

**ANTIOCH CITY COUNCIL  
ANTIOCH DEVELOPMENT AGENCY**

Regular Meeting  
7:00 P.M.

February 28, 2006  
Council Chambers

Mayor Freitas called the meeting to order at 7:00 P.M., and City Clerk Martin called the roll, with all members present.

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Kalinowski led the Council and audience in the Pledge of Allegiance.

**ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS**

Priscilla Friemering announced the Mayor's Prayer Breakfast would be held on March 24, 2006 at 7:00 A.M. at Humphrey's on the Delta. Contact information was given for those interested in attending.

**PUBLIC COMMENTS**

Douglas Tokes, Antioch resident, expressed his concern regarding illegal signs being posted on telephone poles throughout Antioch noting they caused blight and were unsafe. He questioned why the City Council would hesitate to approve a church for the downtown area.

Sandra Golightly, Chairperson Antioch Design Review Board, voiced her disappointment at the Design Review Board not having been invited to participate in the joint City Council and Planning Commission meeting held on February 21, 2006. She offered the following suggestions to streamline the approval process:

- Completed applications on the Design Review Board agendas
- City Council support of the Design Review Board's attempts to "raise the bar"
- Landscape expertise at staff level
- No changes allowed to projects following approval
- Require higher standards from developers

Mayor Freitas stated he would meet and discuss these issues with Ms. Golightly

**COUNCIL REGULAR AGENDA**

3. **REQUEST OF MILL CREEK DEVELOPMENT, LLC/ LONE TREE LANDING SHOPPING CENTER TO DETERMINE LAND USE CONSISTENCY WITH THE SITE PLAN AND TO ALLOW USES SPECIFIED IN THE MASTER USE LIST TO LOCATE WITHIN THE "FOOD COURT" PAD INCLUDING REPLACING THE RED TRACTOR RESTAURANT** #202-03

Staff recommended this item be continued at the request of applicant.

On motion by Councilmember Simonsen, seconded by Councilmember Conley the City Council continued item #3. The motion carried by following vote:

Ayes: Freitas, Kalinowski, Conley, Simonsen

Abstain: Davis

**1. COUNCIL CONSENT CALENDAR**

- A. APPROVAL OF COUNCIL MINUTES FOR FEBRUARY 14, 2006 #301-02**
- B. APPROVAL OF COUNCIL WARRANTS #401-02**
- C. APPROVAL OF TREASURER'S REPORT FOR JANUARY 2006 #401-02**
- D. REJECTION OF CLAIMS #704-07**
  - 1. Julian Isham, #05/06-1610 (sewer backup)**
  - 2. Mike Mignani, #05/06-1619 (sewer backup)**
- E. LEGISLATION AND ADVOCACY #701-04**
- F. CONFIRMATION OF ADOPTION OF ORDINANCE NO. 1062-C-S, ORDINANCE AMENDING SECTION 9-5.203 OF THE ANTIOCH MUNICIPAL CODE AND ADDING SECTION 9-5.3808.1 TO THE ANTIOCH MUNICIPAL CODE, DEALING WITH ADULT BOUTIQUES #701-05**
- G. RESOLUTION NO. 2006/21 SUPPORTING 2006 CALIFORNIA STATE LIBRARY BOND-PROPOSITION 81 #1406-01**
- H. CITY OF ANTIOCH EMERGENCY SERVICES OPERATION PLAN - REVISION #1304-01**
- I. RESOLUTION NO. 2006/22 APPROVING THE "WINTER STORM 2006" FLOOD DAMAGE DISASTER ASSISTANCE FROM THE STATE OF CALIFORNIA OFFICE OF EMERGENCY SERVICES (FEMA -1628-DR) #1304-01**
- J. RESOLUTION NO. 2006/23 ADOPTING THE PARK MAINTENANCE CONTRACT EXTENSION WITH PACHECO BROTHERS GARDENING, INC. #1402-03**
- K. RESOLUTION NO. 2006/24 COMMUNITY DEVELOPMENT BLOCK GRANT - MID-PERIOD ADJUSTMENTS - APPROPRIATION OF ADDITIONAL EXPENDITURES TO THE 2005/06 FISCAL YEAR BUDGET #709-01**

**L. REQUEST FROM COUNCIL MEMBER SIMONSEN FOR OVERNIGHT TRAVEL (2 NIGHTS) LEAGUE OF CALIFORNIA CITIES #301-01**

On motion by Councilmember Conley, seconded by Councilmember Simonsen, the Council unanimously approved the Council Consent Calendar with the exception of item H and J, which were removed for further discussion.

***Item H*** – Councilmember Simonsen requested the City be consistent with information regarding which radio station residents should tune into for emergency information.

On motion by Councilmember Simonsen, seconded by Councilmember Conley, the City Council unanimously approved item H.

***Item J*** – Councilmember Kalinowski stated he would support this item, however, he had requested the City review the overall landscaping plan specifically with the assessment districts and explore alternatives to better utilize the taxes received from residents in Southeast Antioch.

On motion by Councilmember Kalinowski, seconded by Councilmember Conley the City Council unanimously approved item J.

**COUNCIL REGULAR AGENDA**

**4. MID-PERIOD ADJUSTMENTS - APPROPRIATION OF ADDITIONAL EXPENDITURES TO THE 2005/06 FISCAL YEAR BUDGET #410-02**

Finance Director Brookshire presented the staff report dated February 22, 2006 recommending the City Council adopt the resolution recognizing additional revenues and appropriations to the 2005/06 Fiscal Year Budget and by motion unfreeze the Economic Development Director Position.

In response to Mayor Freitas, Ms. Brookshire clarified the Community Development program adjustment was revenue neutral.

In response to Mayor Freitas, Public Works Director Harrington stated he would provide the City Council with a detailed analysis for transponder replacement.

**RESOLUTION NO. 2006/27**

On motion by Councilmember Kalinowski, seconded by Councilmember Conley, the City Council unanimously adopted the resolution.

## **PUBLIC HEARINGS**

### **2. EDEN HOUSING/WEST RIVERTOWN II REQUESTS A GENERAL PLAN AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL AND MIXED COMMERCIAL/RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, A ZONING CHANGE FROM RIVERTOWN LOW/MEDIUM DENSITY RESIDENTIAL (RTR-10) TO PLANNED DEVELOPMENT, AND A USE PERMIT TO CONSTRUCT A 40-UNIT AFFORDABLE FAMILY DEVELOPMENT LOCATED ON THE CORNER OF 7TH AND "I" STREETS (APN 066-212-013) FILE: PD-05-06 #202-03**

Assistant Planner Gentry presented the staff report dated February 23, 2006 recommending the City Council A) Adopt the resolution adopting a Negative Declaration for the West Rivertown Phase II project and approving the Use Permit contingent on the amendment to the General Plan and rezoning becoming effective; B) Adopt the resolution amending the General Plan of the project site to High Density Residential; C) Introduce the ordinance by title only; and D) Motion to introduce the ordinance to change the zoning of the project site to Planned Development District (P-D).

Mayor Freitas opened the public hearing.

Linda Mandolini, Executive Director of Eden Housing thanked the City Council and stated they are pleased to be working on the second phase of the Eden Housing project in Antioch. She reported they aggressively police parking to assure the project has the appropriate amount of parking stalls and they have done a census of their portfolio, which indicates an average of 1.8 cars per unit.

Marion Gussigan, representing Eden Housing, stated they have assembled the same design and construction team for phase 2 of the West Rivertown Apartments. She gave a brief overview of the project and thanked staff for their assistance with their application.

Rick Williams, Van Meter, Williams, Pollack, Project Architect, gave a brief overview of the project.

In response to Mayor Freitas, Mr. Williams clarified all handicapped parking will be interior to the site.

Mayor Freitas recommended the applicant work with staff to provide more extensive landscaping and suggested not planting eucalyptus trees in this project.

Mr. Williams agreed to eliminate eucalyptus trees from the landscaping plan.

Councilmember Conley asked if any accommodation will be made with regards to the County Housing Authority property to the west of this project.

Ms. Gussigan reported they are in discussions with the Housing Authority with regards to a sewer easement through the property and noted they have discussed the potential of leasing the childcare facility for incorporation into this site.

In response to Councilmember Conley, Director of Community Development Brandt stated staff will work with the applicant and housing authority to assure the property is re-landscaped and properly maintained. If not properly maintained, code enforcement will address the issue.

Mr. Williams thanked the City Council and staff for a timely and thorough review of the project.

Diane Smith, Antioch resident, questioned when street improvements would occur in this neighborhood and stated she felt there were too many low-income projects in her neighborhood. She expressed concern regarding the increased traffic generated from this project as well as the lack of adequate power or parking to serve the neighborhood..

Councilmember Simonsen announced there was a 24-hour hotline to report potholes.

Ms. Smith voiced her support for the continuation of "7<sup>th</sup>" Street to alleviate traffic in the area.

Director of Community Development Brandt clarified "6<sup>th</sup>" Street was a commute route and there were long term plans to reroute traffic to the north.

Mayor Freitas reported the City Council would discuss the improvements to "7<sup>th</sup>" Street during the Capital Improvement Budget this year.

Public Works Director Harrington gave a brief history of street improvement projects recently completed in the Rivertown area and noted staff would assure the pavement management program would be balanced throughout the city. He stated he would provide Ms. Smith with contact information and review her concerns.

Kathleen Jackson, Antioch resident, provided written comment in opposition to the project noting she felt it was too large and would increase traffic negatively impacting the condition of the roadway.

In response to Mayor Freitas, Community Development Director/City Engineer Brandt clarified project specific condition #52 relates to the applicants expenditure for road improvements fronting this project.

Following discussion the City Council agreed West Rivertown Phase 1 had contributed to the revitalization of the downtown area and they were prepared to maintain a standard of conduct. They voiced their support for phase 2 of the West Rivertown project moving forward as part of the process.

**RESOLUTION NO. 2006/25**  
**RESOLUTION NO. 2006/26**

On motion by Councilmember Conley, seconded by Councilmember Davis the City Council unanimously: A) Adopted the resolution adopting a Negative Declaration for the West Rivertown Phase II project and approving the Use Permit contingent on the amendment to the General Plan and rezoning becoming effective; B) Adopted the resolution amending the General Plan of the project site to High Density Residential; C) Introduced the ordinance by title only; and D) Introduced the ordinance to change the zoning of the project site to Planned Development District (P-D).

Mayor Freitas adjourned to the Antioch Development Agency with all Agency Members present.

**AGENCY REGULAR AGENDA**

**5. ANTIOCH DEVELOPMENT AGENCY MID-PERIOD ADJUSTMENTS -  
APPROPRIATION OF ADDITIONAL EXPENDITURES TO THE 2005/06  
FISCAL YEAR BUDGET #410-02**

Finance Director Brookshire presented the staff report dated February 22, 2006 recommending the City Council adopt the resolution Appropriating Additional Expenditures to the 2005/06 Fiscal Year Budget.

**RESOLUTION NO. ADA-409**

On motion by Agencymember Conley, seconded by Agencymember Simonsen the Antioch Development Agency unanimously approved the resolution.

**6. APPROVAL OF DEVELOPMENT AGENCY WARRANTS #401-02**

On motion by Agencymember Kalinowski, seconded by Agencymember Conley the Antioch Development Agency unanimously approved the Agency Warrants.

Chairperson Freitas adjourned to the Antioch City Council.

**PUBLIC COMMENTS** - None

**STAFF COMMUNICATIONS**

City Manager Jakel announced he would be attending a briefing on the budget updates from Governor Schwarzenegger in San Francisco on March 6-8 2006 with Councilmember Simonsen.

**COUNCIL COMMUNICATIONS**

Councilmember Davis reported on behalf of the City Council, he attended the Kick-off for the Relay for Life on February 15, 2006 and he challenged the Pittsburg City Council to compete in a fund raising contest for the event.

### **ADJOURNMENT**

With no further business, Mayor Freitas adjourned the meeting at 8:20 P.M. to the next regular Council meeting on March 14, 2006.

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L. JOLENE MARTIN, CMC  
Antioch City Clerk

Approved:

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DONALD P. FREITAS, Mayor

Attest:

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L. JOLENE MARTIN, CMC  
Antioch City Clerk