

**SPECIAL MEETING OF THE ANTIOCH
CITY COUNCIL/PLANNING COMMISSION/
ECONOMIC DEVELOPMENT COMMISSION
STUDY SESSION ON THE GENERAL PLAN
LAND USE ELEMENT & ZONING UPDATE**

Special Meeting/Study Session
6:00 P.M. – 9:00 P.M.

June 17, 2015
Nick Rodriguez Community Center
213 F Street, Antioch

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Mayor Harper called the meeting to order at 6:03 P.M. and led the audience in the Pledge of Allegiance. Minutes Clerk Eiden called the roll.

City Council

Present: Council Member Wilson, Ogorchock, Rocha and Mayor Harper
Absent: Council Member Tiscareno

Planning Commission

Present: Commissioner Mason, Parsons, Westerman, Hinojosa, and Chairperson Motts
Absent: Commissioner Miller and Zacharatos

Economic Development Commission

Present: Commissioner Young, Sweatt, Turnage and Adebeyo
Absent: Commissioners Thorpe, Wright and Chairperson Archuletta

Mayor Harper thanked everyone in attendance this evening.

2. PUBLIC COMMENTS

Karin Holman, Antioch resident, stated the City focus on improving its image and addressing criminal behavior. She spoke in support of developing a park on the Lumber Yard site, marketing vacant buildings and improving lighting.

Cindi Harrington, Antioch resident, invited the community to attend the Antioch Lapidary Club annual rock sale on June 20, 2015.

3. Opening Remarks - Staff and Consultant Presentation

- Project Status

- Overview of General Plan/Zoning sections of Opportunities & Constraints Report
- Land Use Element Update
- Zoning Update

Director of Community Development Ebbs introduced the item and Dick Loewke to give the presentation.

Dick Loewke, presented the staff report dated June 12, 2015 and overhead presentation which included:

- Initial Community Outreach Completed
- Selection of General Plan Focus Areas
- General Plan Focus Areas
- General Plan & Zoning Focus Areas

Mr. Loewke reviewed each Focus Area individually. The City Council and Commissions provided the following input:

- Focus Area #1 - Riverfront/Urban Waterfront Area

Mayor Harper requested staff review and consider recommendations in Supervisor Glover's Waterfront Plan.

- Focus Area #2 - Somersville Road Corridor Area

In response to Mayor Harper, Director of Community Development Ebbs stated it was not common practice to give up land within the City without compensation. He noted it may not be beneficial for the City to develop on the land and they would be bringing more data forward on this issue.

Economic Development Commissioner Turnage questioned if it would be feasible to rezone the area adjacent to the mall to allow for more than three stories in an effort to improve the City's tax base per acre.

Mr. Loewke responded that the corridor was currently C3 which allowed for housing and commercial uses. He noted the City had discretion over the height limitation.

Planning Commissioner Westerman questioned if there were environmental concerns related to the Chevron site.

Mr. Loewke stated he did not have specific information; however, they understood some level of cleanup was needed to accommodate residential use on the property.

Planning Commissioner Hinojosa reported the property was contaminated, had done through a remediation process and was cleared by DTSC. She questioned why the City was not changing the General Plan to match the Zoning District for the PG&E parcel. She also asked if the City included the PG&E parcel in the City's RHNA numbers and housing element allocation.

Mr. Loewke stated he would follow up on these questions; however, it was his understanding PG&E had planned and initiated some utility improvements on the property to provide services for the surrounding area. He noted he would need to confirm that information. He further noted if it was identified on the housing element as one of the sites needed to meet RHNA numbers, then it would become a more important issue.

➤ Focus Area #3, Eastern Waterfront Employment Area

Planning Commissioner Parsons informed Mr. Loewke that the yacht clubs in the area opposed annexing into the City.

Mr. Loewke clarified there was no obligation for the City to pre-zone and if the City wanted to remain neutral until a property owner approached them, they could do so.

In response to Mayor Harper, Mr. Loewke added pre-zoning would streamline the process and save the developer time and money.

➤ Focus Area #4 - Hillcrest Station Specific Plan Area

In response to Mayor Harper, Mr. Loewke stated the Specific Plan looked at transit oriented development that could include an office park with medium to high density residential development. He stated there were some serious infrastructure cost issues that needed to be addressed prior to development occurring. He noted as the economy strengthened the City would be looking at proposals and the goal was to streamline the process.

Planning Commissioner Parsons requested clarification with regards to the railroad buffer in this area.

Mr. Loewke responded air quality experts took a preliminary look at the Hillcrest Station Specific Plan and anticipated the separation of housing and the rail lines. He explained that this rail line was operated by a different carrier and carried different cargo and as a result, the particulate matter emitted was at a much lower concentration level. He noted for those reasons the separation needed at this location was much smaller than downtown. He explained a health risk assessment needed to be done with a

development project and there would have to be no risk or mitigation measures would be needed to offset any risk.

➤ Focus Area #5 “A” Street Interchange Area

Economic Development Commissioner Young questioned if homeowners in area could be offered incentives for updating their properties.

Mr. Loewke stated some guidelines to encourage coordination along the corridor would be helpful.

Economic Development Commissioner Adebayo questioned how relevant the plans would be for future generations.

Mr. Loewke stated urban economist looked at market needs and identified a number of businesses that were not well represented and in the next 5-10 years those businesses could be accommodated. He stated they also interviewed realtors, educators, resident groups, service providers and developers who identified the potential demand. He noted with aging facilities along “A” Street and the fact the properties could be acquired for relatively low price, the area was well poised for turnover of office and commercial businesses as well as new construction. He noted the goal was to provide guidance to accommodate emerging market opportunities and coordinate the esthetic component.

Councilmember Wilson questioned if consultants had reached out to the County Workforce Development Board for information regarding priority industry clusters for the area.

Mr. Loewke stated they had not interviewed the agency; however, they had read some of the work and gathered information. He mentioned it was a good source that had not been fully tapped.

Economic Development Commissioner Sweatt questioned if broadening the scope of zoning would contribute to broadening the base of developers or investors.

Mr. Loewke responded in most cases it would and they had suggested the overlay because the area had unique issues. He further noted there was a delicate balance between the accommodation with flexibility and guidance with incentives to upgrade property. He noted once that began to happen it would promote future redevelopment.

➤ Focus Area #6 Western Gateway Area

In response to Councilmember Rocha, Mr. Loewke clarified that Christmas Tree lot was zoned C-3 regional commercial.

➤ Focus Area #7 Sand Creek Area

Mitch Oshinsky reported staff saw the opportunity to streamline the process by formalizing a one step process in the area. He noted they had several development applications for this area and policy issues would be addressed by Planning Commission and the City Council as the projects come forward.

Mayor Harper stated he supported streamlining the application process to facilitate future development.

Economic Development Commissioner Young stated there was potential in the area for future growth and voiced his support for larger lots and executive housing. He stated the HOA model and gated communities would attract those wishing to move up within the City. He agreed streamlining the process was important to bring business into Antioch.

Economic Development Commissioner Sweatt concurred with Commissioner Young's comments.

Economic Development Commissioner Adebayo discussed the importance of the City planning for higher education opportunities in Antioch.

Mr. Oshinsky responded at this time there were no sites designated for a College.

Mr. Loewke mentioned he would be revisiting this issue this evening and noted if a College wished to locate in Antioch it was possible either under the existing General Plan or with a modification.

Planning Commissioner Hinojosa stated she was opposed to the City making policy decisions on a project by project basis for development projects.

Director of Community Development Ebbs stated it was a valid concern that was beyond the scope of tonight's discussion. He stated staff would do their best to address this issue moving forward.

Commissioner Hinojosa stated streamlining the process was very important and she would support Antioch participating in a Habitat Conservation Plan which could provide the opportunity for streamlining permitting for regulatory environmental issues.

In response to Commissioner Hinojosa, Mr. Loewke stated material brought back to the Commission and Council would address the process moving forward.

- Focus Area #8 - East Lone Tree Specific Plan Area

No comments were given.

- Focus Area #9 - Roddy Ranch Area

In response to Economic Development Commissioner Young, Mr. Loewke stated that as part of updating the General Plan there was opportunity to coordinate with the Park District on shared use facilities.

- Focus Area #10 - Ginochio Property Area

Planning Commissioner Hinojosa stated the City of Antioch was currently in an MOU with the City of Brentwood over the entirety of the property and she suggested it be included in the discussion as the process moved forward.

Mr. Loewke responded that the area was within Antioch's sphere of influence and planning area. He stated he would research the MOU issues. He noted the goal was to provide guidance to the development community, property owner and City of Brentwood that the City wanted to see a quality project in the area and they were serious about it by pre-zoning.

- Focus Area #11 - Downtown Specific Plan Area

In response to Councilmember Rocha, Mr. Loewke stated he would bring alternatives reflecting Council and Commission direction to the City Council at their June 23, 2015 meeting.

- Focus Area #12 - Delta Business Park Area

In response to Mayor Harper, Mr. Loewke stated they wanted to look at ways to expedite simple uses, streamline the hearing process for more complicated applications and add clearer standards, permitted and conditional uses to the code.

- Focus Area #13 - Auto Center Area

No comments

- Focus Area #14 - Fairgrounds Area

Planning Commissioner Chairperson Motts stated he was interested in this site for institutional higher learning. He noted there may be an opportunity for Cal State East Bay to relocate to this area.

Mr. Loewke stated anecdotally he agreed; however, more information needed to be gathered. He noted due to the proximity to the marina and downtown there was a natural opportunity to consider a College focused on marine biology or environmental studies.

Planning Commissioner Parsons stated the west section of the fairgrounds was leased to Little League so relocating that facility should be considered.

➤ Focus Area #15 - L Street Corridor Area

Mayor Harper stated he concurred with the comments and he supported beautifying the area.

Councilmember Rocha stated this area needed to be addressed now so when funding becomes available the improvements could occur in a timely manner.

Planning Commissioner Parsons suggested an overcrossing of the railroad be considered for safety and future development.

Economic Development Commissioner Young suggested streamlining the “L” Street and 10th Street corridor improvements and noted an overcrossing for the railroad was possible. He voiced his support for changing the name of “L” Street.

➤ Focus Area #16 - Viera Avenue Area

Planning Commissioner Parsons expressed concern for cross contamination of the wells in this area and stated infrastructure needed to be improved.

Mr. Loewke explained public utilities would be brought to area.

Planning Commissioner Parsons suggested making sewer and water connections mandatory in this area.

➤ Focus Area #17 - Landfill Area

Planning Commissioner Hinojosa stated there was a proposed development on the site and there were surrounding parcels set aside as part of the landfill permit conditions which she believed were meant to be buffer parcels and not developable.

Mr. Loewke stated he was aware although he did not have details and that was why he had indicated that communication needed to occur with the “County and State to determine the status of the landfill and what conditions may affect the surrounding properties. He stated they hoped to gain the knowledge and base guidance for those properties on what they learned.

➤ Focus Area #18 - Bluerock Area

Economic Development Commissioner Sweatt stated she agreed that healthcare uses would coincide with this area.

Mr. Loewke stated those types of uses could be accommodated in the PD District; however, it would take a lot of time and work to get through the process. He stated they were attempting to make Antioch competitive in the market place and turnkey a project in 6 months rather than 1.5 years.

➤ Focus Area #19 - Deer Valley Area

No comments

Public Comments

Juan Pablo Galvan, Land Use Planner for Save Mount Diablo, stated they were supportive of transit oriented development and the widening of Highway 4. He discussed the impact housing on the City’s southern edge would have on existing neighborhoods. He suggested the western square mile of the Sand Creek Focus Area and the area separating Horse and Lone Tree Valleys be preserved as open space. He noted Sand Creek should be provided with a wide development buffer so it could serve as a wildlife and recreational corridor. He commented the Ginochio focus area lies outside and the ULL and development there could conflict with planning processes in Brentwood. He stated Antioch should be doing anything possible to create and maintain a buffer between it and Brentwood so they could retain their own separate identities and characteristics. He expressed interest in how the General Plan process would be developed and how the City would create a legally supportable plan.

Allan Payton, Antioch resident, gave a history of Antioch’s ULL and voiced his support for a buffer zone between Antioch and Brentwood on the Ginochio property. He discussed the importance of providing the type of housing needed to attract executives, professionals and business owners. He suggested the City allow for 6-10 story buildings around the eBART station and allow for the conversion of residences to businesses and commercial uses in the “A” and “L” Street corridors. Additionally, he

stated the City should rezone the residential properties along “A” Street so they could be converted. He urged the City move forward with the “L” Street improvements.

4. Questions - from City Council and Commissions

In response to Economic Development Commissioner Young, Director of Community Development Ebbs explained that they would look at ways to streamline the application process for smaller developers.

In response to Economic Development Commissioner Sweatt, Director of Community Development Ebbs stated the market for high rise office buildings in Antioch was not there yet; however, it was important to consider the possibility in the future.

Planning Commissioner Parsons clarified she felt it should be mandatory for residents in the Viera Lane annexation area to connect to City water and sewer, if they could not prove their water was palatable.

Planning Commission Chairperson Motts stated he felt it was important not to look at development in the Sand Creek area on a case by case basis.

Director of Community Development Ebbs stated the Planning Commission would be considering this process in the future.

Chairperson Hinojosa suggested the City consider participation or the development of a Habitat Conservation Plan and Natural Community Conservation Plan

City Manager Duran responded that staff had been working on this issue for several months and he would provide an update within the next few weeks.

Planning Commissioner Hinojosa reported the City had been awarded a \$600,000 grant to pursue developing an HCP and there was an expiration; therefore, there was incentive to have the dialog prior to that occurring.

Councilmember Wilson suggested the City reach out to the County resources such as the Workforce Development Board. She voiced her support for improving the “A” and L Street on/off ramps and discussed the importance of sustainability.

Councilmember Ogorchock discussed the importance of infrastructure supporting future development.

Mayor Harper stated as the eBART station was completed the City needed to take advantage of timing for development in the area. He requested the City review the

Waterfront Plan and think regionally in the planning process. He thanked everyone for coming and participating in the meeting.

5. Joint Discussion - City Council and Commissions

- Input on Land Use Element & Zoning Update

Input was given during the Consultants presentation.

6. Summary and Next Steps

Mr. Loewke stated comments from this evening would be reviewed and researched so they could assemble a package to bring back to the City Council in July. He noted once they had direction they would begin work on the Environmental Analysis for the Downtown Specific Plan and Land Use Element Update. He further noted there would be opportunity for input during the entire process and comment forms were available in the community room this evening.

City Manager Duran announced the next City Council meeting would be on July 28, 2015.

7. Adjournment

Mayor Harper adjourned the meeting at 8:18 P.M.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk