

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**March 20, 2024
City Council Chambers**

1. CALL TO ORDER

Chairperson Gutilla called the meeting to order at 6:30 P.M. on Wednesday, March 20, 2024, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Martin, Webber, Vice Chairperson Riley and Chairperson Gutilla

Absent: Commissioner Hills

Staff: Assistant City Attorney, Kevin Kunding
Acting Director of Community Development, Kevin Scudero
Planning Manager, Zoe Merideth
Associate Planner, Nathan Tinclair
Minutes Clerk, Kitty Eiden

Acting Planning Manager Merideth introduced newly appointed Commissioner Webber.

3. PLEDGE OF ALLEGIANCE

Chairperson Gutilla led the Pledge of Allegiance.

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

Planning Manager Merideth noted that Commissioner Webber, who was newly appointed, was not present for the meeting when the minutes were recorded.

Chairperson Gutilla pulled Consent Calendar Items 5-1 and 5-2 for separate action.

5-1. Planning Commission Meeting Minutes February 21, 2024

On motion by Commissioner Martin, seconded by Commissioner Jones the Planning Commission approved Consent Calendar Item 5-1. The motion carried the following vote:

AYES: Jones, Lutz, Martin, Riley, Gutilla

NOES: None

ABSTAIN: Webber

ABSENT: Hills

- 5-2 Ducky's Car Wash | UP-19-08, AR-19-15 | APN 055-071-113, 055-071-114** Two-year extension of the Final Development Plan, Use Permit and Design Review approvals for the Ducky's Car Wash project. This project is located in the Northwest corner of the intersection of Lone Tree Way and Country Hills Drive.

On motion by Commissioner Martin, seconded by Commissioner Jones the Planning Commission approved Consent Calendar Item 5-2. The motion carried the following vote:

AYES: Jones, Lutz, Martin, Riley, Gutilla
NOES: None
ABSTAIN: Webber
ABSENT: Hills

6. PUBLIC HEARING

- 6-1. Starbucks Contra Loma Blvd | DR2023-0011 | 3100 Contra Loma Blvd.** The applicant requests Design Review and Use Permit approval of a new 2,200 square foot Starbucks drive-thru restaurant. Associated improvements include construction of an outdoor dining area, landscaping and stormwater control facilities. The proposed project includes 44 parking spaces, including 11 located in front of the building and 33 nearby in the shopping center parking lot.

Associate Planner Tinclair presented the staff report dated March 20, 2024, recommending the Planning Commission adopt a resolution approving the Design Review, Use Permit Application subject to the attached conditions of approval with the additional language for project specific condition #3 as outlined in the staff memorandum dated March 18, 2024.

Chairperson Gutilla opened the public comment period.

Neil Madewell, Director of Development for Phillips Edison & Company gave a PowerPoint presentation of the project street view, elevations, material specs, circulation plan, and parking.

Alexander Broom encouraged the developer to increase the number of native plants in the landscape plan and stated he did not support any more drive-thru restaurants in Antioch.

Laura Kindsvater encouraged the developer to increase the number of native and keystone species in the landscape plan.

Chairperson Gutilla closed the public comment period.

Commissioner Martin stated that he felt this location would serve residents in this area and it was well designed. He also supported the change proposed for project specific condition #3.

Commissioner Riley spoke in support of the project design and location.

In response to Commissioner Riley, the applicant stated they would work with the landscape architect to increase the percentage of native landscape species.

In response to Commissioner Lutz, Associate Planner Tinclair reviewed the site circulation plan.

Dee Madahar, Starbucks, stated they believed this location would fill a hole in the marketplace, capture new customers and not impact other nearby locations.

In response to Commissioner Lutz, Mr. Madewell stated they believed they could achieve 50% native species; however, it would depend on availability and cost. He committed to doing the best they could to incorporate native species.

In response to Commissioner Jones, a representative from Starbucks clarified there would be a maximum of 11 employees a shift and 22 total employees. Mr. Madewell explained regional contractors would be working on this project and clarified that they would be landscaping the entire hillside. Mr. Madahar reported that Starbucks did not plan on closing any stores in Antioch.

Commissioner Webber questioned if Starbucks had considered the impact of increased traffic from this project on the safety of children traveling to and from school.

Mr. Madewell explained they had ADA paths of travel from the store to the street and traffic flow was contained to the corner of the shopping center.

In response to Commissioner Jones, Mr. Madewell stated once approved it would take approximately 7.5 months to complete the exterior of the project and another ten weeks for Starbucks to finish the interior.

Chairperson Gutilla stated that she believed this was a great location for Starbucks and she appreciated the landscaping on the hillside. She suggested outside seating be increased to accommodate the 55 plus community in the area. She expressed concern regarding the trash enclosure located next to the driveway.

Mr. Madewell explained blocking off the area near the trash enclosure was problematic due to the location of the bioretention pond and deadheading parking stalls. He noted with the 16-car stack, they did not anticipate cars parking outside of the drive thru area.

A representative from Starbucks added that the y lane stack would support movement through the drive thru lane and lead to one order point.

The Project Architect added that the gate opening for the trash enclosure would not interfere with the drive aisle.

In response to Chairperson Gutilla, the applicant confirmed that the patio area would be covered and accessible to everyone.

Acting Director of Community Development Scudero confirmed that Council would be considering a native landscaping item in the future.

Following discussion, the Planning Commission consensus supported the proposed change to project specific condition #3 as stated in the memo dated March 18, 2024, along with a recommendation that 50% of the landscaping be native plants.

In response to Commissioner Martin, Mr. Madahar, stated that they could add additional signage where possible: however, there were directional arrows pointing traffic to the south side of the trash enclosure.

On motion by Commissioner Martin, seconded by Commissioner Riley the Planning Commission members present unanimously adopted a resolution approving the Design Review, Use Permit Application subject to the attached conditions of approval. With Project Specific Condition #3 revised to read (revised text underlined):

- ***All storm water flows shall be collected onsite and discharged into an approved private detention basin to be filtered prior to draining to the public storm drain system. The concept of the drainage system design is shown on sheet C4 of the preliminary Grading and Drainage and utility plans prepared by Apex Civil Engineering and Land Surveying in Martinez, CA date 9-7-23. The developer shall install concrete drainage inlets with metal grates adjacent to the curb line with a 12" pipe to drain to the adjacent bio-retention basin as shown on said plan where the difference between the drive-thru pavement and bio--retention basin top of soil elevation is greater than 12 inches. Otherwise, curb cuts are allowed where the elevation difference is less than 12 inches. All on-site retention basins shall be bioretention basins and be designed to satisfy the Contra Costa County clean water program stormwater C.3 Guidebook, 8th edition dated December 23, 2022***

- ***And with a recommendation for 50% use of native plants***

The motion carried the following vote:

AYES:	<i>Jones, Lutz, Martin, Webber, Riley, Gutilla</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills</i>

7. REGULAR ITEM

7-1 Discuss Commissioner Appointment to the TRANSPLAN Committee

Planning Manager Merideth presented the staff report dated March 20, 2024, recommending the Planning Commission discuss and choose a potential Commissioner to be appointed to the TRANSPLAN Committee.

Following discussion, the Planning Commission directed staff to forward the recommendation of Commissioner Jones to Mayor Hernandez-Thorpe for appointment to the TRANSPLAN Committee.

8. ORAL/WRITTEN COMMUNICATIONS

Acting Planning Manager Merideth announced the next meeting agenda would include the election of the Chair of the Planning Commission.

Chairperson Gutilla thanked staff for providing guidance for presiding over Planning Commission meetings. She expressed concern regarding egress from the side driveway of the Travis Credit Union on Hillcrest Avenue and suggested signage be posted in the median to direct traffic.

Acting Director of Community Development Scudero responded that he would relay Chairperson Gutilla's concerns to the engineering division.

Commissioner Martin requested staff provide Commissioners with updated rosters.

In response to Commissioner Martin, Assistant City Attorney Kunding confirmed that Commissioners could use their iPads at meetings; however, it would be a Brown Act violation if they used it to conduct serial meetings.

Acting Director of Community Development Scudero announced that Acting Planning Manager Meredith had been promoted to Planning Manager. He reported the City would be advancing an Inclusionary Housing Ordinance and Comprehensive General Plan update in the near future.

9. COMMITTEE REPORTS - None

10. NEXT MEETING: April 17, 2024, / April 3, 2024, meeting canceled

Chairperson Gutilla announced that the April 3, 2024, Planning Commission meeting was cancelled, and the next regularly scheduled meeting would be held on April 17, 2024.

11. ADJOURNMENT

On motion by Commissioner Riley, seconded by Commissioner Jones, the Planning Commission members present unanimously adjourned the meeting at 7:47 P.M. The motion carried the following vote:

AYES:	<i>Jones, Lutz, Martin, Webber, Riley, Gutilla</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hills</i>

Kitty Eiden
KITTY EIDEN, Minutes Clerk