

Mayor Mayor Freitas suggested Mr. Grant add this item on the July 30, 2003 Mayor Freitas suggested Mr. Grant add this item on the July 30, 2003 for a recommendation to the City Council.

PUBLIC HEARINGS

2. RESIDENTIAL DEVELOPMENT APPLICATIONS

#204-05

A) RDA-03-4 RDA-03-4 The Bixby Company requests an allocation of 217 single family residential units over a three year period residential units over a three year period from 2003 to 2006 on 200 acres located on the north end of the East Lone Ta future Highway 4 Bypass, approximately 1,150 feet from future Highway 4 Bypass, approximately of Laurel Road in Antioch (APN 053 060 015).

Assistant Planner Morris presented the staff report dated July 17, 2003 Assistant Planner Morris presented the staff report dated July 17, 2003 Council take the action they deemed most appropriate.

Mayor Freitas opened the public hearing.

Brent Little gave a brief overview of the community benefits provided by the Brent Little gave a brief overview of the community benefits provided by the Project.

In response to Councilmember Conley, Mr. Little clarified In response to Councilmember Conley, Mr. Little clarified commercial properties; adding his commercial properties; adding his company typically maintain an excess of 25 years. He stated the entirety of the infrastructure would be in place for uses. He clarified for the school site although it was blocked out approved.

City Engineer/Community Development Director Brandt reported staff was City Engineer/Community Development Director Brandt reported staff was work with Davidon and the School District regarding the school site. work with Davidon and the School District regarding the school site, they would not come to fruition at this site, they would not come to fruition at this site, they would not allocate the land to another use. He added they were allocate the land to another use. He added

Mayor Freitas thanked Mr. Little for his efforts and Mayor Freitas thanked Mr. Little for his efforts and to both parties.

Mayor Freitas closed the public hearing.

In response to Councilmember Conley, City Engineer/Community Development In response to Councilmember Conley, City Engineer/Community Development Brandt stated the City was not approaching the 600 units per Brandt stated the City was not approaching the 600 units per was tracked closely; he believed there were enough allocations to allow FUA#1 to move forward as needed.

RESOLUTION NO. 2003/99

On motion by Councilmember Simonsen On motion by Councilmember Simonsen, se On motion by Councilmember Simonsen, se Councilmembers present unanimously approved the resolution.

B) RDA-03-1RDA-03-1 Davidon Homes r requests a requests an allocation of 549 single family r unitsunits over a five year perunits over a five year periunits over a five year period from 2003 locatedlocated west of the future State Route 4 Bypass, approximately 2,600 feet north of LoneLone Tree Way and 1,150 feet from the current eastern terminus of LauLone Tree Way and Antioch (APN 053 060 021 and a portion of 053 072 013).

CouncilmemberCouncilmember KalinowskiCouncilmember Kalinowski statedCouncilmember Kalinows hadhad two weeks to addhad two weeks to addhad two weeks to address their issues. Furthermore addressaddress their issues prior to the meeting, adding if Davidon wished to pursueaddress their issu they should wait and apply during the next RDA process.

CityCity Engineer/Community Development DirectorBrandtCity Engineer/Community Development Dire was closed and the next process would begin in approximately 6 months.

MayorMayor Freitas announcedMayor Freitas announced those involved had tentatively scheduled Au would be returning to Council for recommendations from thewould be returning to Council for recomm thethe RDA process. He statedthe RDA process. He stated clarification would need to be made regard new applicants would be required to follow.

CouncilmemberCouncilmember Conley stated it wasCouncilmember Conley stated it was theCouncilm item.

OnOn motion by Councilmember Simonsen, secondOn motion by Councilmember Simonsen, secondedC continued the item to September 2, 2003. The motion carried by the following vote:

Ayes: Conley, Simonsen, Freitas Noes: Kalinowski Absent: Davis

3. CENTRALCENTRAL SELF STORAGE:CENTRAL SELF STORAGE: THE PEGASUS GROUPCE AMEAMENDAMEND THE SOUTHEAST AREA SPECIFIC PLAN FROM MEDIUM DENSITA RESIDENTIALRESIDENTIAL TO MIXED COMMERCIAL / RESIDENTIAL (MCR), AMEND THE GENERALGENERAL PLAN DESIGNATION FROM LOW DENSITYGENERAL PLAN DESIGNAT COMMERCIALCOMMERCIAL COMMERCIAL/COMMERCIAL/COMMERCIAL/RESIDENTIALC (PD(PD)(PD) TO PLA(PD) TO PLANNED DEVELOPMENT (PD), AMEND THE DIABLO WES DDEVELOPMENTDEVELOPMENT PLAN BYRE-DESIGNATING A 2.9 ACRE CHURCH SITE TO ACREACRE MINI-STORAGEACRE MINI-STORAGE ACRE MINI-STORAGE FACILITY SITE CONSTRUCTCONSTRUCT AND OPERATE THE APPCONSTRUCT AND OPERATE THE A MINI-STORAGEMINI-STORAGE FACILITY ON THE APPROXIMATELY 2.9 ACREMINI-STO PROJECTPROJECT SITPROJECT SITE PROJECT SITE LOCATED ON THE WEST SIDE APPROXIMATELYAPPROXIMATELY 300 FEEAPPROXIMATELY 300 FEET SOUTAPPROXIM THE THE ATHE ADEQUACY THE ADEQUACY OF A NEGATIVE DECLARATION (ND) CONSIDERED AT THIS TIME. FILE: SP-2002-03, GP-2002-03, PD-2002-03

#202-07

FollowingFollowing discussion, CounFollowing discussion, Council aFollowing discussion, Council a recommendation at that time.

Deputy Director of Leisure Services Wetmore clarified the first phase of the surveillance system had been completed and the second phase would include surveillance cameras.

With no further speakers, Mayor Freitas closed the public hearing.

In response to Mayor Freitas, City In response to Mayor Freitas, City In response to Mayor Freitas clarified establishment of future changes to the construction rate fee would be clarified e Master Fee Schedule and incremented by CPI.

Councilmember Conley requested the area on the northwest and tree Councilmember side be considered for planting to buffer the noise for the residents.

RESOLUTION NO. 2003/101

On motion by Councilmember Conley, seconded by Councilmember Simonsen On motion by Council Members present unanimously adopted the resolution.

Mayor Freitas declared a recess at 8:59 P.M. The meeting reconvened at 9:10 The meeting reconvened Councilmembers present with the exception Councilmembers present with the exception

COUNCIL REGULAR AGENDA

7. RESOLUTION APPROVING PARKS AND RECREATION RECOMMENDATION FOR EXPENDITURE OF STATE PER CAPITA ROBERTI-Z'BERG-HARRIS PARK GRANT FUNDS (PW 658) #1402-01

City Engineer/Community Development Director City Engineer/Community Development Director City July 11, 2003 July 11, 2003 recommending the City Council adopt the resolution approving the July 11 Recreation Commission's recommendation for expenditure of the Recreation Commission's State Per Capita and Roberti-Z'Berg-Harris Park Grant Funds.

Parks and Recreation Commission Chairperson Duarte stated the Parks and Recreation Commission the list of projects recommended for the expenditure of the remaining grant funds.

In response to Councilmember Simonsen, Park Superintendent In response to Councilmember reviewing vandal proof restroom facilities and reviewing vandal proof restroom facilities and opened only during events. Ms. Duarte opened only during events. Ms. Duarte opened only during events center would occur at the Nick Rodriguez Community Center.

Park Superintendent Palmeri stated any leftover funding would be used for Recreation Commission for recommendations on Recreation Commission for recommendations

Mayor Freitas voiced his appreciation to Mayor Freitas voiced his appreciation to Mayor Freitas providing a balance between the capital as well as the programs.

RESOLUTION NO. 2003/102

On motion by Councilmember Conley, seconded by Council members present unanimously adopted the resolution.

PUBLIC COMMENTS - None

COUNCIL COMMUNICATIONS

Councilmember Simonsen reported he attended the Mayor and City Council Executive Sessions in Monterey California provided the opportunity to meet with Assemblyman Salinas, Chair of the Local Government Committee in Sacramento, in which hGovernment Committee in Sacramento regards to transportation funding for Highway 4 as well as the graregards to transportation f Library and issues regarding finances. He Library and issues regarding financ to the concerns of the cities. He noted it was important to get information to the concerns of regarding the impacregarding the impact proposed state sales tax cuts will urged staff to provide a press release urged staff to provide a press release regarding would have to the City of Antioch's five year plan.

Mayor Freitas reported there was a meeting on July 12, 2003 regarding the cent sales tax extension, which was an important issue cent sales tax extension. He stated Transplan had identified 4 specific projects: 1) the extension lanes from Loverage Road to Highway 4/160; 2) EBART proposal; 3) State Rlanes from L bypass, and; 4) Vasco Road. He noted all of those projects rate hbypass, and; 4) Vasco Road. He announced a meeting with the Contra Costa Transportation Authority for July 23, 2003, where the Authorifor July 23, 2003, where the include in the EIR. He stated it was his position include in the EIR. He stated it was his position share otherwise the measure would fail.

In response to Mayor Freitas, City Attorney Galstan In response to Mayor Freitas, City Attorney Galstan for expansion of "L" Street and starting November demolished. He added demolished. He added the City would used demolished. He added the removal of the gas station on 10th Street and L Street.

Acting City Manager Pappas Diaz added the Police and Fire Dis facilities for training prior to demolition. Mayor Freitas dfacilities for training prior to denotifying the residents prior to the training days.

Mayor Freitas announced Acting City Manager Pappas Diaz had requested the Council appoint a Council subcommittee to consider financial participation pertaining to Ranch II development and requested Ranch II development and requested in the Adhoc committee.

Mayor Freitas reported he had been working with City Clerk Martin to improve the City's proclamations and he felt it was time to revise and update the City logo. He stated it could be an opportunity to request public participation and requested Acting City Manager Pappas Diaz provide recommendations regarding the issue.

Mayor Freitas stated the dedication for Eden Housing pro which was a well-attended event. He encouraged which was a well-attended event. He encourag

itit was an incredible facility.it was an incredible facility. He recognized Administrative Analysis Heller i
make the project a reality.

Councilmember Conley announcedCouncilmember Conley announced the developmentCouncilmemb
UnifiedUnified School District teacher and librarian, as wellUnified School District teacher and libraria
employees who live at the Eden Housing project.

MayorMayor Freitas announced the City Council mMayor Freitas announced the City Council
cancelled and there would be an additional meeting on September 2, 2003.

STAFF COMMUNICATIONS - None

WithWith no further business, Mayor Freitas adjourned the meeting atWith no further business, May
regular Council meeting on August 12, 2003.

Respectfully Submitted

L. JOLENE MARTIN, City Clerk

Approved

DONALD P. FREITAS, Mayor

Attest

L. JOLENE MARTIN, City Clerk