

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**September 17, 2014
City Council Chambers**

Chair Hinojosa called the meeting to order at 6:33 P.M. on Wednesday, September 17, 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 date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, September 25, 2014.

ROLL CALL

Present: Commissioners Pinto, Baatrup
Vice Chair Motts and Chair Hinojosa
Absent: Commissioners Miller and Westerman
Staff: City Attorney, Lynn Tracy Nerland
Community Development Director, Tina Wehrmeister
Contract Planner, Cindy Gnos
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: September 3, 2014

On motion by Commissioner Motts, seconded by Commissioner Pinto the Planning Commission approved the minutes of September 3, 2014, as presented. The motion carried the following vote:

AYES: Pinto, Motts, Hinojosa, Baatrup
NOES: None
ABSTAIN: None
ABSENT: Miller, Westerman

NEW PUBLIC HEARING

- 2. DAVIDON HOMES** is requesting consideration of amendments to the Development Agreement between the City of Antioch and Davidon Homes to address the timing and funding mechanism for off-site Slatten Ranch Road improvements. The Development Agreement is applicable to the approximately 170 acre property generally located east of Canada Valley Road and west of State Route 4 (bypass). Davidon Homes has entitlements to develop the subject property with 525 single family homes.

Community Development Director Wehrmeister presented the staff report dated September 9, 2014, recommending the Planning Commission open the public hearing, take public comments if members of the public do not want to attend a future Planning Commission meeting and continue the hearing and this item to October 1, 2014.

Chair Hinojosa opened the public hearing.

City Attorney Nerland clarified if someone was to speak tonight on this item they would not be able to comment on October 1, 2014.

In response to Commissioner Baatrup, CCD Wehrmeister clarified there were no details regarding the Davidon Homes amendment request; however, the public could comment if they chose to do so.

Karl Diezel, Antioch resident, suggested the Planning Commission delay approving any amendments until the City had all the information.

Jimmy Dorsey, Pittsburg resident, asked when the next City Council meeting would be held.

City Attorney Nerland responded that the next City Council meeting would be at 7:00 P.M. on September 23, 2014.

On motion by Commissioner Baatrup, seconded by Vice Chair Motts the Planning Commission continued agenda item #2 DAVIDON HOMES to October 1, 2014 with the Public Hearing open. The motion carried the following vote:

AYES:	<i>Pinto, Motts, Hinojosa, Baatrup</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Miller, Westerman</i>

- 3. PDP-14-08 – THE PROMENADE PRELIMINARY DEVELOPMENT PLAN – GBN Partners LLC** requests the review of a preliminary development plan, which is not an entitlement, for the development of approximately 650 single family homes on approximately 141 acres. The project site is located to the east

of the future extension of Hillcrest Avenue and to the west of Heidorn Ranch Road (APNs 057-030-003, 057-030-004, 057-050-017).

Contract Planner Gnos presented the staff report dated September 11, 2014 recommending the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

In response to Commissioner Baatrup, CDD Wehrmeister explained properties north and west of the proposed project were residential and within the City of Antioch. She noted there was also a private residence on Heidorn Ranch Road. She stated to the east was designated in Brentwood's General Plan as a larger transit oriented area, however she had seen plans for a similar residential project for the area. She stated she did not believe the Aviano project was gated and she would provide the Commission with information regarding density for the project.

In response to Chair Hinojosa, CDD Wehrmeister stated she would provide information to the Commission regarding whether the detention basin was considered an encroachment into the setback required within the Sand Creek Resource Management Plan. She explained large landscaping areas were maintenance concerns for the City so they would be looking at having the HOA maintain those areas with the intention that they would remain accessible to the public. For the record, CDD Wehrmeister confirmed that there would be a requirement that the detention basin on the parcel would need to be maintained for perpetuity.

In response to Chair Hinojosa, Contract Planner Gnos stated they believed the project could meet the on street parking requirements; however, their location would need to be discussed.

OPENED PUBLIC HEARING

Matthew Beinke representing GBN Partners LLC, thanked staff for working with them on the project proposal and introduced members of the development team. He noted the project was located at the most easterly portion of the City of Antioch and current as well as future projects in the area were consistent to their development plan. He noted the detention basin was within the property line at the creek structure setback point and future Sand Creek Road would box in the neighborhood. He further noted the property they were acquiring at the corner had an issue that was remediated and since they were not permitted to build any structures at that location; they would propose a monument sign for the City be placed in the area. He commented that the sewer line would run through the center of the project and attach to future projects. He displayed the preliminary site plan including the lot configurations, park locations, and the promenade.

Phil VanderToolen, Landscape Architects for GBN Partners LLC., gave an overhead presentation of the landscape amenities including park features, pool club, gated entry promenade, trails and open space areas. He stated the primary entrances would be on

Heidorn Ranch Road and Hillcrest Avenue. He noted the pool club would be centrally located and access to the trail would be at the Hillcrest Avenue and Sand Creek Road intersections. He displayed their entry monument concept and reviewed the landscape palette, street sections, fencing, sound walls, benches, mailbox stations and lighting.

Mark Day, Dahlin Architects for GBN Partners LLC., described the proposed architecture and noted it would consist of five floor plans. He gave an overhead presentation of the streetscapes, rear yards and architecture. He introduced the concepts of California rooms and three story elements to add relief to the neighborhood and create value by providing views of the surrounding area. He stated the homes would be energy efficient and meet or exceed building standards.

Matthew Beinke representing GBN Partners LLC, thanked the Commission for allowing them the opportunity to present the preliminary development plan for The Promenade. He noted the proposal may not meet typical guidelines because they want the project to be unique. He offered to show Commissioners communities they had built in Danville, San Ramon, Brentwood and Rio Vista. He stated they looked forward to feedback and comments on the preliminary development plan, from the Commission.

Richard Johnson, Antioch resident, stated he owned the property to the north of the project. He expressed concern two story homes would eliminate his view of Mount Diablo and stated he felt the homes were too close together and would create a safety hazard. He also expressed concern that homes were being built on top of the PG&E gas line and the park was located in a contaminated area. He suggested moving the park to the pool club location. Additionally, he felt the project did not provide sufficient parking for the sport field area which would impact the adjacent residential developments. He questioned if there would be sufficient police services to cover this area.

Juan Pablo Galvan representing Save Mount Diablo, stated his comments were on the EIR and he would hold them until item #4 was discussed.

The applicant offered to meet with Mr. Johnson to discuss his concerns.

CLOSED PUBLIC HEARING

Vice Chair Motts stated he had met with the applicant prior to the meeting and his questions regarding the plan had been addressed at that time. He noted that he understood that there would be no structures near the gas line. He commented that the trail connections seemed substantial and he supported public access for the parcel adjacent to Sand Creek. He stated he was satisfied with the variations in architecture and noted the third story added variety however it may impact the view for residents in the area.

Commissioner Pinto stated he supported the project being energy efficient and suggested the developer consider building the project with the option for solar panels to

be installed. He questioned if two entrances were sufficient to handle the volume of vehicles and asked how they would access Highway 4. He suggested the applicant place driveways in a way to maximize curb space. He questioned what the distance would be between homes and whether there would be sufficient access for emergency vehicles.

Chair Hinojosa complimented the applicant for presenting a very well designed project. She voiced her support for the City's efforts to update the General Plan and land use elements. She stated the gated community makes sense with the proposed amenities. She suggested the applicant consider a percentage of the homes having access or space on the parcel for a recreational vehicle. She voiced her support for screening of the detention basin and the California room concept however she was concerned for lot coverage as it appeared it would almost create a zero lot line product. She suggested the applicant consider adding a one story elevation. She stated she supported access to Sand Creek and the trails and suggested the applicant consider restoration enhancement along Sand Creek south and to the west of the project. She encouraged the developer to conduct outreach with the existing homeowners to alleviate their concerns. She agreed with Commissioner Pinto's concern regarding access for emergency vehicles and mentioned that the CEQA process would address soil contamination issue.

Commissioner Baatrup stated he supported the amenities and improvements to the Sand Creek area. He suggested opening up the sound wall at the midpoint for access to the natural areas. He expressed concern for the small lot size and noted it degrades the intention of the project. He stated he liked the concept of the California rooms however he felt they would not leave adequate room for the backyards. He suggested breaking up the streetscape with curvature of the road. He stated with small lots parking also becomes a concern. He suggested the applicant consider adding a community room enhancement for the pool club area.

In response to Vice Chair Motts, CDD Wehrmeister stated the traffic study was in process and would analyze the appropriateness of the entrances and make a recommendation with regards to whether there should be additional access points. She stated the property was zoned commercial due to its proximity to the future Sand Creek interchange however development in the area had not come to fruition.

Vice Chair Motts concurred with Commissioner Baatrup with regards to additional trail access to the detention basin and concerns for lot size as it relates to parking. He suggested some lots sizes be increased. He also concurred with Chair Hinojosa's support for the gated entry. He stated he supported the monument sign for the City and suggested enhancing the area with a possible art feature. He stated the screening of the detention basin was adequate. He noted that this project was needed in Antioch.

Commissioner Baatrup agreed that the gated community was appropriate and it was a needed product in Antioch.

Commissioner Pinto also supported the gated community concept however he was disappointed the square footage and separation between homes was not reflective of a high end gated community. He suggested at least 40-50% of the project be more spacious than currently planned.

Vice Chair Motts reported in his meeting with Mr. Bienke, he had stated it was a possibility that they could make a contribution to projects in other areas of Antioch.

Chair Hinojosa clarified that most or all of the projects that have come to the Commission recently had been conditioned to participate in a funding mechanism to address the city's deficiencies in police services.

REOPEN PUBLIC HEARING

Mark Day clarified all examples shown had a 10-foot setback between homes and every home would be equipped with sprinklers. He noted the City's minimum green energy standards mandated a clear and unobstructed area on every roof and to be wired, for solar. He noted every builder they were working with had solar panels included or provide an option.

Andrea J. Bellanca, Carlson, Barbee and Gibson Civil Engineers, stated they would be developing a parking plan to demonstrate parking ratios and as proposed it would generally allow for 1 parking space in front of each unit. He noted all street widths were 20 feet wide and most are wider to allow for parking. He further noted they would be working with the fire department on turning requirements.

In response to Commissioner Pinto, Mr. Bellanca, stated the traffic study would address the patterns of traffic and stacking requirements. He clarified that both entrances were ultimately planned to be signaled and the traffic study would be address what would be required in the interim.

Richard Johnson, Antioch resident, questioned how two cars would pass on a twenty foot wide street with vehicles parked on both sides.

Mr. Bellanca clarified that the streets were designed to be 36 feet curb to curb which includes twenty feet of traveling lane and two lanes of parking. He noted the only portion that would be 20 feet was the entry road where no parking was allowed.

Commissioner Baatrup suggested the common spaces not be overplanted with turf and suggested CC&Rs or deed restrictions limit the amount of turf planted in rear yards.

CLOSED PUBLIC HEARING

- 4. THE PROMENADE EIR Notice of Preparation.** A scoping session to receive public comments on environmental issues to be addressed in the Environmental Impact Report for The Promenade project.

Contract Planner Gnos presented the staff report dated September 11, 2014 recommending the Planning Commission receive public comment on the Notice of Preparation (NOP) of the Draft Environmental Report (EIR) for the Promenade Project.

In response to Commissioner Motts, Contract Planner Gnos stated the EIR would address impacts to Sand Creek.

Chair Hinojosa stated the NOP provided different dwelling units per acre than the staff report for the preliminary development plan. She stated she assumed 4.6 dwelling units per acre was the accurate number.

Juan Pablo Galvan Land Use Planner, representing Save Mount Diablo, stated they have no official position on the project yet. He stated they were concerned for the cumulative impact section noting the project had a strong potential for being growth inducing and therefore the EIR needed to take a comprehensive approach to its analysis and include the impacts from increased traffic to Central County. He stated the impact of the placing the vineyards close to Sand Creek should also be addressed. He felt the proposed open space was inadequate and the EIR should address what and how mitigation would take place. He questioned what was proposed for the southern portion of the southern parcel and suggested it be considered for mitigation as a buffer between Brentwood and Antioch as well as an enhancement gateway to the Diablo Area Wilderness. He noted the exact configuration of open space and trail connections should be addressed in the EIR.

In response to Chair Hinojosa, Mr. Galvan clarified the EIR should address what form mitigation would take and details of a conservation easement, if required.

Vice Chair Motts agreed that the EIR warranted a larger approach and inclusion of the details of the conservation buffer.

In response to Vice Chair Motts, CDD Wehrmeister stated mitigation for open space did not have to be in Antioch.

Chair Hinojosa requested the EIR consider enhancements in the Sand Creek area and how to ensure water quality is maintained. She suggested possible signage in the community regarding draining into the storm outlets. She reiterated her suggestion for a restoration component as part of the project, which could double as onsite mitigation. Regarding biological resources, she stated the EIR should take a tiered approach to addressing mitigation options and she encouraged the applicant to consider participating in the Regional Habitat Conservation Mitigation program. She stated the

traffic analysis needed to address how the City would accommodate more homes with the increasing demand on the roadways.

ORAL COMMUNICATIONS

Vice Chair Motts announced the Regional Transportation Plan was accepting comments through the end of September and he encouraged Commission members to provide input.

CDD Wehrmeister introduced Associate Planner Alexis Morris. She reported the kick-off meeting for the Downtown Specific Plan and General Plan land use update was held today. She noted they anticipate the first community meeting would be in late October and there would potentially be a joint meeting scheduled with the Planning Commission and Economic Redevelopment Commission in late October or early November timeframe. She announced Federal Grants had been awarded to the State for the purpose of assisting Antioch with preparing a Habitat Conservation program. She noted that it was a complicated process and more information would be available in the near future. She announced the next Planning Commission meeting was Oct 1, 2014. She reported the Mission Hope appeal and preliminary development plans would be heard by the City Council on September 23, 2014.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Hinojosa adjourned the Planning Commission at 8:32 P.M. to the next regularly scheduled meeting to be held on October 1, 2014.

Respectfully Submitted,
Kitty Eiden