# ANTIOCH CITY COUNCIL

Regular Meeting 7:00 P.M.

October 28, 2003 Council Chambers

## 6:00 P.M. CLOSED SESSION

- CONFERENCECONFERENCE WITH LEGAL COUNSELCONFERENCE WITH LEGAL SignificantSignificant exSignificant expSignificant exposure to litigation (one case). This closed Government Code §54956.9.
- 2. CONFERENCECONFERENCE WITH REAL PRCONFERENCE WITH REAL PROPECONFI Harbor", Harbor", being locateHarbor", being located noHarbor", being located northerly of the BN andand McElheny Road, and McElheny Road, boundand McElheny Road, bounded on the north 2.082.08 acres and being APN 066-031-001. Negotiating parties:2.08 acres and being APN 066 ChismChism and Zocchi family. Under negotiation: Instruction to negotiator will concern priceprice and terms ofprice and terms of payment. price and terms of payment. This close Code §54956.8.

MayorMayor FreitaMayor Freitas cMayor Freitas called the meeting to order at 7:09 P.M., and City C roll.

Present: Council Members Kalinowski, Davis, Conley and Mayor Freitas Absent: Council Member Simonsen

MayorMayor Freitas reported Antioch did not make it into the top tier of the state financing for aa new library at Prewett Park and Coua new library at Prewett Park and Councilmembea new tonight as he was in Sacramento appealing to decision makers on the city's behalf.

MayorMayor Freitas announced thereMayor Freitas announced there was noMayor Freitas announced stated stated Item #5 would be carried over to Wednesday, October 29stated Item #5 would be car AntiochAntioch High School - BeedeAntioch High School - Beede Auditorium. He informedAntioch High be televised lived and encouraged anyone interested to attend.

### PLEDGE OF ALLEGIANCE

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

### PROCLAMATIONS

Homeless Awareness Month, November 2003 National Hospice Month, November 2003 Animal Shelter Appreciation Week, November 2 - 8, 2003 National Family Week, November 23 - 29, 2003

OnOn motion by Councilmember Conley, seconded by CouncilmembeOn motion by Councilmer Councilmembers present unanimously approved the proclamation.

CouncilmemberCouncilmember Davis presented Councilmember Davis presented the Councilmember National HospNational Hospice Month t to Jennifer Hansen who thanked the City Couproclamationproclamation and their continued proclamation and their continued sproclamation and wishingwishing to volunteer or have access to the program and noted their Antiowishing to voluntee takes donation to help patients pay for care.

CouncilmemberCouncilmember Conley presented theCouncilmember Conley presented the proclamat *AnimalAnimal Shelter Appreciation Week* to Barbara Sobalvarro to Barbara Sobalvarro proclproclamationproclamation onproclamation on behalf of the animals, city staff and volunteers announceannounced announced the Friannounced the Friends of Animal Services would have a ce NovemberNovember 8, 2003 from 11:00 A.M. to 3:00 P.M. She noted Amanda Han-Da She noted Ammakemake a presentation of toys to the animals. As President of FOAS, she make a presentation Black Cat BallBlack Cat Ball was very successful and on behalf of the animals, thanked Mayor Freitas andand Councilmember Conley for their support of the event. Bob Pena and Councilmember SoSobalvaSobalvarroSobalvarro and Karen Kopps for their support of animals. Anna Timon, Anima VolunteerVolunteer Coordinator, Skip SwanluVolunteer Coordinator, Skip Swanlund, regVolunteer PresidentPresident of Halo (Homeless Animals Lifeline Organization) introduced themselves and thankedthanked the City Councilthanked the City Council for thanked the City Council for th Swanlund, Swanlund, Jerry Shafer, Rene LSwanlund, Jerry Shafer, Rene LeoSwanlund, Jerry S Golden Doggie Bone award at the Black Cat Ball.

# ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS - None

# PRESENTATIONS

TomTom Borman, President of San FranciscTom Borman, President of San Francisco Bay A SuperintendentsSuperintendents Association, presented Pat Scott with the San Francisco Chapts 2003 Jerry D. Scott Superintendent of the Year award.

TomTom Boreman, OperTom Boreman, Operations STom Boreman, Operations Superintendent MAS, MAS, stated Mr. Scott was a wonderful ambassador foMAS, stated Mr. Scott was a wonderful award.

Mr. Boreman presented Mr. Scott and the City with a plaque honoring his service.

PatPat Scott thanked his piers for selecting him and thanked the members andPat Scott thanked his being present.

LonnieLonnie Karste introduced Gail Hutchens in recognition oLonnie Karste introduced Gail Hutch serviceservice for the training staff in diservice for the training staff in

CouncilmemberCouncilmember Kalinowski presented Gail Hutchens with a plaque in recognition Couvolunteervolunteer efforts. Lonnie Karste pvolunteer efforts. Lonnie Karste presentevolunteer appreciation from the City of Antioch.

Ms.Ms. Hutchens thanked the City for the recognitioMs. Hutchens thanked the City for the recognition a superior disaster recovery plan in place and was well prepared.

MayorMayor Freitas, on behalf of the City Council, recognized City Clerk Martin for achieving the International Institute of Municipal Clerks certification.

ActActingActing Acting City Manager Pappas Diaz on behalf of the City organization acknowledge Martin and presented her with flowers.

Mayor Freitas presented Ms. Martin with a plaque honoring her certification.

City Clerk Martin thanked everyone for the opportunity to serve them.

MayorMayor Freitas, on behalf of City, thanked PatMayor Freitas, on behalf of City, thanked Pat Scott Martin for a job well done and providing their services to the general public.

## PUBLIC COMMENTS

ClaireClaire SmClaire Smith Claire Smith announced she brought her children to present flowers to t asas a symbol of the Council being the stewards of the flowers for the City aas a symbol of the Co the council for changing the venue for agenda item #5 to Beede Auditorium.

Councilmember Simonsen arrived at 7:39 P.M.

JonathanJonathan Sahagun, ParamedicJonathan Sahagun, Paramedic with Contra Costa County and 250, provided flyers indicating the EMS office had requested a report,250, provided flyers indicating the thethe response times and rethe response times and reduce the response times and reduce the statedstated they would like to meet with eachstated they would like to meet with each Counci issuesissues and urged the cissues and urged the community toissues and urged the community would not tolerate a reduction in service.

CouncilmemberCouncilmember Simonsen voiced his sCouncilmember Simonsen voiced his supportime.

JeanJean Kuberra requested clarification on the speaker rules for ageJean Kuberra requested questioned questioned whether tquestioned whether thequestioned whether the City Council wou underunder public comment. She also questioned if the Ciunder public comment.

InIn response to Ms. Kuberra, Mayor Freitas clarified the designated speakers pro and concon would be allowed ten minutes eacon would be allowed ten minutes each and subscon wo minutes for both items Aminutes for both items A and B under agenda item #3. He notedminutes for considerconsider suggestions given under public comments. He stated the meeting of October 29, 2003 would be taped.

# 1. COUNCIL CONSENT CALENDAR

Α.	APPROVAL OF COUNCIL MINUTES FOR OCTOBER 14,	2003 #301-02
В.	APPROVAL OF COUNCIL WARRANTS	#401-02

# C. APPROVAL OF TREASURER S REPORT FOR SEPTEMBER 2003 ...... #401-02

- D. LEGISLATION AND ADVOCACY ..... #701-04

H. RESOLUTIONRESOLUTION NORESOLUTION NO. 2RESOLUTION NO. 2003/123 FINDING

- RANCHRANCH DEVELOPMENT) IN GOOD FAITH COMPRANCH DEVELOPMENT) IN GO ANDAND CONDITIOAND CONDITIONS OF AND CONDITIONS OF THE DEVELOPMEN CALENDAR YEAR FILE: PD-98-2
- I. <u>RESOLUTION NO. 2003/124</u> APPROVING CITY CLERK SALARY SALARY SALAY SALAY

OnOn motion by Councilmember Conley, seconded by CouncilOn motion by Councilmember Conley unanimouslyunanimously approveunanimously approved the Council Consent Calendar with the which was removed for further discussion.

**<u>ItemItem G</u>** - Mayor Freitas announced the widening of "L" Street to four lane Mayor Freitas ann WestWest Fourth and West Tenth Streets would be moving forward andWest Fourth and West Tenth Station on the corner of Tenth and "L" Streets.

OnOn motion by CounciOn motion by CouncilmemberOn motion by Councilmember Conley, second Council unanimously approved the resolution.

### PUBLIC HEARINGS

 EMPIREEMPIRE PARTNERS, LLC. (EMPIRE SHOPPING CENTER PROJECT) REQUESTSREQUESTS APPROVAREQUESTS APPROVAL OREQUESTS APPROVAL OF ANDAND TENTATIVE MAP TO CONSTRUCT AN APPROAND TENTATIVE MAP TO CONST REGIONALREGIONAL COMMREGIONAL COMMERCIAL SHOPPING CENTER LO NNORTHWESTNORTHWEST CORNER OF LONE TREE WAY AND EMPIRE AVE. (AI 056-120-015, 016, AND 017) FILE: PD-02-2, UP-03-07, (PW 664) #202-03 AssociateAssociate Planner Wehrmeister presented the staff report dated October 15, 2003 recorecommendingrecommending the City Council: 1) Adopt the resolution making findings in relat entitentitlements entitlements foentitlements for the Empire Shopping Center project; 2) Adopt the re aa Final Planneda Final Planned Devea Final Planned Development, Tentative Map, Use AddendumAddendum to the FUA 2Addendum to the FUA 2 (East Lone Tree) Specific PlanAddendum byby title only, and; 4) Introduby title only, and; 4) Introduce the oby title only, and; 4) Introduce the Planned Development District (PD).

NoelNoel MadNoel MaddoNoel Maddock, representing LHA Architects, thanked the City Council for project project this eveninproject this evening and thaproject this evening and thanked staff a guidanceguidance through the procesguidance through the procesguidance through the procesguidance through the processuidance thr

InIn response to Mayor Freitas, In response to Mayor Freitas, BIn response to Mayor Freitas restaurants on the site.

FollowingFollowing discFollowing discussFollowing discussion, Mayor Freitas expressed concern projectproject along the project along the north properproject along the north property line and the eenentrancesentrances and outdoor dining areas. He discussed the importance of well-designed signage on the corner of Lonesignage on the corner of Lone Tree Way and Empire Road as an entry

InIn response to Councilmember Conley, Mr. Maddock clarifiln response to Councilmember Conless stacking of boxes behind shops B in the CCRs.

MayorMayor Freitas opened and closed the public Mayor Freitas opened and closed the public speak.

MayorMayor Freitas expressed concern regarding Mayor Freitas expressed concern regarding thMa and the trash enclosures and suggested bringing the project back to the City Council in two weeks to allow the applicant to work with staff to address the issues.

Brad Skepner indicated theyBrad Skepner indicated they wereBrad Skepner indicated they were on a toto the tenants forto the tenants for delivery in the fall of 2004. He circulation and trash enclosure issues.

AssociateAssociate Planner Wehrmeister clarified the area around majoAssociate Planner Wehrme bebe reviewed for safety and staff could be dirbe reviewed for safety and staff could be direcbe SheShe noted it was staff'She noted it was staff's She noted it was staff's opinion the trash energies specific condition specific condition #75specific condition #75. She added signage was ReviewReview Board and staff understood the Council's concerns and could incorporaReview Board information into the staff report for their consideration.

Mr.Mr. Skepner, Norcal Empire PartnersMr. Skepner, Norcal Empire Partners, stMr. Skepner, Nor more grand statement for the entryway into Antioch.

AA motion by Councilmember ConlA motion by Councilmember Conley, secondA motion by Coun untiluntil November 12, 2003 giving Community Development Directoruntil November 12, 2003 giving

thethe the authorithe authority to start the grading and allowing staff and the applicant to address issues, failed by the following vote:

Ayes: Conley, Freitas

Noes: Kalinowski, Davis, Simonsen

CityCity Engineer/Community DevelopmentCity Engineer/Community Development DirectCity Engin maymay help to move this along. There are concernay help to move this along. There are concerned we've workedwe've worked with you closely on the Slatten Ranch perhaps thewe've worked with you wouldwould meet or convene with Staff one time, after staff has had twould meet or convene with Staff withwith the, one or more times, after staff has had the opportunity twith the, one or more ticoncerns, concerns, er, the developer on the concerns that were expressed tonighconcerns, er, the approval would be subject to the Council Subcommittee concurrence with the revisions.

Mayor Freitas: ThatThat would be accepThat would be acceptable to me.That would be acceptable is there a motion with that condition?

Councilmember Conley: So move.

Mayor Freitas: Conley moves

Councilmember Simonsen: I'll 2nd

Councilmember Conley: Stipulate who will be on the subcommittee

Mayor Freitas: OnOn the subcommittee I would reOn the subcommittee I would recommendOn t andand Mayor Freitas. On the question, pleaand Mayor Freitas. On the question record reflect there are 5 affirmative votes.

FollowingFollowing Following the veFollowing the verbatim discussion above in italics, the City Cou theirtheir support of the project moving forward with grtheir support of the project moving forward w ssubcommittee, subcommittee, Councilmember Simonsen and Mayor Freitas, to meet with staffsubco applicantapplicant to resolve the outstanding issues pertaining to signage, trash applicant to resolve circulation.

# <u>RESOLUTION NO. 2003/127</u> <u>RESOLUTION NO. 2003/128</u>

OnOn motion by COn motion by CouncilmOn motion by Councilmember Conley, seconded by I unanimously unanimously appointed a City Council subcommittee comprised of Mayor Funanimous CouncilmeCouncilmemberCouncilmember Simonsen to meet with staff after staff has had the opport onon the concerns expressed this evening, approval of the project on the concerns expressed this evening. City Council subcommittee's concurrence with the revisions.

Mayor Freitas declared a recess at 9:00 P.M. The meeting reconvened The meeting reconvened at 9:12 CouncilmembersCouncilmembers present with the exceptionCouncilmembers present with the exception at 9:14 P.M.

# 3. COMPREHENSIVE UPDATE TO THE CITY'S GENERAL PLAN #204-01

CommunityCommunity Development Deputy Director Carniglia presentCommunity Development I OctoberOctober 20, 20October 20, 2003 anOctober 20, 2003 and memorandum dated October 28 CouncilCouncil hold a public heaCouncil hold a public hearinCouncil hold a public hearing on the co andand take the following actions: 1) Adopt the resolution and and take the following actions: 1) Adopt the resolution and and take the following actions: 1) Adopt the resolution and and take the following actions: 1) Adopt the resolution and and take the following actions: 1) Adopt the resolution and and take the following actions: 1) Adopt the resolution and and take the following actions: 1) Adopt for Environmental Impact Report for the ComEnvi adoptingadopting the Statement of Overadopting the Statement of Overriding Cadopting the State impacts that cannot be fully mitigated; and 2) Motioimpacts that cannot be fully mitigate findings approving the Comprehensive Update to the City's General Plan.

PagePage 3-11, 3.5.3.1: Mayor Freitas recommended the Page 3-11, 3.5.3.1: Mayor Freitas reco sentencesentence to read as follows; "The rsentence to read as follows; "The ratio osentence to re 20% of the total sworn officers."

ChiefChief Moczulski stated in his opinion the previous laChief Moczulski stated in his opinion the p needneed now need now anneed now and in the future. He noted this is the General Plan standard a himhim to add CSO's in him to add CSO's in other areas him to add CSO's in other areas of standard.

LloydLloyd Zola stated the language brought Lloyd Zola stated the language brought back follows createcreate a hybrid incorporatcreate a hybrid incorporating both rcreate a hybrid incorporating both Attachment "B" would replace the performance objective and pAttachment "B" would replace pagepage 3-11 of the General Plan and would include the language previo evening by Mayor Freitas.

Mayor Freitas opened the public hearing.

StephenStephen Kostka, representing Tristar Land Investments and DavStephen Kostka, representive theythey were proposing the following two changes to the General Plan; 1) Figure 4.9 - changechange the label of asterisk from "Futurchange the label of asterisk from "Futurechange the SchoolSchool Site" and 2) Page 4-70, subsection d - add tSchool Site" and 2) Page 4-70, subsection d - add tSchool Site" and 2) Page 4-70, subsection d - add tSchool Site" and 2) Page 4-70, subsection Event School ConeLone Tree Focus AreaLone Tree Focus Area for a Lone Tree Focus Area for a new high school Law, Law, Law, the area may be developed consistent with the Residential/ Open Law, the Designation." He stated the above changes would avoid any questDesignation." whethwhetherwhether the City had a duty to conduct CEQA review on the School District's whether project and maintain the power of the City to reserve sites for schools.

CityCity Attorney Galstan stated he had no objection to theCity Attorney Galstan stated he had r provided greater flexibility to both parties.

CommunityCommunity Development Deputy Director Carniglia stated it was a clarificatiCommunity D both parties would comply with state law.

BobBob Doyle, Assistant General Manager EastBob Doyle, Assistant General Manager East Ba maintamaintainmaintain the resources in the valley and should designate by science what should r preserve preserved preserved and what should be developed. He stated the Board of the Easy RegionalRegional Park District remains concerned regarding safety pertaining tRegional Park District

intointo the mines areas, the resource protection issue, and designing access that favors the new community and park.

JeanJean Kuberra suggested the zoning for the KerJean Kuberra suggested the zoning for the Kerle bubusinessbusiness park and high density residential tonight, noting the locations would abusiness publicpublic access without commute, produce higher paying jobs and enhancepublic access without environment by producing taxes.

TomTom TrostTom Trost, ownerTom Trost, owner of the Hickmont Cannery site, stated he had CouncilCouncil with an environmental report, reflecting the findings of tCouncil with an environment statestate was presently conducting stustate was presently conducting studies of the the was intrusions comingintrusions coming from outside properties onto the site. He requested the redesignated as mixed use.

MeMerMerleMerle Gilliland, Richland Development Corporation, voiced support of the Council's adoptionadoption of the General Plan draft dated Octoadoption of the General Plan draft dated Octoadoption of the General Plan draft dated Octoatoption of the General Plan draft dated Octoatoption provide clarification to page 4.63: "The feasibility of th: "The feasibility of the: "The fappropriately addressed in the Sand Creek Specific Plan levappropriately addressed procesprocess.process." He noted the language would clarify any future issues related to the generated by the Specific Plancourse would be resolved by the Specific Plancourse would be res

BBruceBruce Ohlson, representing the East Bay Bicycle Coalition and Delta Peddlers, invited thethe City Council to their meeting schedulthe City Council to their meeting scheduled for Novet 7:007:00 P.M. He noted the He noted the speaker for t He noted the speaker for the evening work whowho would be describing the City's planned bicycle facilities. He reques who would be describing revisions to the General Plan:

Page 7-14, section 7.4.2,

ItemItem b - clarifying the definition Item b - clarifying the definition of a rebuiltItem b - clarifying lanes be added to the intersection it should be included in the policy.

Item e - add language stating newltem e - add language stating new multi-use paths would beltem e - into the existing system in Antioch.

Item g - subdivide the policyItem g - subdivide the policy into two policies, one dealing with newItem g otherother dealing with existing bridges. He stated Antioch Municipal Code adequately prohibiprohibitsprohibits bicycle riding on bridge walkways and the reference should be delet the General Plan.

PagePage 7-14, Section 7.4- He requested the following langPage 7-14, Section 7.4- He requestriping bicycle routes" be replaced with "Creating bicycle facilities".

PagePage 7-14 - Page 7-14 - Mention thePage 7-14 - Mention the City would continue to support E written by Transplan.

PagePage 7-6 - Indication the exPage 7-6 - Indication the existing Page 7-6 - Indication the existing Antioch Highway would be included in the rebuilt roadways.

HeHe stated he would email his concerns to staff and the consultant aHe stated he would email h be included in the update to the General Plan.

RonRon Brown, Executive Director of Save Mount Diablo, voiced their support of Ron Brown, Exec BayBay Regional Parks comments inBay Regional Parks comments includBay Regional Parks of habitathabitat protection, trafhabitat protection, traffic as wellabitat protection, traffic as well as the l efforts.efforts. He stated should efforts. He stated should efforts. He stated should the FUA#1 de addressingaddressing some of the issues in a more sensitive and thougaddressing some of the iss be prepared to move forward with a challenge of the findings.

Allan Moore, Land Use Attomey representingAllan Moore, Land Use Attomey representing the Zeka C withwith with writtewith written comments and summarized the Zeka property was currently Gener designateddesignated for estate residential up to 2 units per acre. He noted thedesignated for esta workedworked with the City, staff and worked with the City, staff and comworked with the City, staff HeHe voiced thHe voiced their support for the option "A" land use map, which was supported by bh PlanningPlanning Commission and staff. He further noted option "B" wPlanning Commission objectivesobjectives of the General Plan and Specific Plan. He stated if theyobjectives of the Gen developingdeveloping in only thedeveloping in only the northeast corner of the property, the resource wantwant the development to occur in that awant the development to occur in that areawant the requested requested the option "A" requested the option "A" land urequested the option "A" land use mapmap indicating tmap indicating they would give up substantial portions of the property thethe Spethe Specific Plan level and requested the City Council allow for flexibility in the Genethe S Plan stage.

JoelJoel Keller, representing the Zeka Group, stated the ZeJoel Keller, representing the Zeka Gr lalandland use designation and was within the Urban Limit Line. He reported the Zeka hadhad worked cooperatively with the City in the belief there wohad worked cooperatively development on the property. He stated they believed ifdevelopment on the property. He stated they be wouldwould be rewould be restricting would be restricting the development on the property to such takingtaking of the property, which would be unreasonable under the current circumstances. HeHe announced they would be coming forward with a map that would pHe announced they wou zonezone for the Park District. He requested the zone for the Park District. He requested the City z byby Mr. Moore, think of the long term benefit the prby Mr. Moore, think of the long term benefit the

andand continue to give the Zeka Group the opportunity to work cooperativand continue to give the Z andand the resource agencies to put together an environmentally sensitive project that will be a benefit for all.

InIn response to Mayor FrIn response to Mayor Freitas, In response to Mayor Freitas, Mr. Moore PlanningPlanning Commission for the Specific Plan would indicate the develop able land was approximatelyapproximately 1/3 of the entire Zeka property and could be less depending on the resource agencies.

Mayor Freitas closed the public hearing.

TheThe CiThe City Council reviewed in detail the text of the General Plan and providThe City following direction:

## Section #1

Page 1-5 - Delete the language pertaining to the Urban Limit Line and footnote #1.

FigureFigure 1.1: Add page nuFigure 1.1: Add page numbersFigure 1.1: Add page numbers on accommodation to reflect the configuration plan into Antioch.

PagePage 1-1Page 1-10 - Complete Table 1.A - List Brentwood, Pittsburg and Oakley populatioF and unincorporated areas if available.

### Section #2

PagePage 2-1 - Staff to review ABAG's "Shaping the Future" and correcPage 2-1 - Staff to necessary.

Page 2-2 - Change name of County East Mall to Somersville Towne Center.

## Section #3

Page 3-1- Include aPage 3-1- Include a footnote explaining Measure C was currently scheduled to ex 2009; the possibility of a successor.

Page 3-2 - 3.1.2 - Eliminate the interim ordinance discussion.

PagePage 3-5 - Councilmember Simonsen exPage 3-5 - Councilmember Simonsen expresseP pertainspertains to the Urban Limit Line noting it was a county measure. Following dispertains to the thethe Council agreed the mthe Council agreed the measthe Council agreed the measure approvimpacimpacted impacted the Cimpacted the City of Antioch and Council consensus was to retain relating to the Urban Limit Line.

PagePage 3-11Page 3-11 - 3.5.3.1 - Delete existing language and insert "Maintain a force level within rangerange of 1.25 to 1.5 officers, including norange of 1.25 to 1.5 officers, including non-range of toto community policing and prisoner custody deto community policing and prisoner custody deto community policing and prisoner custody detai community community service community service officers shall not exceed 20% of the total sworr additional language as provided in Attachment "B" of the staff report additional language a 2003.

PagePage 3-8 - In responsePage 3-8 - In response toPage 3-8 - In response to Councilmember Kalin DirectorDirector Carniglia clarified the delay standards and projectedDirector Carniglia clarified contained within the DEIR for the General Plan.

PagePage 3-12Page 3-12 - 3.5.8 - Revise the second sentence to read, "The intent of the GeneralPa isis setting forth objectives and ais setting forth objectives and a performis setting forth objective maximum mitigation."

PagPagePage 3-13 - Page 3-13 - 3.6.2 a - Delete "single-family" from the first sentence and land consistent throughout the General Plan regarding the issue.

PagePage 3-16 - The first time Tri-Delta Transit is referred to in the General PlaPage 3-16 - The first proper legal name and hereafter referred to as "Tri-Delta Transit".

### Section 4

PagePage 4-2 - Councilmember Simonsen expressed concern regardiPage 4-2 - Councilmember Si to describe the impact of the Urban Limit Line to the County.

PagePage 4-6 c - Mr. Gilliland stated, genPage 4-6 c - Mr. Gilliland stated, generally resiPage 4-6 perper acre in the areas of heavy or light rail transit. Mayor Freitaper acre in the areas of heav sentence read, heavy and/or light rail transit.

PagePage 4-6 f - Add langPage 4-6 f - Add language indicPage 4-6 f - Add language indicating s BoardBoard of SupervisorBoard of Supervisors Board of Supervisors as requested by the May di would honor it would honor it through 2020. This directionwould honor it through 2020. This direction s Plan.

FigureFigure 4-1 - Add more variatiFigure 4-1 - Add more variation Figure 4-1 - Add more variation and and focus areas and focus areas. Staff to check on the designation of the Reynolds and E area to assure it was correctly depicted on figure 4.1.

PagePage 4-17 - Indicate the tables would depict an anticipated maximum General Plan buildout.

PagePage 4-18 - Change to (generally over 25%), revisit maximum Page 4-18 - Change to (general acre.

PagePage 4-24 - 4.4.2.2 - add the worPage 4-24 - 4.4.2.2 - add the wording pPage 4-24 - 4.4 middle and high schools.

Page 4-29 - provide more flexibility regarding water transit.

FigureFigure 4.2 - change designation of Rodgers Point, the launch area and Fullerton Shipyard to water oriented / mixed use.

Page 4-35 - change j to reflect the previous change to figure 4.2.

PagePage 4-37 - The last bullet, Page 4-37 - The last bullet, Page 4-37 - The last bullet, first senten Somersville Road.

Page 4-38 item E - Update to currently reflect what is occurring at the mall.

FigureFigure 4.3 -extend commercial to the north side of SomersvilFigure 4.3 -extend commercial definition.

PagePage 4.4 - Page 4.4 - Ms. Kuberra indicated she was satisfied with the current designations figure 4.4.

MayorMayor Freitas declared a recess at 11:37 P.M. The The meeting reconvened at 11:45 P.M. with all Councilmembers present.

Figure 4.8

CouncilmemberCouncilmember SimonsenCouncilmember Simonsen voiced his support of Figure 4.8/ EIR and resource management plan would dictateEIR and resource management plan would dictate I at the Specific Plan level.

Councilmember Conley voiced hisCouncilmember Conley voiced his support of Figure 4.8BCouncilme itit was important for the City to recit was important for the City to recognize the reit was important for Plan level, outlining where development could occur.

Councilmember Davis voiced his support of option B.

CouncilmemberCouncilmember Kalinowski Councilmember Kalinowski discuCouncilmember Kali management plan at the General Plan level and therefore hemanagement plan at the General Plan le providedprovided in option B (attacprovided in option B (attachment "provided in option B (attack designationdesignation on Deer Valley Road and stated he bedesignation on Deer Valley Road furtherfurther noted he felt the business pafurther noted he felt the business park designatfurther r RoadRoad to the school site and noted if no development occurs at that IRoad to the school site specific timeline, the propertyspecific timeline, the property could revert to another use. Hespecific time aa poa portion of the multi-family property be needed for parkland someone may have to pay thethe multi-family rate when it had not been determined whether or not the detention basin would work.

InIn response to Mayor Freitas, Mr. Moore stated they anticipated approximately 30% of developdevelop abledevelop able property on the Zeka/Higgins property. He noted the lo developdevelop able land had not yet been determined due to the fact thdevelop able land had not hadhad not reviewed the resource management plan. He stated option "B"had not reviewed the resomap would not allow the flexibility for thmap would not allow the flexibility for the resomap would not allow the flexibility for the development should occur on the gravelopment should occur on the gravelopment information provided.

MayorMayor Freitas suggested the City Council desiMayor Freitas suggested the City Council de ableable land on the Zeka/Higgins property basable land on the Zeka/Higgins property basedable la consolations with the resource agencies.

Mr.Mr. Doyle stated the resource management plan gave the best estimate Mr. Doyle stated the reso able land on the Zeka/Higgins property.

Mr.Mr. ZMr. Zola stated the General Plan could specify ultimately development could coMr. Zola st more than 30-40% of the total portion of Sand Creek.

In response to MayorIn response to Mayor Freitas, Dave Gold stated he felt theyIn response to Mayor findingsfindings for the City Council's determination; should therefindings for the City Council's determination; should there would be subsequent fedadjustments, it

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regional regional agencies inregional agencies involved anregional agencies involved and the linamendments should the resource agencies have a different take on the biology.

CitCityCity Council City Council consensus was to support returning to Council with specific lan CouncilCouncil furthCouncil further requestCouncil further requested findings be built into the docur usingusing theusing the option "B" map, based on the resource management plan indicating th resource agencies woresource agencies would weresource agencies would weigh in. The statestate and federal permitsstate and federal permits, as well as a support for identifying a maximum of 30-40% of the area for support for identifying a maximum of support for identifying

CouncilmemberCouncilmember Kalinowski suggested wording be included indicating the open spa bebe consibe consistent witbe consistent with option B of the resource management plan; it would b openopen space/open space/special study area, indicating the line would move to be consistent with issues on the property.

FollowingFollowing discussion, the Council consensus did not support the adFollowing discussion Park along Sand Creek Road.

CommunityCommunity DevelCommunity DeveloCommunity Development Deputy Director Ca approximate location of the regional sports complex to the land use map.

CouncilmemberCouncilmember Kalinowski expressed concern regarding the residential designation along Deer Valley Road.

FollowingFollowing discuFollowing discussion, CFollowing discussion, Council agreed to support designation from public/quasi public on northern property line to residential.

PagePage 4-62 - paragraph 4 - The City Council supported Mr. Gilliland s requestPage 4-62 - paragraph following following wordingfollowing wording tofollowing wording to the last sentence "the feast appropriately appropriately addressed at the Sand Creek appropriately addressed at the Sand Creeks."

InIn response to Councilmember Conley, Community Development Deputy DirIn response to CarnigliaCarniglia stated staff would address Empire Mine Road Carniglia stated staff would circulation element.

MayorMayor FMayor Freitas clarified some wording would be changed in the General Plan the Council's direction regarding the land use map.

PagePage 4-61a - The City Council agreed they would support wording proPage 4-61a - The Ci regarding the item.

Page 4-63 - Add language from Richland pertaining to the golf course.

PagPagePage 4-64d - Page 4-64d - The City Council agreed they supported wording provided by stalanguage to provide more references to the Framework Resource Management Plan.

Page 4-64ee - Add language from Richland pertaining to the golf course.

Page 4-67 - Add wording from Davidon relating to the potential future high school site.

Page 4-69 footnote - Reflect wording from chapter #1 relating to "Shaping Our Future."

PPagePage 4-69 - The City Council agreed they support wording as providedPage 4-69 - T regarding medium - low density residential.

Page 4-70d - Add wording from Davidon regarding the potential future high school site.

PagePage Page 4-70a - ChPage 4-70a - Change wording from Policy 4.3.2f from 2010 to 2020 change wherever referenced in the General Plan.

Page 4-73b - Revisit the wording regarding single family detached units.

PagePage 4-73 - Bring back wording regarding tying infrastructurePage 4-73 - Bring back wordi development.

PagePage 4-73b - Add "The County" to the reference on the Urban Limit Line throughouPage 4-73b document.

Page 4-75c - Revisit wording regarding single-family dwellings.

FollowingFollowing discussion theFollowing discussion the CiFollowing discussion the City Counci text of the General Plan at a special session on Tuesday November 4, 2003 at 6:00 P.M.

# COUNCIL REGULAR AGENDA

### 4. RESOLUTIONRESOLUTION APPROVING REVISIONS TO THE ALLOCATION EVALURESO RATINGRATING FORM AND TRATING FORM AND THE RATING FORM AN DEVELOPMENT ALLOCATION PROGRAM FOR THE CITY OF ANTIOCH #204-01

MayorMayor FreiMayor Freitas readMayor Freitas read written comment from Tom McNell indica process should be applied to major zoning changes as well as new development.

InIn response to Councilmember Simonsen, Mayor In response to Councilmember Simonsen, Mayo of the committee members it would be brought to the City Council for resolution.

CouncilmemberCouncilmember Simonsen suggested a procedure be established for formally accCou applications.

# RESOLUTION NO. 2003/126

OnOn motion by CounciOn motion by CouncilmembOn motion by Councilmember Conley, secon CouncilCouncil unanimously approveCouncil unanimously approved the Council unanimously Commission members to look at the procedures for the RDA. ADJOURNMENTADJOURNMENT OF MEETINADJOURNMENT OF MEETINGADJOURNMENT OF at the Antioch High School, Beede Auditorium, 700 W. 18th Street

# 5. CONTINUEDCONTINUED REVIEW OF PROPOSAL FROM THE GUIDIVILLECONTINUED POMOPOMO INPOMO INDIAPOMO INDIANS FOR A RESORT/BUSINESS PARK/CASINO P CITY OF ANTIOCH #901-05

- CreateCreate and appoint a subcommittee to work with a staff negotCreate and appoint a subc discussions discussions about a Municipal Services Agreemendiscussions about a Municipal concern;
- 2) DetermineDetermine whether City CouncilDetermine whether City Council Determine whether ballot measure on the March 2004 election in relation to the casino proposal.

## PUBLIC COMMENTS

SandraSandra GolightlSandra Golightly apSandra Golightly apologized to the City Council for comn City Council meeting.

InIn response to In response to Mrs. Golightly, Councilmember Simonsen accer apology.

### COUNCIL COMMUNICATIONS

CouncCouncilmCouncilmemberCouncilmember Simonsen reported the City of Antioch's Library appligoodgood good with the members of the Board and Redding received the majority of the fgood w withwith the remainder going to two other minor projwith the remainder going to two other minor p would be successful for the next round.

MayorMayor FreitaMayor FreitasMayor Freitas thanked Councilmember Simonsen and Counci lobbying for the Library funds.

Mayor FreitasMayor Freitas reported on the meeting he attended forMayor Freitas reported on the me meetingmeeting on October 27, 2003, regarding themeeting on October 27, 2003, regarding the U himselfhimself and Community Development Deputy Director Carnigliahimself and Community Development October had a proposal to put the Urban Glover had a proposal to put the Urban discussion resulted in more negatives to wouldwould continue on November 4, 2003 and there could be bould continue on November November 17, 2003, should they decide to place the issue on the March ballot.

InIn response to Mayor Freitas, City Attorney Galstan stated if Couln response to Mayor Freitas, City to put agendato put agenda item #5 on the March ballot, theyto put agenda item #5 on the March ball 25, 2003.

## STAFF COMMUNICATIONS - None

WithWith no further busiWith no further business, MayWith no further business, Mayor Freitas adjo 29, 2003 at 7:00 P.M. at the Antioch High School, Beede Auditorium.

Respectfully Submitted

Approved

L. JOLENE MARTIN, CMC

DONALD P. FREITAS, Mayor

Attest

L. JOLENE MARTIN, CMC