

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**June 18, 2014
City Council Chambers**

CALL TO ORDER

Chair Hinojosa called the meeting to order at 6:30 p.m. on Wednesday, June 18, 2014, in the City Council Chambers. She 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, June 26, 2014.

ROLL CALL

Present: Commissioners Pinto and Baatrup
Chair Hinojosa and Vice Chair Motts
Absent: Commissioners Miller and Westerman
Staff: Community Development Director, Tina Wehrmeister
Assistant City Engineer, Lynne Filson
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- 1. Approval of Minutes: None**

END OF CONSENT CALENDAR

NEW PUBLIC HEARINGS

- 2. PDP-12-01 – Quail Cove Preliminary Development Plan – West Coast Home Builders requests the review of a preliminary development plan, which is not an entitlement, for the development of 31 single family homes on approximately 5.59 acres. The project site is located on the west side of Heidorn Ranch Road, at the eastern terminus of Prewett Ranch Road (APNs 056-130-012).**

CDD Wehrmeister provided a summary of the staff report dated June 12, 2014.

In response to Chair Hinojosa's questions about lot coverage, the potential to have patios, covers, and ancillary structures given the small lots and zoning for this project

having the potential to have zero lot lines, CDD Wehrmeister responded that the project will have a typical lot grading plan, that she doesn't see specific plotting, but yes, zero lot lines can be proposed.

OPENED PUBLIC HEARING

Applicant, Louis Parsons, said that when laying out this project they looked at the preliminary project to the north and the density proposed there. That the density of lot size has similar lot coverage and that although they haven't designed the project yet, they will have at least one type of product being single story with higher lot coverage. He said that single stories need to go 50 to 55% lot coverage while 2 stories can get to 40 to 45% lot coverage. He said that the difficulty with the site is the connection to the project to the west and that they understand the conditions of paying their fair share of improvements. He said that one of the challenges is coming up with C3 and water quality and that they can look at adjusting parcels and working with engineering for C3. That this project is 31 units while the other project to the north is over 100 units if it gets approved, and he appreciates feedback moving forward.

In response to Vice Chair Motts, applicant stated that typically 25% of their projects are single family homes, that they are running an analysis, that they don't think setbacks are problematic with two story homes, but that they might propose that rear yards for two stories be deeper than single stories.

In response to Commissioner Pinto, applicant stated that he was not aware of future plans for the project site to the right and CDD Wehrmeister stated that the property immediately to the north is Heidorn Ranch which came before the Planning Commission and that the site to the east is privately owned and is not the subject of a current application. Regarding proposed landscaping, applicant stated that the City has design guidelines which they would comply with, that given the concern of aesthetics of the basin the area would be enclosed with perimeter landscaping maintained by the HOA, and that front yard landscaping would be proposed with design review.

Commissioner Pinto expressed concerns with water shortage and suggested that the City should be proactive and that maybe grass should be stopped in the future.

Applicant said that there were new requirements adopted by the State, that turf has been drastically reduced, and species planted are drought tolerant. He said that they have implemented some artificial turf on some of their projects which has been well received.

CDD Wehrmeister added that the State did adopt a water efficient landscaping bill and that all jurisdictions must comply with that.

Chair Hinojosa commented that considering front yard landscaping under the HOA with drought tolerant plants is a good idea.

Commissioner Baatrup said that he dislikes artificial turf in front, that he agrees with drought tolerant plants and asked for comments on the ideas behind the future sewer

and other utilities draining to the west. Applicant responded that the Heidorn Village project had drawings that showed design and that while it is ideal to drain out to Heidorn they are looking at the cost and will need to figure out how it will be funded.

Commissioner Baatrup then asked applicant to comment on communicating the concept given their projects to the west has a much larger product to which applicant said that this project is market driven and that they are proposing densities like this because of where the market is and the fact that it is becoming increasingly difficult to sell larger houses on larger lots.

Elizabeth Wallace, homeowner in the development to the west of this location, said that while she doesn't oppose the project, she is concerned with traffic on Prewett Ranch Drive given that kids play in the street and is concerned that this project will increase traffic and speed.

Lori Schrader, resident of Prewett Ranch Drive, said that she is the development but her concern is also safety with the speed of autos on Prewett Ranch which will increase if they open into the cove; that she is worried about kids and the amount of traffic and speed that will increase.

Richard Johnson said that he has lived there for 30 years, that the developer is trying to crowd in so many homes there that it is infringing on his 5 acres. He said that this will be a very heavily traveled road which dead ends alongside his bedroom window. That while he believes in moving forward, this project should not infringe on someone else and that if they were to loosen up the lots it would seem a better quality of life for them. He said that he does not plan on developing his property although they have been approached twice in the last two weeks and that if they widen Heidorn Ranch Road it will take part of the front of his property.

Gloria Johnson said that there is a big squirrel problem out there which would tear up artificial turf, that Heidorn Ranch Road floods every year, and she is concerned about water drainage as well as roadway widths.

CLOSED PUBLIC HEARING

In response to Commissioner Baatrup, ACE Filson said that while she doesn't have the traffic study in front of her, Prewett Ranch has been proposed for many years to go through and that she would propose traffic calming in this area to help with speed and volume on the road. She said that in this location Prewett Ranch changes with intersections, that some turn lanes can be fit in, that this area is consistently inconsistent following the same pattern as other areas, and that she will work with the developer to get creative to make the residential streets safe.

Chair Hinojosa said that this is a good idea, maybe speed bumps to slow traffic down.

In response to Vice Chair Motts, ACE Filson said that the improvements required for this area should take care of flooding problems, that this won't solve all the problems of the world but there are new C3 requirements requiring basins to hold water on site and

that as each developer comes in they will be required to make improvements to the drainage situation.

Commissioner Pinto asked staff about the possibility to consider the entry point from Prewett Ranch Drive into the development being closer to the existing homes rather than to the east side as proposed. CDD Wehrmeister responded that after feedback from this meeting, the developers will be tasked with compiling comments and looking at the site again and that there is potential to see a variety of changes in the final submittal. She commented that given Mr. and Mrs. Johnson are owners of their property, the City cannot allow a developer to propose improvements on their property without their written permission.

REOPENED PUBLIC HEARING

Commissioner Pinto asked about the width of space between two story homes.

Applicant said that they are proposing five feet width on each side of two story homes with an aggregate ten feet minimum between homes.

Vice Chair Motts stated there may be some way to mitigate the issues the Johnsons are concerned about.

Chair Hinojosa stated that she did have concerns about having the drainage lines running through lots and suggested the possibility of moving the detention basin on site or creating a recreational facility in the basin as an option.

Commissioner Pinto asked Mr. Johnson about the mentioned removal of lots 31, 8 and 9 and asked for clarification as to what would be the benefit of that change.

Mr. Johnson responded that the road should not infringe on his property and suggested that opening up and widening lots out instead of ten feet between homes. He said that in winter time thirty feet of his front yard will be flooded.

RECLOSED PUBLIC HEARING

Chair Hinojosa said that she doesn't have any grave concerns with this project, that she thinks they need to be open toward this trend of small lot development and that she thinks it is important to think about single story homes next to two story homes. That placement of the basin should be considered as well as a recreational area maybe a tot lot. She said that she has no issue with removing RV parking but would like to see a more distinct entry with varying facade treatments.

Commissioner Pinto said that he would like to make sure that staff does check into the wetland issue that was raised and that he supports this project.

Vice Chair Motts concurred with the Chair and Commissioner Pinto. He said that it was a good idea for dual usage of the basin no matter where it is located. He said that

staff's recommendation covers most of his concerns and that this is a pretty good project.

Commissioner Baatrup reiterated his comments made earlier about traffic and mitigating landscaping when the project comes back. He said that he is not real excited about high density projects, and that while he cannot form an opinion against this project given there is some need for a smaller product, he is not in favor of revisiting prior approvals to significantly change what was approved. He said that the market will improve and he would hate to see a bunch of small product.

3. **PDP-14-01 – Sorrento Village Preliminary Development Plan –** Albert D. Seeno Construction Company requests the review of a preliminary development plan, which is not an entitlement, for the development of 93 single family homes on approximately 20.24 acres. The project site is located at the intersection of James Donlon Boulevard and Pintail Drive on the north side of James Donlon Boulevard (**APNs 076-021-010, -011, and -013**).

CDD Wehrmeister provided a summary of the staff report dated June 12, 2014.

In response to Vice Chair Motts, CDD Wehrmeister said that whether this property should remain commercial specifically is something that would warrant further study. She said the extension of James Donlon could increase drive by trips.

Commissioner Baatrup asked staff about the reuse of the landfill to anything other than open space to which CDD Wehrmeister responded that there has not been any discussion regarding use of that site and that given that it is an unincorporated island there is no zoning or General Plan designation other than former sanitary landfill site.

Chair Hinojosa asked staff about setbacks with backyards so small, what type of flexibility with lot coverage and said that she doesn't want housing projects where they are not able to build covers, patios, etc because they are maxed out on coverage. CDD Wehrmeister said that small lots could be limiting.

In response to Chair Hinojosa, CDD Wehrmeister said that staff has looked at the slopes to the north and are concerned about having areas difficult to maintain for property owners, that sometimes those areas get ignored and it may be better to have the HOA maintain those areas.

Chair Hinojosa stated that she would like to understand the history of the zoning on these parcels to which CDD Wehrmeister said that more background can be provided when the final project comes back to the Commission.

Commissioner Pinto said that it appears that the proposed interior street that leads to James Donlon, Sorrento Drive, is over 2,000 feet long with driveways where cars back out and the potential for people driving fast is high. He said that perhaps a secondary street be created in this long stretch as a cross street.

CDD Wehrmeister said that there is also potential safety concerns on James Donlon

with additional intersections and there could be opportunity for traffic calming measures to be incorporated into the project.

ACE Filson said that on James Donlon, there are median breaks where applicant proposed the intersections. She said there probably wouldn't be much traffic using that street and that traffic calming may be a better solution.

OPENED PUBLIC HEARING

Applicant, Louis Parsons, said that dual use basins pose some difficulty during wet season as they are detention vs. retention basins. He said that they did look at all of staff's comments and are pretty much in agreement with all of them. He wanted to point out, looking at alternative land uses, they have projects where there are isolated office commercial sites looking at doing conversions. From their standpoint, they don't see how they can get a commercial user in there and that is why they are looking at residential land use. He said that there is a very real possibility that back slope area of some lots would be neglected but that it is not that severe of a slope and it would be prudent for the HOA to maintain. They would be amenable to traffic calming measures. He said that while he understands the concerns with smaller lot projects, they are building this now in many jurisdictions and it seems that this is marketable for them and a change from larger lots with larger houses. They do recognize that this is a difficult site.

In response to Chair Hinojosa, applicant said the only concern he has is when you do a single story on a smaller lot, they may request higher lot coverage for single stories to get a viable single story product. He said that they can put in an open space element maintained by the HOA.

In response to Commissioner Pinto, applicant said that they pre-wire houses to be solar, and while they don't want to force it on people, he would guess that you will see it more and more. Commissioner Pinto said they may want to consider a percentage of them having solar to which Vice Chair Motts agreed.

Commissioner Baatrup said that he is not satisfied with lots in the 3,000 range; that he thinks this is too much house on too small of lots. He said that he is having a hard time getting on board with this project next to the landfill and that he sees problems given this project is lower than other developments in the area. He said that he has concerns with risks to people and animals. That if we are going to put in small lots targeting older or single individuals, it should have more single story homes. He said that landscaping needs to be towards an environmentally friendly development.

CLOSED PUBLIC HEARING

Vice Chair Motts said that he is concerned about the project being next to an old dump site and that everything hinges on contamination testing and the results but thinks there are some other things to think about such as prevailing winds and outgassing.

CDD Wehrmeister said that she agrees with the applicant's comments regarding

viability of a commercial parcel, that the shape of the lot is such that it is not going to be popular for national retailers and that it would need to market as a niche project site but this is not a typical commercial site configuration.

Vice Chair Motts stated that this would not be marketed to large retail but neighborhood oriented retail.

Commissioner Pinto asked staff if the City was aggressively pursuing interest in research centers for this site to which CDD Wehrmeister said that the Economic Development Department is always looking at potentials.

Chair Hinojosa said that she has the same comments concerning small lots and this parcel having commercial zoning and being adjacent to a landfill because of her own professional experience. She said how do you justify putting homes which will be attractive to seniors, young families, and those that may not economically have other ownership housing choices next to the landfill which becomes a very hard sell for her. That she is also thinking about the general concept of shift to different housing products. She said she wants to make sure that we have this issue thoroughly researched and look into the history of the site. That if this project moves forward, there needs to be deed restrictions or CCRs that residents are aware of. She said that the applicant deserves due process.

Commissioner Baatrup said that he would support understanding what the previous decision making process was for the current general plan designation and that they need to be very careful before contemplating changing that designation.

- 4. PDP-14-02 – Rialto Place Preliminary Development Plan – SPPI .**
Somerville requests the review of a preliminary development plan, which is not an entitlement, for the development of 93 single family homes and a self storage complex on approximately 21.29 acres. The project site is located on Somerville Road approximately 1,200 feet north of the intersection of Somerville Road and James Donlon Boulevard (**APNs 076-010-030, -031, -032, and -034**).

CDD Wehrmeister provided a summary of the staff report dated June 12, 2014.

In response to Chair Hinojosa, CDD Wehrmeister said that Attachment A reflects the current parcel configuration.

Chair Hinojosa said that the list to be assumed by the HOA is much greater than previous projects and includes maintaining the Markley Creek parcel Also what type of encroachments are allowed within the setback.

CDD Wehrmeister said that staff will note comments and address as part of the final development plan.

Chair Hinojosa clarified with staff that townhomes would be acceptable. She asked staff to clarify the Somerville improvements and whether they included sidewalks or bike

trails. ACE Filson said that there are bike lanes and sidewalks along the west side of the roadway.

OPENED PUBLIC HEARING

Applicant, Louis Parsons, said that they are totally onboard with modifying their General Plan amendment request for the ministorage parcel from heavy industrial to light industrial. That Somersville Road is being widened now. That this new C3 requirement is something that has been imposed on cities and developers, that they do understand why the City is reluctant to maintain C3 basins, and that it makes sense for HOAs to maintain. He said that he understands the creek was remediated and there is a monitoring plan in place and that long term maintenance of that is not going to require a lot of maintenance but that he is not prepared to answer that tonight. He did want to communicate that as far as the connection to the south, it is going to be expensive to cross the creek to provide some development there; that it is not off the table and will look at with staff. The density here is consistent with density on other projects with very similar density right across the street on the west side of Somersville.

Chair Hinojosa asked about the long term monitoring plan for Markley Creek and that burden pushed off on the HOA to which applicant said not necessarily, that he doesn't want to misspeak and that he is not prepared to answer that question.

CLOSED PUBLIC HEARING

Commissioner Baatrup dittoed previous comments as far as lot size and landscaping. He said that he doesn't think this is the right place for residential until or unless we can get certainty that people will not see any form of harm from that landfill; planners before them designated not residential and we need to respect that.

Commissioner Pinto recommended that the sentence in the staff report, page 2 %Staff is recommending the applicant perform studies and consult with regulatory agencies to ensure the subject property is safe for a residential use+ be modified removing %recommending+and put in %directing+.

Vice Chair Motts dittoed all concerns of Commissioners Baatrup and Pinto. He said that he is less concerned on airborne environmental given winds, he is less concerned with commercial but that he does think this being a larger piece of property he is concerned with the small lot size.

Chair Hinojosa said that it may be a better option to use an overlay district for the ministorage area. She said that she likes to see open space features, that she would consider town homes in this area, that she has concerns being next to a landfill but if all issues are sorted out she could support something more dense such as town homes. She said that she likes the suggestion about pedestrian connection to the De Anza Trail and on Somersville Road.

Vice Chair Motts clarified that although he supports higher density, it is not appropriate everywhere and that the trail connection is a great idea.

Commissioner Baatrup suggested a modification from what Commissioner Pinto had said that in the studies rather than have the developer perform them, his preference is to say either the City perform them to be funded by the developer so the City is selecting the consultant who is conducting studies or collaborating to bring in an unbiased perspective to give the City representation of concerns.

Chair Hinojosa agreed and wondered if this would happen as part of the CEQA review or separately to which CDD Wehrmeister said that is certainly something that must be done and would work with CEQA consultants.

Commissioner Pinto said that his comments would be that the developer, with help of staff, consider an option that would include both townhomes as well as single family homes rather than everything single family homes. He said that having a park located at one end of the project forces residents on the other side to drive so why not relocate the park in the middle of the project for everyone to access.

Vice Chair Motts asked staff about him reading somewhere in Bart's plan that Somersville was mentioned as a future substation. CDD Wehrmeister and Chair Hinojosa both said they had not heard anything about that.

ORAL COMMUNICATIONS

CDD Wehrmeister said that recruitment for the Associate Planner position closed. She said that the recruitment for the Planning Commissioner also closed and there was one applicant.

Chair Hinojosa suggested a land use subcommittee meeting once a month to talk about project pipeline to facilitate regular communication and dialogue.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Vice Chair Motts reported on his attendance at Transplan on June 12.

ADJOURNMENT

Chair Hinojosa adjourned the Planning Commission at 8:55 p.m.

Respectfully Submitted,
Cheryl Hammers