

**CITY OF ANTIOCH  
PLANNING COMMISSION MINUTES**

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

**May 4, 2011  
City Council Chambers**

**CALL TO ORDER**

Chairman Westerman called the meeting to order at 6:30 p.m. on Wednesday, May 4, 2011, 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 Thursday, May 12, 2011.

**ROLL CALL**

Present: Commissioners Westerman, Baatrup, Langford, Azevedo, and Travers  
Absent: Commissioners Johnson and Manuel  
Staff: Senior Planner, Mindy Gentry  
Environmental Resource Coordinator, Julie Haas-Wajdowicz  
Minutes Clerk Cheryl Hammers

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: A. April 6, 2011  
B. April 20, 2011

***On motion by Commissioner Azevedo, and seconded by Commissioner Travers, the Planning Commission approved the Minutes of April 6, 2011.***

**AYES:** Westerman, Baatrup, Langford, Azevedo, and Travers  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Johnson and Manuel

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***On motion by Commissioner Azevedo, and seconded by Vice Chair Baatrup, the Planning Commission approved the Minutes of April 20, 2011.***

**AYES:** *Westerman, Baatrup, Azevedo, and Travers*  
**NOES:** *None*  
**ABSTAIN:** *Langford*  
**ABSENT:** *Johnson and Manuel*

## **END OF CONSENT CALENDAR**

## **NEW PUBLIC HEARING**

2. Public hearing to review and approve the Municipal and Community Climate Action Plans. These plans outline how the City and community at large can reach the greenhouse gas emissions reduction goals set for Resolution 2009/57.

Julie Haas-Wajdowicz, Environmental Resource Coordinator provided a summary of the staff report dated April 21, 2011 and gave a power point presentation discussing the following points:

- ❖ Human Resources of GHGs
- ❖ Climate Change and Bay Area Impacts which includes flooding and loss of land
- ❖ Increased Levels of Salinity which includes the water supply from river
- ❖ Local Consequences which includes decreasing snow pack
- ❖ Climate Action Background
- ❖ The Role of Local Government including energy use, transportation, land use and solid waste
- ❖ Milestones for Climate Adaption including inventory, prioritizing, developing a plan, implement the plan and re-evaluating the plan
- ❖ Community Wide Greenhouse Gas Emissions Inventory
- ❖ Municipal v. Community Emissions
- ❖ Municipal Inventory
- ❖ Why Antioch needs CAPs
- ❖ Potential Benefits for Antioch
- ❖ What is CAP and MCAP
- ❖ Creating Antioch's CAP
- ❖ Antioch's CCAP process
- ❖ City shrinking their carbon footprint and leading by example
- ❖ MCAP Measures
- ❖ Potential Reductions Summary

ERC Haas-Wajdowicz noted that the only comments received were from the Board of Realtors regarding retrofits on properties at the time of sale. She stated that the next steps will be to recommend the CAP for approval and implementing selected measures. She went on to say that there is currently \$50,000.00 left in the grant for staff time to implement measures and that the carbon footprint calculator can be found at [www.nature.org](http://www.nature.org).

Commissioner Travers asked staff if the new totals will reflect a dip given the impact of the economy to which ERC Haas-Wajdowicz responded that yes that household incomes are shrinking, that we will see impacts of the new green building Code and that reduction goals factor in growth.

Commissioner Azevedo asked staff about the validation model used and what the biggest impact would be to which ERC Haas-Wajdowicz stated that there are programs that are used to calculate and that priorities are then factored in to save money and reduce emissions. She said that in the implementation matrix provided that there are categories for programs available, programs to implement as staffing permits and programs where additional funding was needed.

Commissioner Azevedo and ERC Haas-Wajdowicz then discussed the unrealistic numbers contained in the Initial Vision Scenario previously presented. They discussed benchmarks for a community of Antioch size and that the closest thing to real numbers is the emissions inventory which Cities are working on together.

Vice Chair Baatrup questioned staff about working through the Board of Realtor issues to which ERC Haas-Wajdowicz stated that it is not certain that we would get to retrofit at the time of sale but may be able to implement retrofits at the time building permits are pulled. She went on to say that inventories will be done every five years taking into consideration staffing levels and that City Hall is presently closed one day a week and that the goal is to do things that are cheap and easy until the economy improves.

Commissioner Langford stated that a lot of implementation will take place naturally as people replace items and that best usually costs more to which ERC Haas-Wajdowicz said that while this is true, the goal is that Energy Star will be used to save more energy long range.

Chairman Westerman said that decisions to buy certain things might depend on rebates, tax credits and incentives.

**OPENED PUBLIC HEARING**

No comments.

**CLOSED PUBLIC HEARING**

**RESOLUTION NO. 2011-04**

**On Motion by Vice Chair Baatrup and seconded by Commissioner Travers, the Planning Commission recommends that the City Council adopt the proposed Community and Municipal Climate Action Plans.**

**AYES:** *Westerman, Baatrup, Langford, Azevedo, and Travers*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Johnson and Manuel*

### **ORAL COMMUNICATIONS**

None.

### **WRITTEN COMMUNICATIONS**

Senior Planner Gentry stated that the Planning Commission should have received the East Contra Costa County Real Estate Economic Report.

### **COMMITTEE REPORTS**

None.

### **ADJOURNMENT**

Chairman Westerman adjourned the Planning Commission at 7:25 p.m. to the next regularly scheduled meeting on May 18, 2011.

Respectfully Submitted,  
Cheryl Hammers