

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
7:30 p.m.**

**January 7, 2009
City Council Chambers**

CALL TO ORDER

Chairman Azevedo called the meeting to order at 7:35 p.m. on Wednesday, January 7, 2009, in the City Council Chambers. He stated that 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Wednesday, January 14, 2009.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

ROLL CALL

Present: Commissioners Westerman, Brandt, Delgadillo, Travers (arrived at 7:39 p.m.) and Chairman Azevedo
Absent: Commissioners Johnson and Trail
Staff: Senior Planner Morris
Contract Planner Welch
Assistant City Engineer Bernal
City Attorney Nerland
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- | | | | |
|----|---------------------|----|-------------------|
| 1. | Approval of Minutes | a) | October 15, 2008 |
| | | b) | November 5, 2008 |
| | | c) | November 19, 2008 |

On motion by Commissioner Brandt, and seconded by Commissioner Delgadillo, the Planning Commission approved the Minutes of October 15, November 5, and November 19, 2008, as written.

AYES: *Brandt, Delgadillo, Westerman, Travers and Azevedo*
ABSENT: *Johnson and Trail*

END OF CONSENT CALENDAR

NEW HEARING

2. **Public hearing to receive comments on the Aviano Project Draft Environmental Impact Report. The approximately 189 acre project site is located in southeast Antioch, east of Deer Valley Road and west of the future Hillcrest Avenue extension.**

Contract Planner Welch provided an overview of the Staff Report dated December 30, 2008.

Chairman Azevedo stated that staff and Commission were not commenting on the public comments at tonight's hearing.

PUBLIC COMMENTS

Troy Bristol, Save Mount Diablo, stated that Save Mount Diablo felt that the Draft EIR adequately addressed most impacts, but felt that a few issues were insufficient. He commended the Draft EIR for referring to the East Contra Costa County Habitat Conservation Plan when making considerations regarding biological impacts and mitigations. He urged the City to encourage any developmental project within the Sand Creek area and southern Antioch, in general, to consult the HCP and follow this example in the future. However, he felt the Draft EIR did not consider the impacts of the Aviano project in conjunction with the Roddy Ranch project. The Final EIR should consider how both projects could cumulatively impact air quality, water quality within the Marsh Creek watershed, and other resources in the area.

Secondly, the Aviano project's potential for a future road that would bisect the open space on site would have impacts on environmental resources. Save Mount Diablo felt that the onsite protected open space should be conserved in its entirety and there should be no possibility for a road in the future. However, if there is a possibility for a road to be built in the future, the impacts of this road should be studied at this time in the Final EIR rather than in the future. In terms of global climate change, the Draft EIR did not discuss how the project might conflict with Senate Bill 375, and due to this issue, he felt the Final EIR should evaluate how the project would conflict with this Senate bill. Lastly, the 350 acres of open space that still needs to be preserved to meet mitigations for biological impacts should be preserved within the vicinity of the Higgins-Zeka property.

CLOSED PUBLIC HEARING

NEW ITEM

3. Discussion of Future Design Review Process

Senior Planner Morris explained that the City would like the Commission to offer their suggestions and feedback regarding changing the Design Review process, wherein the Planning Commission would now be taking these issues under consideration.

Commissioners Travers, Westerman and Delgadillo agreed and supported this process.

Commissioner Brandt felt this process would provide a cohesive flow to projects.

Chairman Azevedo stated that he would be willing to work with this change, but wanted guidelines in place, in terms of having a peer review to make recommendations to the applicants. He also wanted to make sure that the guidelines remain a living document and are kept up to date. He stated that he would be agreeable with staff's recommendations.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairman Azevedo reviewed the correspondence that was distributed to the Commission.

COMMITTEE REPORTS

Commissioner Brandt reported that the Housing Subcommittee had met to discuss the update of the City's housing elements, wherein future meetings were set. She further spoke to upcoming issues to be discussed.

Chairman Azevedo reported that Transplan was meeting tonight; therefore, he could not attend the meeting.

ADJOURNMENT:

Chairman Azevedo adjourned the Planning Commission at 8:03 p.m. to the next regularly scheduled meeting on January 21, 2009.

Respectfully Submitted,

Debra Lawson