

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**February 19, 2020
Antioch Community Center**

Vice Chair Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, February 19, 2020 in the City Council Chambers. She 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, February 26, 2020.

ROLL CALL

Present: Commissioners Parsons, Motts, Martin and Vice Chair Schneiderman
Absent: Commissioner Soliz and Chair Turnage
Staff: Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Associate Planner, Zoe Merideth
City Attorney, Thomas Lloyd Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: January 15, 2020

A motion to approve the minutes by Commissioner Motts, seconded by Commissioner Parsons, failed due to the lack of a quorum to approve the motion. The motion failed by the following vote:

***Ayes: Motts, Parsons, Schneiderman
Abstain: Martin***

The minutes of January 15, 2020 will be brought back on the next agenda.

NEW PUBLIC HEARING

2. **Jim's Auto Body – UP-19-13, AR-19-20** – The applicant requests a use permit and design review for a new major automotive repair use and associated site improvements at an existing building. The improvements include minor façade changes, repainting the building, new signage, replacing an existing fence with a new wall, new lighting, and new landscaping. The project site is located at 1901 W10th Street (APN 074-053-008).

Associate Planner Merideth presented the staff report dated February 19, 2020 recommending the Planning Commission approve a use permit and design review application for a new major auto repair use at 1901 W 10th Street, subject to the conditions contained in the staff reports attached resolution.

In response to Commissioner Martin, Associate Planner Merideth clarified that all the trees were depicted on sheet L1 of the project plans. She reported that the cedar trees that were being removed were on top of the berm close to the parking lot and more interior to the site.

Commissioner Martin stated it could be possible to lower the berm provided that the trees that would be remaining on the site would not be disturbed.

Commissioner Motts questioned if there was a way to create more lawn signage to increase visibility for the business. He also questioned if the landscaping proposed by the applicant was drought tolerant.

Associate Planner Merideth responded that additional lawn signage could be a possibility; however, the applicant had an existing monument signage on West 10th Street. She explained that the proposed landscaping was drought tolerant; however, the plants selected were not within the City's plant pallet.

Commissioner Parsons stated that she believed that the landscaping proposed by the applicant was consistent with other businesses in the area.

Associate Planner Merideth explained that those other businesses were not within the Delta Business Park.

Vice Chair Schneiderman agreed with Commissioner Parsons.

Vice Chair Schneiderman opened the public hearing.

David Gould, representing Jim's Auto Body, gave a history of their business and their desire to expand their office and support facility into the neighboring property. He submitted their written response to the staff report and conditions of approval in which they agreed with the exception of maintaining the height of the berm. He requested the Planning Commission consider allowing them to reduce the height of the berm to 3.5 feet

to provide a line of sight to the building entrance and customer service zone. He asked for the Planning Commission's approval with the minor revision as requested this evening.

In response to Commissioner Martin, Megan Stromberg Landscape Architect explained that they believed they could lower the berm without impacting the London Plane and Crepe Myrtle trees. Mr. Gould agreed to replace any trees, if they were damaged.

Commissioner Martin stated he was sympathetic with the visibility issue for the business.

Commissioner Parsons stated she supported the landscape plan proposed by the applicant and lowering the height of the berm. She noted lowering the berm would also increase safety on the site.

Commissioner Motts stated he was amiable to reducing the height of the berm height provided that the remaining trees would not be impacted. He spoke in support of the wall and landscaping improvements proposed by the applicant as part of the revitalization of the area.

Vice Chair Schneiderman spoke in support of the business expansion.

Commissioner Motts stated he would have supported the rocks in the landscaping plan.

Vice Chair Schneiderman closed the public hearing.

Commissioner Martin stated that he liked what was being done to improve the landscaping and understood the need to expand the business. He supported lowering the berm 50% with a stipulation that if the remaining trees were damaged that they would be replaced. He noted that the berm on this property was higher than the others in the area.

In response to Commissioner Motts, Associate Planner Merideth explained that the business association in the area no longer existed.

Commissioner Motts stated he supported the project with an additional condition to reduce the height of the berm.

Commissioner Parsons spoke in support of the business expansion.

Vice Chair Schneiderman stated she agreed with everyone's comments and she was happy to see the business expanding. She thanked the applicant for agreeing to the city's requests.

RESOLUTION NO. 2020-03

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission approved a use permit and design review application for a new major auto repair use at 1901 W 10th Street, subject to the conditions contained in the staff reports attached resolution with an additional condition to allow the berm to be lowered by 1/2 of its current height and if any trees are damaged on the sidewalk side, they shall be replaced with items out of the City's landscape pallet approved for this site. The motion carried the following vote:

AYES: **Schneiderman, Motts, Parsons and Martin,**
NOES: **None**
ABSTAIN: **None**
ABSENT: **Soliz and Turnage**

- 3. Aviano Design Review Modifications – UP-19-15, AR-19-23** – The applicant, DeNova Homes Inc. requests a use permit and design review approval for home size modifications to the previously approved homes for the Aviano Residential Subdivision. The modifications would introduce four new home models to the development, in addition to the twelve previously approved home models. The project site is located west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School (APN's 057-030-005 and 057-030-022).

Associate Planner Scudero presented the staff report dated February 19, 2020 recommending the Planning Commission approve the resolution recommending that the City Council approve the use permit and design review application for home size modifications for the Aviano project.

Commissioner Parsons stated she supported smaller square footage and single-story units.

In response to Commissioner Martin, Associate Planner Kevin Scudero confirmed that there would be 16 plans for the 3 phases of the project. He stated that he believed that the roadway extension would be completed at the issuance of the 400th building permit, which should occur in phase 3 of the project.

Vice Chair Schneiderman opened the public hearing.

Trent Sanson, representing DeNova Homes, gave a PowerPoint presentation which included a history of their company, overall Aviano project, phasing map, previous elevations and new architecture. He thanked the Planning Commission for their consideration of the project and stated they concurred with the staff recommendation of approval and agreed with the conditions of approval.

Vice Chair Schneiderman closed the public hearing.

Commissioner Motts spoke in support of the home size modifications and commended them for providing a variety of products.

Commissioner Parsons thanked the applicant for the project and congratulated them on providing a quality project in Antioch.

Commissioner Martin stated that he also liked the variety of products and congratulated the applicant on the awards they had received.

RESOLUTION NO. 2020-04

On motion by Commissioner Parsons, seconded by Vice Chair Schneiderman, the Planning Commission approved the resolution recommending that the City Council approve the use permit and design review application for home size modifications for the Aviano project. The motion carried the following vote:

AYES: Schneiderman, Motts, Parsons, Martin, Soliz and Turnage
NOES: None
ABSTAIN: None
ABSENT: None

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

ADJOURNMENT

On motion by Commissioner Parsons, seconded by Vice Chair Schneiderman, the Planning Commission unanimously adjourned the meeting at 7:24 P.M. The motion carried the following vote:

AYES: Schneiderman, Motts, Parsons and Martin
NOES: None
ABSTAIN: None
ABSENT: Soliz and Turnage

Respectfully submitted:
KITTY EIDEN, Minutes Clerk