

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**July 20, 2022
Meeting Conducted Remotely**

The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Planning Commission meetings live stream (at <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>). The Planning Commission meeting was conducted utilizing Zoom Audio/Video Technology.

1. CALL TO ORDER

Chair Gutilla called the meeting to order at 6:30 P.M. on Wednesday, July 20, 2022. She announced that tonight's meeting was being held in accordance with the Brown Act as currently in effect under AB 361, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by teleconference. She stated anyone wishing to make a public comment, may do so by using the raise your hand tool or submitting their comments using the online public comment form at www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/. Public comments that were previously submitted by mail or email have been provided to Planning Commissioners.

2. ROLL CALL

Present: Commissioners Schneiderman, Martin, Motts, Hills, Lutz, and Chair Gutilla
Absent: Vice Chair Riley (arrived at 6:52 P.M.)
Staff: Director of Public Works/City Engineer, John Samuelson
Planning Manager, Anne Hersch
Associate Planner, Jose Cortez
Community Development Technician, Hilary Brown
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chair Gutilla led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT – None

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes May 18, 2022

6-2. Planning Commission Meeting Minutes June 1, 2022

On motion by Commissioner Schneiderman, seconded by Commissioner Martin, the Planning Commission members present unanimously approved the Minutes of May 18, 2022, and June 1, 2022. The motion carried the following vote:

AYES: **Schneiderman, Martin, Motts, Hills, Lutz, Gutilla**
NOES: **None**
ABSTAIN: **None**
ABSENT: **Riley**

7. PUBLIC HEARING

- 7-1. UP-21-08, AR-21-05 Use Permit and Design Review for Dutch Bros Coffee at Hillcrest Avenue & Wildflower Drive** - The applicant is seeking use permit and design review approval for a new 1,400 sq. ft. drive-through coffee business on Hillcrest Ave. at Wildflower Drive. The subject site is a vacant 95-acre parcel and located between an existing grocery store and gas station. The business is proposed to be open Sunday-Thursday 4:30am- 10pm and Friday-Saturday 4:30am-11pm. The building design includes horizontal composite siding at the tower element, stucco, brick base and steel awnings.

Associate Planner Cortez presented the staff report dated July 20, 2022, recommending the Planning Commission adopt the Resolution approving UP-21-08, AR-21-05 Use Permit and Design Review for Dutch Bros Coffee.

Amar Sidhu thanked staff for reviewing their project. He provided a project description and explained that the only access to this parcel would be from the Arco Gas Station and Safeway shopping center. He stated he had a lease with the operator. He requested the Planning Commission approve the project.

Chair Gutilla opened and closed the public hearing with no speakers requesting to speak.

In response to Commissioner Martin, Mr. Sidhu clarified there would be no inside access to Dutch Bros; however, the restaurant space next to it would have access to indoors. He reported that he did not have an executed lease for the restaurant; however, he was currently in negotiations with West Coast Sourdough. He confirmed that he along with the Dutch Bros franchisee were aware and in agreement with the hours of operation proposed by the City.

Associate Planner Cortez confirmed west bound Hillcrest traffic would access this location from Arco or the Safeway shopping center.

Commissioner Hills reported that trucks often blocked traffic near Starbucks.

Associate Planner Cortez responded that the entrance to Dutch Bros would be before that area.

In response to Commissioner Motts, Mr. Sidhu reported Dutch Bros sold coffee, tea and other drinks.

Courtney Shaffer added that the food items were limited to muffins, granola bars and seasonal items.

Vice Chair Riley arrived at 6:52 P.M. He commented that he had read the staff report and had no questions or comments.

In response to Chair Gutilla, Mr. Sidhu stated the eight parking stalls on site were intended for employee parking and reiterated that there would be no inside sales at Dutch Bros. He confirmed that there would be a walk-up window for customers.

Commissioner Motts stated he was happy to see some variety being introduced into the market.

Chair Gutilla stated she worked in the area and was pleased she would be able to walk to this location.

Commissioner Martin welcomed Dutch Bros to Antioch.

RESOLUTION NO. 2022-20

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission unanimously adopted the resolution approving UP-21-08, AR-21-05 Use Permit and Design Review for Dutch Bros Coffee. The motion carried the following vote:

AYES: *Schneiderman, Martin, Motts, Hills, Lutz, Riley, Gutilla*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

Chair Gutilla congratulated Mr. Sidhu and Ms. Shaffer and thanked them for investing in Antioch.

7-2 UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley- The applicant is seeking Use Permit and Design Review approval for 121 new single-family homes at 6100 Deer Valley Rd. A Tentative Map, Final Development Plan, Use Permit and Design Review were approved for the project on 8/21/21. The subject sites are approximately 37.56 acres and are vacant. The applicant is proposing to change the architectural design from the original approvals. New styles include Coastal, Spanish, and Farmhouse design. A Use Permit is required to allow a reduction of lot area and building footprint.

Associate Planner Cortez presented the staff report dated July 20, 2022, recommending the Planning Commission adopt the resolution approving UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley.

Andrew Grant, Meritage Homes, gave an overview of the updated design elements. He noted they would be consistent with their national catalog which would be cost effective, resulting in a more affordable home. He further noted the changes included slightly reducing widths and square footage.

Chair Gutilla opened the public comment period.

James Neal questioned if the concrete wall separating these homes from the open property would remain as previously approved.

Chair Gutilla closed the public comment period.

Chair Gutilla explained that the concrete wall was not included in Design Review before the Commission this evening.

Associate Planner Cortez confirmed that only the architecture was before the Commission and all previous conditions of approval remained.

In response to Commissioner Martin, Associate Planner Cortez confirmed previously proposed plotting would move forward; however, he noted through staff's review of the plot plans, there may be changes.

Commissioner Martin stated he did not support projects that had the same house plans located next to each other. He spoke in support of the new designs proposed this evening.

Associate Planner Cortez commented that the Planning Commission was also considering landscaping.

In response to Commissioner Martin, Planning Manager Hersch clarified that a response to concerns in emails from the public were provided online. She explained that the focus for the Planning Commission this evening was the architectural design and the use permit for the reduction in the building envelope.

Commissioner Schneiderman stated she was in support of the proposed designs. She questioned if there was a higher demand for single story homes.

Mr. Grant stated they preferred to provide single and two-story options, and they saw even sales of both products. He noted flex spaces were typically preferred and sometimes single-story layouts facilitated that use more fittingly. He noted the smaller square footage would allow them to slightly narrow homes to ensure that they fit well on the lots. He stated the narrowing of the homes were minimal enough to not be noticed.

Chair Gutilla stated she liked one of the original floorplans that provided flex space in the upstairs loft area.

Mr. Grant confirmed that that option was eliminated to make homes more affordable and efficient. He stated the lot count and development plan would remain the same. He noted the average width of side yards would be 7.5 feet.

Chair Gutilla requested the developer consider staggered side yards to facilitate more usable space behind fences.

RESOLUTION NO. 2022-21

On motion by Commissioner Martin, seconded by Vice Chair Riley, the Planning Commission unanimously adopted the resolution approving UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley.

AYES: **Schneiderman, Martin, Motts, Hills, Lutz, Riley, Gutilla**
NOES: **None**
ABSTAIN: **None**
ABSENT: **None**

8. ORAL/WRITTEN COMMUNICATIONS

8-1. Planning Commissioner Training October 21, 2022

Planning Manager Hersch reminded Commissioners that Planning Commission training was available for free through the League of California Cities, and she welcomed Commissioners to register for the event.

Chair Gutilla and Commissioner Hills reported that they would be attending Planning Commission training.

Planning Manager Hersch reported the draft Housing Element went to the state for review and they expected to have comments from them no later than September 29, 2022. She noted the EIR review would be coming to the Commission in September. She announced the August 3, 2022, Planning Commission meeting was canceled, and the next meeting would be August 17, 2022, and both meetings would be held in September.

Commissioner Martin suggested staff consider increasing side yard setbacks to accommodate RV parking and garbage can storage. He stated he liked the new layout of the staff reports; however, he preferred that they provide the staff member responsible for project review. He also requested the recommendation on the staff report be expanded to match the agenda.

Planning Manager Hersch thanked Commissioner Martin for the feedback. She explained that the staff member responsible for the project had been inadvertently removed and would be corrected. She noted changes requested could be made to the staff report template.

Chair Gutilla commented that she liked the new staff report template.

Commissioner Motts apologized for missing the last Planning Commission meeting and explained that he had been ill.

Vice Chair Riley and Chair Gutilla stated they were happy Commissioner Motts was in attendance this evening. Chair Gutilla stated she hoped he continued to heal.

Vice Chair Riley reported on the completion of the new Laurel Road extension.

9. COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

10. NEXT MEETING: August 17, 2022

Chair Gutilla announced the next Planning Commission meeting would be held on August 17, 2022.

11. ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Schneiderman, the Planning Commission members present unanimously adjourned the meeting at 7:30 P.M. The motion carried the following vote:

AYES: **Schneiderman, Martin, Motts, Hills, Lutz, Riley, Gutilla**
NOES: **None**
ABSTAIN: **None**
ABSENT: **None**

Respectfully submitted:
KITTY EIDEN, Minutes Clerk