

AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
3RD & "H" STREETS

WEDNESDAY, MAY 14, 2003

7:30 P.M.

REGULAR MEETING

NO PUBLIC HEARINGS WILL BE HEARD AFTER 10:30 P.M.

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, MAY 21, 2003.**

ROLL CALL 7:30 P.M.

Commissioners	Long, Chairperson
	Weber, Vice Chairperson
	Moore
	Henry
	Martin
	Berglund
	Azevedo

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. APPROVAL OF MINUTES: None

* * * **END OF CONSENT CALENDAR** * *

NEW PUBLIC HEARINGS

2. RDA APPLICATIONS

- A. RDA-03-06 –Castle Companies** requests an allocation of twenty-five single-family residential units for 2003 under the Residential Development Allocation Program. The site is approximately 6.11 acres located approximately 600 feet south of East 18th Street and east of Wilson Street (APN 051-190-032).
- B. RDA-03-07 – McBail Company** requests an allocation of 109 single family residential units over a three-year period from 2004 through 2006 under the Residential Development Allocation Program. The site is approximately 21.5 acres located approximately 700 feet south of East 18th Street and east of Phillips Lane (APN 051-200-015 and 051-200-053).
- C. RDA-03-03 – Discovery Builders, Inc.** requests an allocation of 289 single family residential units over a three year period from 2004 through 2006 under the Residential Development Allocation Program. The site is approximately 125 acres located on the west side of the Somersville Rd. / James Donlon Blvd. intersection (APN 089-160-002, -003, -005, -006 and 089-150-001).
- D. RDA-03-05 - Dhyanyoga Centers Inc.** requests an allocation of twelve single-family residential units for 2003 under the Residential Development Allocation Program. The site is approximately 6.6 acres located on the west side of Contra Loma Blvd., approximately 1,100 feet north of James Donlon Blvd., and immediately north of the existing Centennial Park subdivision (APN 076-031-036 and 076-031-038).

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF MAY 14, 2003**

Prepared by: Nina Oshinsky, Senior Planner
Reviewed by: Victor Carniglia, Deputy Director of Community Development
Approved by: Joseph G. Brandt, Director of Community Development
Date: May 7, 2003
Subject: **RDA Summary**

BACKGROUND

This meeting is a continuation of the RDA process of assessing applications and making recommendations to Council. At the previous meeting on April 30, 2003, three of the seven applications were considered. The recommendations to date were as follow:

- Richland – The applicant requested that this item be tabled. The Planning Commission recommendation is to table the item until the applicant wishes to proceed.
- Davidon Homes – The Planning Commission recommended approval of 549 units as requested by the applicant.
- Bixby Company – The Planning Commission recommended approval of 217 units as requested by the applicant.

Benefits proposed by Davidon and Bixby to the RDA Committee were specified in recommendations to the Planning Commission. These same benefits will accompany the Planning Commission recommendation to the City Council. Draft Resolutions to Council for Davidon and Bixby are attached for review (Attachment A).

DESCRIPTION OF RDA APPLICATIONS

The remaining four applications are as noted below.

Applicant	# Units Requested	Location	Project Type
Castle Companies	25	South of East 18 th Street and East of Wilson Street	Single Family Residential
McBail Company	109	South of East 18 th Street and East of Phillips Lane	Single Family Residential
Discovery Builders, Inc.	289	West Side of Somersville Rd./James Donlon Blvd.	Single Family Residential
Dhyanyoga Center Inc.	12	West Side of Contra Loma Blvd. and North of James Donlon Blvd.	Single Family Residential

No new material has been submitted this week to add to the existing reports. Staff reports were prepared for all of the applications and were included in the RDA binders for the April 30, 2003 meeting. If additional reports are needed prior to the May 14 meeting, please let me know. Otherwise, there will be additional copies of reports available at the meeting.

ATTACHMENTS

Attachment A – Draft Planning Commission Resolutions for Davidon and Bixby

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2003-__**

WHEREAS, the Planning Commission of the City of Antioch did receive an application from **THE BIXBY COMPANY** for the approval of residential allocations for a 65 acre project generally located at the north end of the East Lone Tree Specific Plan area. (APN: 053-060-015) (RDA-03-04); and

WHEREAS, the approval of development allocations does not constitute an entitlement to develop a project and the allocation process is not subject to the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission duly gave notice of public meeting as required by law; and

WHEREAS, on April 30, 2003 the Planning Commission duly held a public meeting, received and considered evidence, both oral and documentary; and

WHEREAS, it is hereby understood that any contributions, mitigations, and other benefits that were agreed to as part of this allocation process shall be incorporated into future entitlement submittal(s).

NOW THEREFORE BE IT RESOLVED that the Planning Commission does hereby recommend that 217 allocations be granted over five years,

<u>Year</u>	<u>Allocation</u>
2003	25
2004	156
2005	36

subject to the following items and community benefits that the applicant has agreed to provide:

1. That the overall project description, facilities, layout, and phasing shall be substantially in conformance with the plans reviewed by the Planning Commission.
2. That architecture and design shall be substantially in conformance with the plans reviewed by the Planning Commission.
3. That an approximately 2.2 acre portion of the commercial property shall be deed restricted for a future hotel site.
4. That the clubhouse building feature low voltage, high intensity exterior lighting fixtures activated by photoelectric cell, automatic clocks and/or motion detector devices.

5. That the homes shall feature “low e squared” glazing and insulation with higher R-value than the minimum requirement.
6. That developer installed landscaping shall be designed for maximum water use efficiency.
7. That the applicant shall make a 1.3 acre site available to the Antioch Unified School District as shown on the approved plans and the applicant shall enter into a reimbursement agreement with the School District.
8. That if the applicant’s reimbursement cost to the Antioch Unified School District for the 1.3 acre school site is less than \$1 million, the applicant shall contribute the difference between the reimbursement cost and \$1 million to the City of Antioch.
9. That the additional \$305,000 in proposed community benefits offered by the applicant in the April 7, 2003 letter shall be offered as one lump sum to be distributed by City Council.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof, held on the 30th day of April, 2003.

AYES: Azevedo, Berglund, Weber, Long, Moore, Henry, Martin

NOES:

ABSTAIN:

ABSENT:

VICTOR CARNIGLIA, SECRETARY TO
THE PLANNING COMMISSION

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2003-__**

WHEREAS, the Planning Commission of the City of Antioch did receive an application from **DAVIDON HOMES** for the approval of residential allocations for a 170 acre project generally located west of the future State Route 4 Bypass, north of Lone Tree Way (APN: 053-060-021, and portion of 053-072-013) (RDA-03-1); and

WHEREAS, the approval of development allocations does not constitute an entitlement to develop a project and the allocation process is not subject to the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission duly gave notice of public meeting as required by law; and

WHEREAS, on April 30, 2003 the Planning Commission duly held a public meeting, received and considered evidence, both oral and documentary; and

WHEREAS, it is hereby understood that any contributions, mitigations, and other benefits that were agreed to as part of this allocation process shall be incorporated into future entitlement submittal(s).

NOW THEREFORE BE IT RESOLVED that the Planning Commission does hereby recommend that Davidon Homes be granted an allocation of 549 homes over five years,

<u>Year</u>	<u>Allocation</u>
2003	5
2004	125
2005	150
2006	150
2007	119

subject to the following items and community benefits that the applicant has agreed to provide:

1. That the overall project description, facilities, layout, and phasing be substantially in conformance with the plans reviewed by the Planning Commission.
2. That the plans showing a 2.4 acre private park are not approved.
3. That Class A fire resistant roof material be utilized on all units.

4. That the applicant shall make a 37.5 acre site available to the Antioch Unified School District as shown on the approved plans.
5. That should the necessary agreement be made to eliminate the ridgeline open space area, the applicant shall shift the 27.5 acres, previously designated Open Space, to the Antioch Unified School District without charge.
6. That the applicant shall grade the high school site with the first phase of development at the developer's operating costs.
7. That the subdivision shall join a Mello Roos District.
8. That bike and pedestrian trails shall be constructed as shown in the East Lone Tree Specific Plan and East Contra Costa County Bikeway Plan.
9. That the lot widths shall be varied to allow approximately 20% of the units to be single story, dispersed through out the subdivision.
10. That Tech Shield roof sheathing shall be installed on all homes.
11. That a recirculating hot water system shall be installed on all homes.
12. That developer installed landscaping shall be designed for maximum water use efficiency.
13. That the applicant shall work with the Bixby Company to develop the adjacent commercial areas on each property to produce an integrated viable commercial center or to cooperatively sell the properties to a commercial developer.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof, held on the 30th day of April, 2003.

AYES: Azevedo, Berglund, Weber, Long, Moore

NOES: Henry, Martin

ABSTAIN:

ABSENT:

VICTOR CARNIGLIA, SECRETARY TO
THE PLANNING COMMISSION