
Planning Commission Public Hearing Item 6.1

From Real Estate <mikereservices@aol.com>

Date Tue 2/18/2025 3:10 PM

To Planning Division <Planning@ci.antioch.ca.us>; Nathan Tinclair <ntinclair@antiochca.gov>

 4 attachments (769 KB)

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To: Secretary of the Planning Commission &
Nathan Tinclair, Associate Planner

From: Michael S. Hurd

Re: New Public Hearing Item 6-1. Lone Tree Retail Project (PD2024-0001, 072-500-005, 072-500-006) February, 19 2025

As background information, while I'm speaking for myself, I along with the Bluerock Center team, purchased, entitled, financed, developed and leased the adjacent Bluerock Center medical and professional office and retail project.

When we built the project one of our conditions of approval was that we create a landscape buffer between the Starbucks drive-thru and Lone Tree Way to shield cars in the drive-thru from the road and to keep vehicle lights from projecting onto Lone Tree Way. This is also done where any of our project parking faces Lone Tree Way.

Because the landscaping plan on the above submittal is very vague, I would request that the Planning Commission and staff include a similar condition on the above referenced project. I have attached photos of the landscaping buffer next to the Starbucks drive-thru for your reference.

One of the key areas of mitigation is along the northwestern driveway frontage between Bluerock Center and the proposed car wash. I would request that the above mitigation include the area that abuts the driveway and wraps around the driveway entry up to the car wash building so cars staging in the carwash cue and the car wash building entry cannot be seen from the Bluerock Center professional buildings or Lone Tree Way.

In addition I would encourage staff and the Commission to include the same buffer mitigations as recommended above where the adjacent buildings with drive-through aisles along Lone Tree Way are proposed to be constructed. This will give a professional consistency along the Lone Tree Frontage from In-Shape Health Club all the way to Bluerock Drive/Golf Course Road.

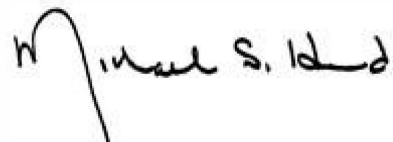
If you have any questions please feel free to contact me directly. My contact information is listed below.

I would attend the meeting in person to share my thoughts but I have a conflict with the meeting and my schedule.

Thank you for your consideration in this matter.

Sincerely,

Michael. S Hurd

A handwritten signature in black ink that reads "Michael S. Hurd". The signature is written in a cursive style with a large, sweeping initial "M".

Michael S. Hurd
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STARBUCKS COFFEE

BRING THEM
State Farm



DRIVE THRU

State Farm

