

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**May 18, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, May 18, 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, May 25, 2016.

ROLL CALL

Present: Commissioners Mason, Husary, Hinojosa and Chair Motts
Absent: Commissioner Parsons and Vice Chair Zacharatos
Staff: City Attorney, Michael Vigilia
Director of Community Development, Forrest Ebbs
Associate Civil Engineer, Capital Improvements Division, Ahmed Abu-Aly
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- 1. Approval of Minutes: None**

NEW ITEMS

- 2. PW-150-16 – THE CITY OF ANTIOCH is requesting a determination that the 2016-2021 Capital Improvement Program is consistent with the Antioch General Plan.**

Associate Civil Engineer, Capital Improvements Division, Ahmed Abu-Aly presented the staff report recommending the Planning Commission determine that the 2016/2021 Capital Improvement Program is consistent with the Antioch General Plan.

In response to Commissioner Hinojosa, Associate Civil Engineer, Capital Improvements Division, Ahmed Abu-Aly explained the transportation impact fee as well as the status of the West Antioch Creek Channel and northeast area annexation improvements.

In response to Chair Motts, Associate Civil Engineer, Capital Improvements Division, Ahmed Abu-Aly clarified public streets were funded by gas tax or Measure J and the remainder were funded from the General Fund.

Chair Motts stated many residents supported the installation of a stop sign at 2nd and E Streets to slow traffic in the area of the senior center. Additionally, he noted the railing along the "A" Street extension needed to be completed as it was a safety issue with the train. He reported CCTA was considering a transportation expenditure plan for a new Measure that would help with return to source funds.

In response to Commissioner Mason, Associate Civil Engineer, Capital Improvements Division, Ahmed Abu-Aly explained a consultant developed a pavement index and the priorities were high traffic areas and major arterials. He stated anyone interested in finding out the schedule for a particular location, could contact the City Engineer. He noted staff accumulated a file to document concerns for streets so that they could be incorporated into larger projects, whenever feasible.

Chair Motts opened and closed the floor to public comment with no speakers requesting to speak.

RESOLUTION NO. 2016-09

On motion by Commissioner Hinojosa, seconded by Commissioner Husary, the Planning Commission members present unanimously determined that the 2016/2021 Capital Improvement Program is consistent with the Antioch General Plan. The motion carried the following vote:

Ayes: Hinojosa, Husary, Mason and Motts
Absent: Parsons and Zacharatos

3. General Plan Update

Director of Community Development Ebbs presented the staff report dated May 10, 2016 recommending the Planning Commission receive the report and provide direction to staff on the ongoing General Plan Land Use Element Update.

In response to Chair Motts, Director of Community Development Ebbs stated he felt the gross density calculation provided more flexibility for the Planning Commission and developer. He noted it would also give the City predictability by determining the total unit count maximum for a given land area. Additionally, the gross density calculation would also give the public an understanding of what was going to be developed. He noted with net density, the City would always be negotiating the setbacks and open space.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated that beyond the setback for the creek, the City did not have a list for items to be excluded from developable acreage.

Commissioner Mason suggested if the City adopted the average lot size, that fortifying that preservation of the hills was a high priority.

Chair Motts opened the floor to public comment.

Juan Pablo Galvan, Land Use Manager for Save Mount Diablo, discussed their updated comments on the General Plan Land Use Element Update for the Sand Creek Focus Area. He requested that the Environmentally Superior Alternative and the Regional Park-Hillside Preservation Linkage Scenario be given consideration in the project review process.

Allen Payton, Antioch resident, voiced his support for 5000 square foot minimum lot size with a 7000 square foot average lot size. He noted the intent for this area was larger lots and it was important to have the type of housing product to attract executives and business owners to the area. He further noted senior housing was also important. He stated the regional park was the buffer zone and this was the area to provide a mix of housing types to have a long term success economically for Antioch.

Chair Motts closed the floor to public comment.

Commissioner Husary voiced her support for the 5000 square foot minimum and 7000 square foot average lot sizes.

Commissioner Mason also supported 7000 square foot average lot size and questioned if senior housing would be excluded from the 5000 minimum lot size requirement.

In response to Commissioner Mason, Director of Community Development Ebbs stated he would bring back recommendations for senior housing exceptions.

Commissioner Hinojosa expressed concern regarding whether it was fair to allow the acreage within the creek to be calculated in gross density.

Director of Community Development Ebbs explained there could be an exception within the gross density calculation that would designate the creek buffer and kit fox line areas as open space.

Director of Community Development Ebbs stated if the Planning Commission supported the landform development approach; they could direct any grading to look natural. He stated he would look for the GIS of the area for the Planning Commission.

Chair Motts stated with corridors of open space and some hillside preservation, he would support the average lot size of 7000 square feet.

Director of Community Development Ebbs explained with a ridgeline approach there would be two classifications of hills, open space ridgeline preserve on top with the City having the ability to entertain reasonable proposals for the area below. He noted under the development transfer policy, the units could be taken off of the buildable slopes and moved to the flat area.

Commissioner Hinojosa spoke in support of the ridgeline preservation and development transfer policies.

Chair Motts agreed with Commission Hinojosa noting it would give the maximum flexibility with a chance to preserve the hills and open space corridors, while allowing for development to flow within the natural environment. He suggested incorporating some of the ideas suggested by Save Mount Diablo.

In response to Commission Hinojosa, Director of Community Development Ebbs stated with the ridgelines preservation approach, maintenance of those areas would be the responsibility of the property owner.

Commissioner Mason spoke in support of the ridgeline approach and protecting the vistas. Additionally, he felt the idea of excluding the creeks and ridgelines would be predictable for the builder and simplify the process for staff.

Commissioner Husary agreed with Commissioner Mason.

Chair Motts stated he felt preservation of the view would improve the perception of Antioch.

Director of Community Development Ebbs summarized the comments as follows:

- Develop provisions for senior housing and better standards tailored to that product.
- Create an open space corridor along the creek and ridgelines deducting it from gross density calculations.
- Focus on the average lot size approach as a means of acknowledging the market demand and hold true to the City's desire to see larger lot development.

Commissioner Hinojosa stated she believed there would be hillside development and where there is, she did not want it to be to a detriment for developers. She noted developers should receive some incentivizing with the transfer policy to move development onto the flat area.

Director of Community Development Ebbs stated he would be using the summer to develop a rough draft of all of the concepts and then bring back the item in August.

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced there was nothing agendized for the June meetings.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 7:51 P.M. to the next regularly scheduled meeting.

Respectfully Submitted,
Kitty Eiden