

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the City Clerk's Office during normal business hours for inspection and (for a fee) copying. Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. To address the Council, fill out a yellow Speaker Request form, available on each side of the entrance doors, and hand it to the City Clerk. See the Speakers' Rules on the inside cover of this Agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section.

6:00 P.M. ROLL CALL for Closed Sessions

PUBLIC COMMENTS for Closed Sessions

- CLOSED SESSIONS C**
- 1) **PUBLIC EMPLOYEE PERFORMANCE EVALUATION.** Evaluation for City Manager. This Closed Session is authorized by Government Code §54957.
 - 2) **CONFERENCE WITH LABOR NEGOTIATOR.** Agency Negotiator: Holly Brock-Cohn; Employee Organization: All represented groups. This Closed Session is authorized by Government Code §54957.6.

7:00 P.M. ROLL CALL - *All Present*

PLEDGE OF ALLEGIANCE

PROCLAMATION C Chichibu Japan, Sister City Day, July 27, 2004
National Night Out 2004, August 3, 2004

PRESENTATION C Mr. Funnelhead presentation to Nicholas Goodrich, John Muir Elementary School

ANNOUNCEMENT OF BOARD AND/OR COMMISSION OPENINGS

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

PUBLIC COMMENTS *Only unagendized issues will be discussed during this time*

1. **COUNCIL CONSENT CALENDAR**

A. APPROVAL OF COUNCIL MINUTES FOR JUNE 22 and 29, 2004 (#301-02)

Recommended Action: Motion to approve the minutes

Approved

COUNCIL CONSENT CALENDAR *Continued*

- B. APPROVAL OF COUNCIL WARRANTS (#401-02)** *Approved*
 Recommended Action: Motion to approve the warrants
- C. APPROVAL OF TREASURER=S REPORT - JUNE 2004 (#401-02)** *Approved*
 Recommended Action: Motion to approve the report
- D. REJECTION OF CLAIM (#704-07)**
1. Safeco Insurance/Melina Markarian, #04/05-1494 *Denied*
 Recommended Action: Motion to deny the claim
- E. LEGISLATION AND ADVOCACY (#701-04)** *Received*
 Recommended Action: Motion to receive and file
- F. ORDINANCE ADDING SECTION 5-1.203 TO THE ANTIOCH MUNICIPAL CODE, DEALING WITH ELECTRIFIED FENCES (#701-05) (Introduced 7/13/04)** *Ord 1023-C-S, 5/0*
 Recommended Action: Motion to adopt the ordinance
- G. ORDINANCE AMENDING THE EAST LONE TREE SPECIFIC PLAN BY DESIGNATING THE APPROXIMATELY 13 ACRES MAKING UP THE LOWE'S HOME IMPROVEMENT WAREHOUSE PROJECT SITE REGIONAL RETAIL (CR) (#202-03) (Introduced 7/13/04)** *Ord 1024-C-S, 5/0*
 Recommended Action: Motion to adopt the ordinance
- H. ORDINANCE REZONING APPROXIMATELY 13 ACRES MAKING UP THE LOWE'S HOME IMPROVEMENT WAREHOUSE PROJECT SITE TO THE PLANNED DEVELOPMENT DISTRICT (PD) (#202-03) (Introduced 7/13/04)** *Ord 1025-C-S, 5/0*
 Recommended Action: Motion to adopt the ordinance
- I. ORDINANCE REZONING THE PROJECT SITE FROM PLANNED DEVELOPMENT DISTRICT TO THE PLANNED DEVELOPMENT DISTRICT (PD) (THE COMMONS AT DALLAS RANCH) (#202-03) (Introduced 7/13/04)** *Ord 1026-C-S, 5/0*
 Recommended Action: Motion to adopt the ordinance

COUNCIL CONSENT CALENDARcContinued

- J. ORDINANCE PARTIALLY RESCINDING ORDINANCE NO. 1010-C-S, DEALING WITH AMENDMENTS TO SOUTHEAST SPECIFIC PLAN (BLUEROCK BUSINESS CENTER) (#901-05) (Introduced 7/13/04)** *Ord 1027-C-S, 5/0*

Recommended Action: Motion to adopt the ordinance

- K.** ORDINANCE PARTIALLY RESCINDING ORDINANCE NO. 1011-C-S, DEALING WITH THE BLUEROCK BUSINESS CENTER PROJECT (#901-05) (*Introduced 7/13/04*)

Ord 1028-C-S, 5/0

Recommended Action: Motion to adopt the ordinance

- L.** RESOLUTION APPROVING SECOND AMENDMENT TO RENTAL AGREEMENT FOR 1811 "C" STREET AND 301 WEST 10TH STREET (Delta 2000) (#1001-05) (*Con=t from 6/22/04*)

Reso 2004/95, 5/0

Recommended Action: Motion to adopt the resolution

- M.** CONSIDERATION OF BIDS FOR THE "G" ST. AND CAVALLO RD. ROADWAY PAVEMENT REHABILITATION (PW 392-21) (#1102-04)

Approved, 4/1-F

Recommended Action: Motion to award the project to the low bidder in the amount of unit prices bid

- N.** RESOLUTION APPROVING STREET NAME CHANGE FROM "COUNTY EAST MALL" TO "SOMERSVILLE TOWNE CENTER" (#1102-04)

Reso 2004/96, 5/0

Recommended Action: Motion to adopt the resolution

- O.** RESOLUTION PRELIMINARILY APPROVING THE ENGINEER'S REPORT AND SETTING THE DATE FOR A PUBLIC HEARING FOR THE SAND CREEK - LONE TREE WAY BENEFIT DISTRICT (PW 639-BD) (#802-02)

Reso 2004/97, 5/0

Recommended Action: Motion to adopt the resolution

- P.** RESOLUTION APPROVING MODIFICATION OF CONDITIONS FOR HILLCREST CROSSROADS SHOPPING CENTER LOT LINE ADJUSTMENT (#202-10)

Reso 2004/98, 5/0 w/ changes

Recommended Action: Motion to adopt the resolution

- Q.** RESOLUTION DENYING A FINAL PLANNED DEVELOPMENT, MINOR SUBDIVISION, AND USE PERMIT FOR TAIT AND ASSOCIATES/PARACHINI FOR NEIGHBORHOOD SHOPPING CENTER AND OFFICE COMPLEX (PD-04-03, UP-03-16, PW 357-301-04) (#202-03)

Reso 2004/99, 5/0

Recommended Action: Motion to adopt the resolution

COUNCIL CONSENT CALENDAR: Continued

- R.** RESOLUTION APPROVING RENTAL AGREEMENT FOR CHRISTMAS TREE LOT (#1001-05)

Reso 2004/100, 5/0

Recommended Action: Motion to adopt the resolution

! ! ! END OF COUNCIL CONSENT CALENDAR ! ! !

2. DOUGLAS E. TOKES REQUESTS AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL FOR CORNERSTONE CHRISTIAN CENTER, ALLOWING THE CONSTRUCTION OF A GYMNASIUM/CLASSROOM BUILDING, EXPANSION OF THE MAXIMUM ALLOWABLE NUMBER OF STUDENTS TO 440 FROM THE CURRENT 240 CURRENTLY PERMITTED (NOT INCLUDING THE PERMITTED 30 PRE-SCHOOL STUDENTS), LOT MERGER OF THE EXISTING CAMPUS PARCEL AND THE PROPOSED GYMNASIUM/CLASSROOM PARCEL. THE PROPOSED GYMNASIUM SITE IS LOCATED AT 1715 E. 18TH STREET (APN 051-140-029) ON A PARCEL IMMEDIATELY WEST OF THE CORNERSTONE CHRISTIAN CENTER'S CURRENT LOCATION OF 1745 E. 18TH STREET. FILE: UP-04-09 (#202-10)

Reso 2004/101, 3/2-K/F-no, deny appeal & approve project

Recommended Action: Motion to adopt the resolution denying the appeal, and thereby uphold the decision of the Planning Commission approving the use permit

3. AGI CAPITAL GROUP/BAYWOOD APARTMENTS REQUESTS APPROVAL OF A USE PERMIT AND TENTATIVE MAP TO ALLOW THE CONVERSION OF THE EXISTING 128 UNIT APARTMENT COMPLEX FROM RENTAL RESIDENTIAL UNITS TO CONDOMINIUM UNITS; AND A VARIANCE FROM CONDOMINIUM PARKING STANDARDS LOCATED AT 2005 SAN JOSE DRIVE (APN 076-440-032). FILE: UP-03-24, V-04-07 (#202-10)

3/2-D/S-no, tentatively deny the project, staff bring back resolution

Recommended Action: Motion to adopt the resolution approving a Use Permit (including Tentative Map) to allow the conversion of apartments to individual condominium units, and approving the variance to allow the reduction in the number of required parking stalls

! ! ! END OF PUBLIC HEARINGS ! ! !

COUNCIL REGULAR AGENDA

4. ORDINANCE RESCINDING AND RE-ENACTING SECTION 6-1.22 OF THE ANTIOCH MUNICIPAL CODE, DEALING WITH DANGEROUS ANIMALS (#701-05)

Recommended Action: A) Motion to introduce the ordinance by title only;

B) Motion to introduce the ordinance rescinding and re-enacting '6-1.22 of the AMC

to 8/10/04 for adoption, 5/0

COUNCIL REGULAR AGENDA^cContinued

5. APPOINTMENT TO POLICE CRIME PREVENTION COMMISSION (1 unexpired term) (#302-10)

Hansel Ho

Recommended Action: Motion to make appointment deemed appropriate

6. APPOINTMENT TO URBAN LIMIT LINE NEGOTIATION COMMITTEE (#302-10)

Council Member Kalinowski

Recommended Action: Motion to make appointment

! ! ! END OF COUNCIL REGULAR AGENDA ! ! !

PUBLIC COMMENTS

COUNCIL COMMUNICATIONS

STAFF COMMUNICATIONS

ADJOURNMENT *11:22 p.m.*