

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**March 16, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, March 16, 2016 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 date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, March 23, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, Hinojosa
Vice Chair Zacharatos and Chair Motts
Absent: Commissioner Miller
Staff: Interim City Attorney, Bill Galstan
Director of Community Development, Forrest Ebbs
Director Public Works, Ron Bernal
Senior Planner, Alexis Morris
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Former two-term Planning Commissioner Tom Westerman was recognized by staff and the Commission for his service. He was presented with a City of Antioch street sign.

Mr. Westerman stated that he had enjoyed serving the community and thanked staff and the Commission for the recognition.

CONSENT CALENDAR

1. **Approval of Minutes:** None

NEW PUBLIC HEARING

2. **UP-15-15, AR-15-15 – The Learning Experience** – 4831 LTW, LLC, requests Planning Commission approval of a use permit and design review of a new, approximately 10,000 s.f. daycare center building and associated parking lot and landscape improvements. The project is located on an undeveloped parcel within the Williamson Ranch Plaza Shopping on Lone Tree Way (APN 056-011-058).

Senior Planner Morris presented the staff report dated March 11, 2016, recommending the Planning Commission approve UP-15-15 and AR-15-15 subject to the conditions contained within the staff report's attached resolution.

In response to Commissioner Hinojosa, Senior Planner Morris explained the project as currently proposed had fewer windows; however, given the use, she felt it was a more appropriate design. She noted staff approved the materials and colors proposed for the building.

Chair Motts opened the public hearing.

Scott Hartstein, DK Consulting representing the applicant, stated they were pleased to be able to bring a day care facility to an underutilized area and noted the project would complete development within the Williamson Ranch Plaza.

In response to Commissioner Parsons, Mr. Hartstein stated that they were in agreement with all of the conditions of approval.

Josh Young, Antioch resident, spoke in support of the project and recommended the Planning Commission approve the day care center.

Chair Motts closed the public hearing.

Following discussion, the Commission supported the project and felt a day care center at this location would serve the community well.

RESOLUTION NO. 2016-07

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission members present unanimously approved UP-15-15 and AR-15-15 subject to the conditions contained within the staff report's attached resolution. The motion carried the following vote:

AYES:	<i>Parsons, Husary, Mason, Hinojosa, Zacharatos, Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Miller</i>

- 3. General Plan Land Use Element Update, Sand Creek Focus Area** – The City of Antioch will be holding a public hearing to consider the General Plan Land Use Element Update and, in particular, the Sand Creek Focus Area. This public hearing will specifically address residential density and lot sizes; hillside development; and land use designation maps. The Sand Creek Focus Area is located at the southern portion of the City of Antioch and is generally bound by Heidorn Ranch Road to the east, Empire Mine Road/East Bay Regional Parks to the west, existing development and Prewett Ranch Drive/Mammoth Way/Sanger

Peak Way/Navajo Way/Stagecoach Way/Southwood Way to the north, and the City limit boundary and Empire Mine Road to the south.

Director of Community Development Ebbs gave an overhead presentation and presented the staff report dated February 25, 2016, recommending the Planning Commission receive the report and provide direction to staff on the refinement of the policies for the Sand Creek Focus Area.

Density and Lot Sizes

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained using the gross density calculation would allow for flexibility within a development site.

Commissioner Hinojosa responded that she was concerned if it was fair to allot an entire property density if there were encumbrances.

Director of Community Development Ebbs clarified for a net density calculation; staff would be responsible for defining constraints and developing criteria as to what constitutes a developable area. He noted lot coverage would be a project specific discussion.

In response to Commissioner Mason, Director of Community Development Ebbs explained each area had one land use designation and density. He noted it was flexible within a mixed use designation; however, the Planning Commission should consider capping residential to avoid 100% residential development within the designation.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated for large parcels, there may be a benefit in a planned development approach and to consider each project separately.

Chair Motts added that land use designation would be the driver of the number of units and agreed that a planned development district would provide flexibility on a project by project basis.

Hillsides

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated he was unaware of the details pertaining to the grading of unstable slopes in the City of Pittsburg.

In response to Chair Motts, Director of Community Development Ebbs clarified hillside preservation would only be applicable in places where there was a buildable designation on the hills.

Commissioner Hinojosa voiced her support for Hillside Development Transfer Policy and questioned what protections would be in place to prevent the property from being developed in the future.

Director of Community Development Ebbs stated legal counsel would need to develop a deed restriction requiring permanent preservation.

Commissioner Hinojosa stated management and maintenance of a transferred property would need to be considered.

Director of Community Development Ebbs added the details of the Hillside Development Transfer Policy would be specific with regards to the allowable use of the land and local stakeholders would be engaged in the process. He noted open space could be used as onsite mitigation or to offset impacts.

Land Use Scenarios

In response to Commissioner Hinojosa, Director of Community Development Ebbs clarified Brentwood was proposing transit oriented high density development on the eastern border of the Sand Creek Focus Area. Speaking to the Ginochio parcel, he explained it would require an application and approval by LAFCO to bring that property into the City's Urban Limit Line.

In response to Chair Motts, Director of Community Development Ebbs stated 180 acres of employment uses in the Sand Creek Focus Area were a challenge; however, mixed use and the Kaiser property could provide some of it. He reminded the Commission that The Vineyard Economic Study indicated 75% of the sales tax from development in the area would be generated in the City of Brentwood. He noted due to retail, sector contracting a policy should consider whether the market would respond to large acres of retail development. He further noted he felt employment generating uses were more appropriate near the freeway and in the industrial areas.

Public Comment

Wendi Aghily, Antioch resident, stated it had been reported that the Urban Limit Line was challenging to move, however; Mr. Ebbs also indicated it would expire. She referenced the HUD report that indicted Antioch was over their proportion of homes and underrepresented in businesses. She reported that two parcels in this area had been amended in the General Plan prior to public input. She expressed concern that she had provided staff with contact information and she had not received any correspondence from them. She cautioned the City to be guarded when approving growth and not repeat the mistakes of the past. She noted three of the scenarios presented this evening had development occurring over a lake.

Juan Pablo Galvan, Save Mount Diablo, commended staff for developing a comprehensive land use plan update for the Sand Creek focus area. He reviewed the

written comments he submitted on the Proposed General Plan Land Use Element Update for the Sand Creek Focus area, which included scenarios submitted for Planning Commission consideration.

In response to Commissioner Hinojosa, Mr. Galvan elaborated on their position with regards to “Taking” and the long term vision for the Sand Creek Focus Area.

Josh Young, Antioch resident, discussed the potential of this property bringing residential and economic growth to Antioch. He noted this was an opportunity for Antioch to plan for the future.

Don Freitas speaking on behalf of Beverly Knight, asked the City to preserve the hillsides.

Jim Conley, Antioch resident, stated the overall concept of FUA1 was to improve the City with larger and more expensive homes. He noted if there were a transfer of density, it would be the same development that already exists. He further noted the Hillside Transfer Policy was not an equitable solution. He explained that the Urban Limit Line was voted on by residents who were aware that many homes were planned for the area. He stated if the unit count were reduced below 4000 units, commercial development would not occur.

Angel G. Luevano, Antioch resident representing Todos Unidos, spoke in support of quality affordable housing for seniors.

Argentina Davila Lueavo, representing the California Leadership Institute, thanked the City for approving the Learning Experience application this evening and spoke in support of quality affordable housing for seniors.

Gil Murillo, Antioch resident, suggested the City provide clarity in their requirements prior to entering into any agreements. He expressed concern that there were no MOUs for schools or a fire department in the area and there was no clarification regarding the net and gross density calculations. He suggested Measure K be considered prior to any planning for this area.

Corrie Bird and Mike Lozier, Antioch residents, provided written comment opposing development in the Sand Creek Focus Area.

Sean Wright, Antioch Chamber of Commerce, clarified the Urban Limit Line was created after lots of negotiations and set up with the understanding that the City could build up to it. He discussed the need to take advantage of the opportunity to provide estate housing in Antioch. He stated he does not feel this area is appropriate for economic development as those opportunities were available in other locations. He suggested building on the west side of the Sand Creek Focus Area to reduce slippage of sales tax dollars into Brentwood.

Alan Iannaccue, Brentwood resident, thanked the City for the Sand Creek Focus Area workshop. He expressed concern for population growth and urged the Commission to consider senior housing aspect for the area to reduce impacts on the City's infrastructure.

Monte Albers, Brentwood resident, stated he looked forward to retiring in Antioch and voiced his support for development of the area.

Written comment was received from someone who wished not to identify themselves, in opposition to additional residential development in Antioch.

Charlie Kain, Antioch resident, spoke in support of maintaining the open space and opposed any development in the Sand Creek Focus Area. He suggested focusing on development in the downtown and considering senior housing.

Lucia Albers, Brentwood resident, presented the Commission with a conceptual site plan for a senior housing project and assisted living facility.

In response to Commissioner Hinojosa, Ms. Albers stated the site was located on the east side of Deer Valley Road.

Kathy Griffin, Brentwood resident, gave an overview of Measure K. She spoke in opposition to development in the area as she felt it would negatively impact adjacent cities.

Aaron Ross-Swain, Richland Communities, applicant for The Ranch project, thanked staff for their efforts to bring forth a comprehensive stakeholder effort to help establish the revised plan. He recognized that their previous concept level plan was out of line with City's objectives and stated moving forward they were committed to a project that would be consistent with Antioch's vision for the Sand Creek Focus Area. He noted this area had always been envisioned for growth and suggested the City seek to balance land uses. He voiced his support for a combination of scenarios #1 and #5 while embracing elements from other scenarios.

Louisa Zee Kao, representing Zeka Ranch LLC., reviewed the letter she submitted to the Planning Commission and gave a history of participating with the City on the development plan for FUA1. In summary, she opposed the proposed land use density scenarios as she felt they would detrimentally impact their land planning development.

In response to a member of the audience, Director of Community Development Ebbs explained that nothing in reference to the Sand Creek Focus Area would be a final decision and therefore would not be appealable.

Director of Community Development Ebbs stated he would be providing a full comprehensive update to the City Council on the General Plan Update and Downtown Specific Plan. He announced the next Planning Commission meeting on this item would be May 18, 2016.

Chair Motts declared a recess at 8:39 p.m. the meeting reconvened at 8:52 p.m. with all Commissioners present with the exception of Commissioner Miller who was previously noted as absent.

Following discussion on Density and Lot Sizes (attachment "A"), the Planning Commission provided the following direction to staff:

- Identify constraints for a net density calculation
- Consider incentives for larger lot projects
- Consider determining an average lot size
- Lot sizes contribute to the character the area
- Land use designation would influence the maximum development yield
- Minimum lot size should be set above 4000 (possibly 4200 – 7000 square feet) except in areas allowing multi-family development
- Identify policies and incentives for senior housing (exceptions for lot size and density)
- Retain unit count at 4000 to insure funding infrastructure in the area

Following discussion on Hillside (attachment "B"), the Planning Commission provided the following direction to staff:

- Consistency is the goal for the Hillside Design Policies
- Landform grading is preferable in areas of development to create a natural looking end product
- Land use designation should determine if hillsides should be developed
- Creation of a hillside preservation designation
- Support for moving higher density into the valley floor and against existing residential development

- Determine criteria for what defines a hill and outline it in the plan to create designated areas
- Schedule fieldtrip to the Sand Creek Focus Area

Following discussion on Land Use Scenarios (attachment "C"), the Planning Commission provided the following direction to staff:

- Very low density and development west of Empire Mine with consideration for some open space
- Provide a report on the wildlife corridor
- Correct graphic for scenario #2 area identified as "C" Commercial to "MU" Mixed Use
- Future maps outline approved development
- No heavy emphasis for employment generating uses in the Sand Creek Focus Area with mixed use to provide some service retail for the immediate area
- Consideration of combining scenarios to preserve hills on the west side and increasing density in southeast corner of the Sand Creek Focus Area

Commissioner Hinojosa stated she would submit her map of preferred scenarios and stressed the importance of understanding the impacts of open space and the Habitat Conservation Plan (HCP).

Director of Community Development Ebbs stated the next meeting on this item would be May 18, 2016.

Chair Motts read written comment regarding the importance deliberating and clarifying all the issues for development in the Sand Creek Focus Area. He suggested staff and the Commission consider forming a subcommittee to work through the details of the Sand Creek Focus Area policies.

Commissioner Hinojosa discussed the importance of considering all of the stakeholders and supported the idea of a subcommittee process to vet all the issues and details of the Sand creek Focus Area policies.

ORAL COMMUNICATIONS

City Attorney Galstan announced the City Council had appointed a new City Attorney Michael Vigilia who would begin working for the City on March 29, 2016.

Commissioner Parsons thanked Interim City Attorney Galstan for his service.

Commissioner Hinojosa announced she would report out on the League of California Cities conference at a future meeting.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts announced he had not been able to attend the TRANSPLAN meeting and requested in the future the Commission consider appointing a designated alternate.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 9:58 P.M. to the next regularly scheduled meeting to be held on April 20, 2016.

Respectfully Submitted,
Kitty Eiden