

### 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 Session - ***Cancelled***

**PUBLIC COMMENTS** for Closed Session

**CLOSED SESSION - PUBLIC EMPLOYEE PERFORMANCE EVALUATION.** Title: City Manager. This closed session is authorized by Government Code '54957.

**7:00 P.M. ROLL CALL** - *C/M Kalinowski & Conley excused*

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS**

**ANNOUNCEMENTS OF BOARDS AND COMMISSIONS**

**PROCLAMATION** B Arbor Day, April 29, 2005

West Nile Virus and Mosquito and Vector Control Awareness Week,

April 25 - May 1, 2005

Be Kind to Animals Week, April 30 - May 7, 2005

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

1. REQUEST FOR PROPOSAL (RFP) PHASE OF DOWNTOWN WATERFRONT DEVELOPMENT PROCESS (#902-06)

*Approved w/ many changes*

Recommended Action: Motion to approve the Request for Proposal (RFP) document for issuance to begin the next phase of the downtown development of the Rivertown Waterfront of the City/Agency

### 2. COUNCIL CONSENT CALENDAR

- A. APPROVAL OF COUNCIL MINUTES FOR MARCH 22, 2005 (#301-02)

- Received*
- Recommended Action: Motion to approve the minutes
- B. APPROVAL OF COUNCIL WARRANTS (#401-02)** *Received*
- Recommended Action: Motion to approve the warrants
- C. APPROVAL OF TREASURER=S REPORT FOR MARCH 2005 (#401-02)** *Received*
- Recommended Action: Motion to approve the report
- D. REJECTION OF CLAIMS (#704-07)** *Denied, only 1 & 2*
1. Whiteside Concrete Construction, #04/05-1559 (stop notice)
  2. Stephen and Beverly Palsa, #03/04-1481A (indemnity)
  3. James and Martha Edwards, #04/05-1551 (sewer backup)- *removed*
- Recommended Action: Motion to deny the claims
- E. LEGISLATION AND ADVOCACY (#701-04)** *Received*
- Added- Letter supporting \$ for the mega projects  
for Mayor's signature*
- Recommended Action: Motion to receive and file
- F. CONSIDERATION OF BIDS FOR THE TRAFFIC SIGNS MODIFICATIONS ALONG STATE ROUTE 4, SOMERSVILLE ROAD AND AUTO CENTER DRIVE (PW 296-S) (#1104-02)** *Approved, 3/0*
- Recommended Action: Motion to award the project to the low bidder in the amount of unit prices bid
- G. RESOLUTION ACCEPTING WORK AND AUTHORIZING CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE DALLAS RANCH ROAD AND DEER VALLEY ROAD MEDIAN ISLAND LANDSCAPE IMPROVEMENTS (PW 555-L5) (#806-02)** *Reso 2005/50, 3/0*
- Recommended Action: Motion to adopt the resolution
- H. RESOLUTION ALLOWING THE TEMPORARY INCREASE IN THE MEDICAL AFTER RETIREMENT PLAN CAPS TO LAPSE (#505-01)** *Con't to 5/10/05, regular agenda*
- Recommended Action: Motion to adopt the resolution

**END OF COUNCIL CONSENT CALENDAR**

**7:30 P.M. PUBLIC HEARINGS**

- 3. RESOLUTION APPROVING PROGRAM YEAR (PY) 2005-2006 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (#709-01)** *Con't to 5/10/05*
- Recommended Action: Motion to continue to May 10, 2005

4. MARK MARCOTTE/PARK LAKE CONDOMINIUMS REQUESTS APPROVAL OF A USE PERMIT, A VARIANCE FROM MINIMUM SETBACK REQUIREMENTS, A TENTATIVE MAP AND A REZONE TO DEVELOP A 60 UNIT CONDOMINIUM COMPLEX ON APPROXIMATELY 3.2 ACRES LOCATED AT THE SOUTHEAST CORNER OF JAMES DONLON BOULEVARD AND TABORA DRIVE (APN 072-011-062). FILES: UP-04-19, Z-04-03, V-04-14 (#202-10) (Con't from 3/08/ and 3/22/05)

*Con't to 6/28/05*

Recommended Action: Motion to continue to June 28, 2005

5. MELVIN DONALDSON/FOUR-STORY MEDICAL OFFICE REQUESTS APPROVAL OF A FINAL DEVELOPMENT PLAN, PD REZONING, AND USE PERMIT FOR AN APPROXIMATELY 36,000 SQUARE FOOT, FOUR-STORY MEDICAL OFFICE BUILDING AND RELATED SITE IMPROVEMENTS. A VARIANCE FOR THE REDUCTION FROM THE REQUIRED NUMBER OF PARKING STALLS IS ALSO REQUESTED. THE PROJECT SITE IS LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF HILLCREST AVENUE AND WILDFLOWER DRIVE (APNS 052-370-011, 015, AND 016).PD-04-15, Z-05-04, UP-04-32, V-05-01 (#202-03)

Recommended Action: A) Motion to adopt the resolution approving the project; *Reso 2005/51, 3/0*

B) Motion to introduce the ordinance by title only,

C) Motion to introduce the Ordinance rezoning approximately 2 acres, creating the four-story medical office project site to Planned Development District (PD) *to 5/10/05 for approval, 3/0*

6. THE BIXBY COMPANY, LLC/LAUREL RANCH REQUESTS APPROVAL OF A FINAL PLANNED DEVELOPMENT, REZONE TO THE PLANNED DEVELOPMENT DISTRICT AND VESTING TENTATIVE MAP IN ORDER TO SUBDIVIDE 217 LOTS INTENDED FOR SINGLE FAMILY HOME DEVELOPMENT AND APPROX. 130,000 S.F. OF COMMERCIAL SPACE. A SUBSEQUENT USE PERMIT APPLICATION(S) IS REQUIRED PRIOR TO FINAL MAP RECORDATION AND CONSTRUCTION OF HOMES OR COMMERCIAL SPACE. THE PROJECT SITE IS GENERALLY LOCATED AT THE NORTH END OF THE EAST LONE TREE SPECIFIC PLAN AREA, WEST OF THE FUTURE HIGHWAY 4 BYPASS. (APN 053-060-015) IN CONFORMANCE WITH THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, THE COUNCIL IS REQUESTED TO APPROVE AN ADDENDUM TO THE FUTURE URBAN AREA #2 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT .PD-04-10, PW 670 (#202-03)

*Con't to 5/10/05*

Recommended Action: Motion to continue to May 10, 2005

### ***PUBLIC HEARINGS-Continued***

7. BLUEROCK PARTNERS, LLC REQUESTS APPROVAL OF A MASTER USE PERMIT TO ESTABLISH PARAMETERS FOR DEVELOPMENT AS STIPULATED UNDER THE PREVIOUS PROJECT APPROVALS AND ENVIRONMENTAL IMPACT REPORT FOR THE BLUEROCK BUSINESS CENTER. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF THE LONE TREE WAY AND BLUEROCK DRIVE / GOLF COURSE ROAD INTERSECTION (APN 072-012-109)UP-05-2 (#202-10)

*Return on 5/10,*

Recommended Action: Motion to adopt the alternative resolution

### END OF PUBLIC HEARINGS

#### COUNCIL REGULAR AGENDA

8. APPOINTMENTS TO BOARD OF ADMINISTRATIVE APPEALS (3 EXPIRED TERMS/1 UNEXPIRED TERM) (#302-12)  
*Lieder, Lardieri, Porto & Alt- Simpson*  
Recommended Action: Motion to make appointments deemed appropriate
9. APPOINTMENT TO CONTRA COSTA MOSQUITO ABATEMENT (1 UNEXPIRED TERM) (#705-05)  
*Jose Saavedra*  
Recommended Action: Motion to make appointment deemed appropriate
10. APPOINTMENT TO CONTRA COSTA TRANSPORTATION AUTHORITY (1 UNEXPIRED TERM) (#302-01)  
*David Pfeiffer*  
Recommended Action: Motion to make appointment deemed appropriate
11. ARTS AND CULTURAL FOUNDATION REPORT AND RECOMMENDATION ON FIRST PHASE OF PUBLIC ART PROJECT IN THE HILLCREST AVENUE AND LONE TREE WAY ASSESSMENT DISTRICTS AND CREATION OF FUND FOR REPAIR OF PUBLIC ART (#1407-03)  
*Hold repair issue over to Budget time, Approved #A*  
Recommended Action: A) The Arts and Cultural Foundation request approval of Option 1, concerning the next steps in the public art project in the Hillcrest Avenue and Lone Tree Way Assessment Districts,  
B) The Arts and Cultural Foundation request approval of Option A, concerning the creation of a fund for the repair of public art
12. URGENCY ORDINANCE REQUIRING CONDITIONAL USE PERMITS FOR CONVENIENCE STORES DURING AN INTERIM STUDY PERIOD (#701-05)  
*Ord No. 1047-C-S, 3/0*  
Recommended Action: Motion to adopt the urgency ordinance (4/5 vote required)

#### END OF COUNCIL REGULAR AGENDA

**PUBLIC COMMENTS** - none

**STAFF COMMUNICATIONS** - none

**COUNCIL COMMUNICATIONS** -

*Commended Tom Fuhrmann & J.Jakel for the City's participation in the "Every 15 mts. pgm" at DVHS*

**ADJOURNMENT** *10:53 p.m.*