnson for his service on the Planning Commission for four years, thanked him for his service, presented him with a street sign and wished him the best of luck.

Martin Johnson said that his experiences with the Planning Commission were good, that he appreciated the support of staff and his fellow Commissioners, that it was an honor to serve on the Planning Commission and that he learned a lot which will serve him in his newest endeavor as a law student at JFK.

**CONSENT CALENDAR**

**1. Approval of Minutes: September 21, 2011**

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***On motion by Commissioner Azevedo, and seconded by Commissioner Travers, the Planning Commission approved the Minutes of September 21, 2011.***

**AYES:** *Baatrup, Langford, Travers and Azevedo*  
**NOES:** *None*  
**ABSTAIN:** *Westerman, Bouslog, Douglas-Bowers*  
**ABSENT:** *None*

**END OF CONSENT CALENDAR**

**NEW PUBLIC HEARING**

2. **UP-11-12 – Avis Budget Car Rental** requests the approval of a car rental facility, with ten marked parking spaces. The project is located at 2600 Somersville Road, within the Somersville Towne Center (**APN: 074-121-026**).

Senior Planner Gentry provided a summary of the staff report dated December 1, 2011.

Commissioner Azevedo questioned staff as to how big the second pad would be in order to maintain 4.5 parking ratio to which SP Gentry stated that it depends on where they place the pad, that overall it is only 10 parking spaces and that this may be a reduction of approximately 1,000 sf.

Commissioner Langford asked staff if the Towne Center management was aware that this project will change the building space to which SP Gentry said that they are aware, that they have no existing tenant interested at this point and that there are no problems.

Commissioner Bouslog expressed a concern about the proximity of the 10 parking spaces being so close to the entrance to the store concerning foot traffic.

SP Gentry said that this could be broken up and perhaps applicant may want to consider revising.

**OPENED PUBLIC HEARING**

Applicant, Don Pierce, development manager for Avis stated that Avis has been in Antioch for a number of years, has moved out of their spot and that Avis has signed a national agreement with Sears to be placed into Sears. He went on to say that he felt this was a good thing for Sears and that this can bring more people to the mall.

Commissioner Azevedo asked applicant if given the national agreement with Sears, if Avis have an agreement with the property manager that Avis has to renew a lease over time, or is it agreed that Avis can stay as long as they want. He also asked what would happen if the mall wanted to build the pad and did not want to reduce it 1,000 sf.

Applicant responded that the agreement is through Sears and that the mall is more than happy to have someone in there. He said that he would be happy if the mall affected those 10 spaces.

Commissioner Azevedo asked applicant what the plan for washing and detailing the cars would be to which applicant responded that all cleaning would be performed off the premises at a car wash.

Commissioner Travers stated that there is a car wash across the street which would create more business for them as well. He questioned applicant about who would maintain the parking spaces to which applicant stated that Avis would put up signage but that Sears would maintain the parking spots.

Commissioner Langford questioned applicant as to how those parking spaces were picked to which applicant said that these spaces provide easy access to customers coming in and out. Commissioner Langford stated his concern that during busy times of the year when the cars may all be out that people may park there to which applicant said he didn't see this to be a huge problem and that people will see the signage.

Vice Chair Baatrup asked applicant how many of these operations are now in the Bay Area to which applicant said that there is a large one with over 25 parking spaces in Concord, that there was one in Cupertino and that there are approximately 75 nationwide. Vice Chair Baatrup asked applicant about times when the cars are not rented and would remain in their spots if they had any experience with vandals or with theft to which applicant said that although they have an occasional vandal, they have not experienced theft and that there would not be more frequent call outs for police.

Chairman Westerman confirmed with applicant that they had read and agreed to all standard conditions and project specific conditions.

### **CLOSED PUBLIC HEARING**

Commissioner Travers stated that the addition of further traffic would be beneficial, that the mall has 24 hour security, that the area is well lit and that he was in favor of the project.

Commissioner Langford clarified with staff that staff would take care of approving the signage, that the signage is based on footage and that the total signage Sears presently has will be deducted so as to not exceed the overall square footage.

Commissioner Langford expressed concern with the parking spaces right at the crosswalk area at the main entrance to the store, said that hopefully this was not relocating handicapped spaces and felt that the spaces could be moved over a couple of rows.

Commissioners Avevedo, Douglas-Bowers, Bouslog and Vice Chair Baatrup had no comments.

Chairman Westerman stated that this was a straight forward proposal, that he had no problems with it, and that he concurred with applicant and recommended approval.

**RESOLUTION NO. 2011-14**

**On Motion by Commissioner Azevedo and seconded by Vice Chair Baatrup, the Planning Commission approved UP-11-12, subject to all conditions.**

**AYES:** *Westerman, Baatrup, Langford, Travers, Azevedo, Bouslog and Douglas-Bowers*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *None*

**ORAL COMMUNICATIONS**

City Attorney Nerland informed the Planning Commission that Tabora Gardens by Satellite Housing was heard by the City Council and the project was approved pursuant to a modified roof design. She said that on the Walmart appeal, the Court decided against the City so unless Walmart appeals, the Court has ordered to rescind approvals for design review expansion. CA Nerland reminded the Commissioners about the ethics training which has to be repeated every two years.

**WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Azevedo said that he was unable to attend the last Transplan meeting and that he is unsure if there was a meeting tomorrow night as no agenda or packets are on the internet.

Chairman Westerman confirmed with staff that there would be no meetings until after the new year with the next one tentatively scheduled for January 18<sup>th</sup>.

City Attorney Nerland said that with City closures, there would not be a meeting on January 4<sup>th</sup> and the earliest date would be January 18<sup>th</sup>.

Commissioner Azevedo welcomed the two new members and said that although it sounds like the Planning Commission isn't doing a lot due to the economy and staffing issues, that there will be times to come when significant decisions will need to be made.

**ADJOURNMENT**

Chairman Westerman adjourned the Planning Commission at 7:00 p.m.

Respectfully Submitted,  
Cheryl Hammers