

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**September 6, 2017
City Council Chambers**

Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, September 6, 2017 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 date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, September 13, 2017.

ROLL CALL

Present: Commissioners Husary, Motts, Turnage, Conley,
Vice Chair Parsons and Chair Zacharatos
Absent: Commissioner Mason
Staff: Director of Community Development, Forrest Ebbs
Contract Planner, Cindy Gnos
Interim City Attorney, Elizabeth Perez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: July 19, 2017
August 2, 2017

On motion by Commissioner Conley, seconded by Commissioner Motts, the Planning Commission approved the minutes of July 19, 2017 and August 2, 2017, as presented. The motion carried the following vote:

***AYES: Parsons, Husary, Motts, Turnage, Conley and Zacharatos
NOES: None
ABSTAIN: None
ABSENT: Mason***

NEW PUBLIC HEARING

- 2. Albers Ranch** - Applicant, Lucia Albers, has submitted a preliminary development plan for the development of a 96.6-acre development site located at the southern, central portion of the Sand Creek Focus Area along the southern boundary of the City of Antioch.

Director of Community Development Ebbs presented the staff report dated August 23, 201, recommending the Planning Commission receive the presentation of the project and offer direction to the applicant and staff.

- Reduce the units to 220
- Reduce grading and the preserve hills
- Work out Access issues
- Support a Fire station

In response to Commissioner Motts, Director of Community Development Ebbs explained property taxes in the area, per unit would be approximately \$350.00 short of the cost for manning a fire station. He noted if the project moved forward that issue needed to be addressed prior to it coming back for consideration. He further noted the project would be required to annex into the police CFD.

In response to Commissioner Parsons, Director of Community Development Ebbs explained that 5000 sq. ft. lots were the standard in the General Plan; however, smaller lots had been approved. He noted Aviano gave dedication of right-of-way that would allow the access road connection; however, the Flood Control District needed to grant permission for them to use the road for the project.

In response to Commissioner Conley, Director of Community Development Ebbs stated a fee was collected on new houses to fund new fire facilities.

In response to Commissioner Parsons, Director of Community Development Ebbs stated the concern related to emergency services was for EMT services needed in the project area and Kaiser, and Deer Valley High School were at the edge of their comfort zone in terms of response times.

In response to Commissioner Conley, Director of Community Development Ebbs stated there was no fee in place at this time to cover all operational fees; however, the Fire District was looking into establishing a fee for new projects.

In response to Commissioner Motts, Director of Community Development Ebbs stated he believed a project could be designed to meet the Americans with Disability Act (ADA) federally adopted consistent standard.

Chair Zacharatos opened the public hearing.

Mike Ramsey, Albers Ranch Project, gave a brief history of the project and stated they had been working with staff to develop a project reflecting the policies proposed for an amended General Plan Land Use Element, which they hoped Council would adopt. He noted if they choose not to adopt it, they intend to submit a General Plan Land Use Amendment to accomplish the project. He explained the access road connected to the Alber's project and an easement was put in place to connect the project to Sand Creek Road; however, subsequent to that, the Flood Control District changed the configuration of the detention basin and encroached into the area. He noted that issue needed to be resolved with the Flood Control District. He further noted they had had conversations with the Fire District acknowledging their concerns regarding servicing an aging community. He commented that their project was dedicated to senior housing, which included an assisted living facility and other amenities. He stated they were below the unit count if proposed policies were approved by Council. He noted the hillside was farmland and no native species were in the area. He further noted they proposed grading to allow for fill to be used. He gave a PowerPoint presentation of the Albers Ranch Active Senior Housing Proposal and noted that with a project devoted to the senior population, it was worth taking a second look at the regulations and exercising flexibility when the plan came back for final review.

In response to Commissioner Conley, Mr. Ramsey explained grading of the hillside was needed to build up low areas for the pads and provide gravity flow for the sewer system. He clarified that the grading encroachment into the 125 feet creek setback was outside of the detention basin and was necessary to build up the pads and reinforce the ground for approximately 20 homes. He reported the Flood Control District was concerned with maintaining the integrity of the dam with utilities in the shared roadway. He noted engineers would make the determination on whether the roadway would support their utilities, pending the outcome of this evening's meeting. He stated looking at the project in the context of the proposed General Plan; it was under the amount of units they would be eligible to build and if it became necessary, they would request a general plan amendment for the project.

In response to Commissioner Motts, Mr. Ramsey explained that in talking with staff regarding the value of assisted living next to a dedicated senior project, staff recommended Assisted Living be allowed under the proposed policies and without those numbers of units being counted against the total unit count available.

Commissioner Turnage suggested the applicant consider incorporating the emerging trend for fire departments that separates ladder companies from emergency responders for medical related calls.

Mr. Ramsey responded that it was an excellent suggestion and he would follow up.

Vice Chair Parsons also responded that the Fire Chief had indicated they had planned to implement the program as described by Commissioner Turnage.

In response to Commissioner Motts, Mr. Ramsey reported they would site a lift station until sewer was available in Deer Valley Road. He stated staff's willingness to consider lift stations in the project would open up opportunities for them to follow up on to assist with the grading issue.

Vice Chair Parsons suggested the applicant consider allowing parking on only one side of the roads.

In response to Commissioner Conley, Director of Community Development Ebbs stated the area to the south was the Ginochio property, outside of the City's sphere of influence and the General Plan acknowledged it as an area that could be developed.

Joel Devalcourt, thanked staff for the report and stated concerns regarding police, fire, and emergency services needing to be addressed. He also noted the removal of the top of the hill would be disregarding the City's General Plan Hillside Development Ordinance and needed environmental analysis. He suggested the project be sent back and return when the outstanding issues were resolved.

Mary Rocha, Antioch resident, spoke in support of the project's senior housing concept noting the outstanding issues could be resolved and the result would be a win/win for the City and residents.

Evan Goman, Save Mount Diablo, stated he was in agreement with the staff report and grading of the hillside was not consistent with the hillside protections described in the General Plan or the Sand Creek Focus Area Guidelines. He noted removing the hills as a cost effective solution for the developer was not feasible. Additionally, he noted the slopes were too steep. He spoke in support of maintaining the hillsides and stated he was opposed to the project.

Alan Iannaccone, spoke in support of the project noting senior housing was a needed amenity for residents who were aging and retiring in the community. He stated grading of the hillside would have a minimal impact.

Lucia Albers stated she has lived in the area for over 45 years and there was a need for a gated senior housing development in Antioch. She noted they needed 301 units and 4000 sq. ft. lots because it was expensive to bring utilities, and further noted that the lot size proposed was appropriate for senior housing. She stated the road was set to provide access; however, afterward Flood Control exercised eminent domain on her land taking approximately 7-acres which eliminated over 20-units. She reported the Flood Control District indicated they would cooperate with their development and they were working toward a solution for access.

Monte Albers, spoke to the value of providing senior housing for aging residents in Antioch.

Chair Zacharatos closed the public hearing.

Vice Chair Parsons stated the outstanding issues needed to be addressed; however, she was in support of the concept of a senior housing community.

Commissioner Motts stated that while he understood the need for senior housing, he felt there were major issues with the project being incompatible with the General Plan. He recognized staff for detailing the issues and stated he could support a plan with major changes and some compromises. He noted it was constrained by the location and having to deal with multiple agencies to work through the issues.

Commissioner Conley stated the City was required to provide housing for all aspects of the community including senior housing which they currently lacked. He noted that although there were major issues, he believed the City should support it and try to resolve access issues related to the Flood Control District. He noted he believed the project should adhere to the 125 feet creek setback requirement. Additionally, he felt grading for the project would not impact the reptilian corridor. He discussed the need for senior housing and because of that, felt the major issues should be worked on with the City's support.

Commissioner Turnage stated he felt the larger issues related to the project were outside of the City's purview. He noted the Fire District's interest in separating medical calls and perhaps locating an EMT substation in the area could elevate concerns related to those impacts. He stated the hill may need to remain. He discussed the need for senior housing in Antioch.

Commissioner Motts stated the mass grading proposed for the project area was a concern and would require an EIR. He suggested the applicant consider alternatives to grading of the hillside. He stated a project that comes forward without requiring amendments or exceptions to the General Plan would enhance their chance for approval.

Chair Zacharatos stated that she liked the concept of assisted living adjacent to independent senior living; however, there were larger issues for the developer to overcome. She stated she was not in favor of mass grading on the project site.

- 3. The Ranch** - The City of Antioch will hold a public scoping meeting to receive verbal comments on the Notice of Preparation to prepare an environmental impact report (EIR) for the proposed The Ranch Project. The project site is located within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development. The site is identified by Assessor's Parcel Numbers (APNs) 057-010-002-4, 057-010-003-2, and 057-021-003-9.

Director of Community Development Ebbs introduced Public Hearing Item #2.

Contract Planner Gnos gave an overhead presentation and presented the staff report dated September 6, 2017 recommending the Planning Commission receive public comments on the Notice of Preparation (NOP) of the Draft Environmental Report (EIR) for The Ranch Project.

In response to Commissioner Motts, Contract Planner Gnos clarified comments would be welcomed from the Planning Commission, as well as those in attendance this evening.

Chair Zacharatos opened the public hearing.

Joel Devalcourt requested the EIR consider the following impacts:

- Regional air quality issues related to adding significant residential development at the edge of the City's current build-out footprint
- Antioch and Contra Costa County's ability to meet the State's greenhouse gas emission targets and those reductions
- Change in land uses and associated General Plan changes that could affect traffic and residential uses including the removal of the golf course to add more residential development
- Proposals for public transportation
- Cumulative growth impacts from the proposal to extend roadways particularly Street "B"
- Induced growth at other parcels west of Empire Mine Road by providing vehicular access and proximity to utility infrastructure
- Riparian habitat
- Building on flood plains
- Ground water and creek water resources
- Water supply in East Contra Costa and whether water could be provided for the development
- Consider extensive drought condition analysis
- Grading impacts
- Special status species
- Newly created parks south of The Ranch and different corridors for habitats connecting throughout the area
- Aesthetic impacts such as the significant and irreversible impacts on the foothills and summit view sheds of Mt. Diablo
- Fire and Police Protection impacts for existing residents of Contra Costa and Antioch

Tina Gatillo requested the EIR consider the following impacts:

- Traffic and transportation relating to Highway 4 and main streets leading into and out of the area
- Public services, safety and emergency response
- Schools

- Biological impacts for unique and endangered plants and animals
- Aesthetics for existing residents
- Topography of hill for residents and visitors
- Hydrology watershed at Sand Creek
- Flood zone area and drought analysis
- Noise and recreation as well as obstructed views for existing residents and views from EBRPD and Empire Mine Road
- Air quality

Allen Payton, Antioch resident, gave a brief history of the project area noting that historically the plans anticipated many more residential units; therefore, the city had the necessary infrastructure to support the project. He urged the City to move forward and not be too concerned with the impacts outside of the area.

Sophia Shafer requested the EIR consider the following impacts:

- Changes to BART service and impacts on traffic
- Police and Emergency response times and costs associated with providing services

Evan Gorman Save Mount Diablo requested the EIR consider the following impacts:

- Effects of developing on the hillside
- Analysis of a local water conservation plan should it be suggested by the developer
- Impact on regional climate goals, Bay Area Air Quality Management District (BAAQMD) regulations, SB375, and Plan Bay Area

Chair Zacharatos closed the public hearing.

In response to Commissioner Motts, Consultant Gnos clarified the EIR analysis would follow guidelines required by the state related to water consumption and they had hired an expert in water to prepare the analysis that she would incorporate into the document. Additionally, she noted the traffic analysis would consider existing conditions and the cumulative impacts. She further noted if it was found that the project had impacts, there would be recommended mitigation measures.

In response to Commissioner Conley, Director of Community Development Ebbs explained Roddy Ranch was enabled by the voters and the ballot measure included 700 homes. He noted the current ownership by East Bay Regional Parks District had permanent deed restrictions that prohibited development; however, the entitlement remained valid. He noted this issue needed to be resolved.

In response to Commissioner Motts, Director of Community Development Ebbs explained if the General Plan Land Use Element Update proceeded with an addendum

or supplemental EIR, it would not affect the project specific analysis being discussed this evening.

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced Brown Act Training would be held at 3:00 P.M. on October 3, 2017 in Council Chambers. He encouraged Planning Commissioners to attend.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported the Transplan meeting had been cancelled.

ADJOURNMENT

Chair Zacharatos adjourned the Planning Commission at 8:17 P.M. to the next regularly scheduled meeting to be held on September 20, 2017.

Respectfully Submitted,
Kitty Eiden