

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

**Regular Meeting  
7:30 p.m.**

**September 19, 2007  
City Council Chambers**

Chairman Travers called the meeting to order at 7:30 p.m. on Wednesday, September 19, 2007, in the City Council Chambers.

Chairman Travers 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 26, 2007.

**ROLL CALL**

Present: Commissioners Martin, Brandt, Delgadillo (arrived at 7:35 p.m.),  
Vice Chairman Azevedo and Chairman Travers  
Staff: Senior Planner Morris  
Assistant Planner Gentry  
Assistant City Attorney Hawkins  
Minutes Clerk Lawson

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

None.

**END OF CONSENT CALENDAR**

**NEW PUBLIC HEARINGS**

- 2. RDA-07-02 – The Pointe – Discovery Builders, Inc., requests approval of 60 residential development allocations for a single-family subdivision on approximately 21 acres. The project site is located west of the intersection of James Donlon Boulevard and Somersville Road (APN 089-160-009).**

Associate Planner Gentry provided an overview of the Staff Report dated September 14, 2007.

### ***OPENED PUBLIC HEARING***

Louis Parsons, Discovery Builders, provided a PowerPoint presentation that depicted a brief overview of the site plan, as well as various amenities within the project.

Dana Owyong, Project Architect, Discovery Builders, spoke to the architectural details of the project, per displayed wall maps.

Troy Bristol, representing Save Mount Diablo, distributed and made a part of the record, a letter dated July 20, 2007, stating their opposition to this project. He felt the proposed project would have significant impacts on this area and furthermore that the project plan was inconsistent with the City of Antioch's General Plan, as well as the City's Hillside Plan Development Ordinance. He felt that by allowing this project to move forward, it would set a negative precedent by the City and felt it should be denied.

Mr. Parsons stated that when the project's plans were originally submitted in 2005, a request was made before the City Council for an amendment to the designation of the Black Diamond Ranch project which was approved in November of 2005 to designate the property as owner developer remainder parcel. Therefore at present, it has a land use designation for residential development as approved by the City Council, and the parcel is shown as a remainder parcel with applicable residential zoning and general plan designations.

Commissioner Martin asked Mr. Parsons if he agreed with all the conditions as stated within the proposed Resolution, wherein Mr. Parsons concurred.

### ***CLOSED PUBLIC HEARING***

Commissioner Delgadillo asked staff if the project met the specifications for hillside development, wherein Assistant Planner Gentry stated that it was staff's opinion that it was not in compliance with the City's General Plan or the Hillside Plan Development Ordinance.

Commissioner Martin stated that he felt this project was in violation of the City's General Plan and Hillside Planned Development Ordinance and felt that development should not move forward in this particular area. He personally felt that if this project were to move forward, it would set a precedent for the south side of Antioch to open up to additional development on the hillsides. Furthermore, he appreciated the monetary contributions offered within the RDA process and approved of the architectural elements of the project, but felt he could not move forward with an approval because he did not want to violate the City's General Plan and the Hillside Planned Development Ordinance. Commissioner Martin stated that he would be voting against this project.

Commissioner Brandt stated that she was disappointed in the proposed plans, in terms of the proposed hillside development's vision on the part of the applicant. She further

expressed disappointment in the proposed architectural plans, in that she felt the layout of the homes and the small lots were too ordinary and not what an executive-type home should be, as seen in other communities. She felt that the applicant did not take the City's Hillside Planned Development Ordinance seriously and felt the proposed plan did not meet the intent of the Ordinance, in terms of blending homes into the hillside.

Commissioner Delgadillo stated that he disagreed with the architectural type features that have been proposed by the applicant and that they were too similar with what already existed within the community. In terms of executive style homes, he expected the applicant to propose more amenities, features and larger lot sizes. Moreover, he felt the project did not meet the requirements of the City's Hillside Planned Development Ordinance and felt this area should remain as open space and remain consistent with the City's original intent.

Commissioner Azevedo stated that he did not feel the proposed executive style homes were exceptional in design and in speaking to the points received from the RDAC, he did not agree with the City Council's decision and could not support the applicant's proposal. He suggested that the applicant bring this project back with a plan that could meet the Planning Commission's concerns and standards.

Chairman Travers stated his disappointment in the RDAC's decision and felt this project could be constructed in a manner to meet the Planning Commission's concerns. He approved of the proposed elevations and articulations of the architectural designs, but felt that the executive homes should be larger with larger size lots. He recommended that the project be improved upon to meet the concerns of the Commission.

Chairman Travers stated for the record that he agreed with Save Mount Diablo's comments here tonight, but due to the fact that they have not voiced their opinion earlier in this process, he recommended that they be more expeditious in stating their beliefs at future meetings.

***On a motion by Commissioner Azevedo and seconded by Commissioner Martin, the Planning Commission DENIED a request from Discovery Builders, Inc., to recommend approval to the City Council of 60 residential development allocations in 2008 for an approximately 21 acre site.***

***AYES: Azevedo, Martin, Delgadillo, Brandt and Travers***

- 3. RDA-06-01 – Tierra Villas – Mission Peak Homes, Inc., requests approval of 115 residential development allocations over a three year period. The project site is located on the west side of Heidorn Ranch Road, at the eastern terminus of Prewett Ranch Drive (APN's 056-013-013, -015, -107 and -018).**

Senior Planner Morris provided an overview of the Staff Report dated September 14, 2007.

## **OPENED PUBLIC HEARING**

Jill Williams, Project Architect, provided a PowerPoint presentation that depicted the project's conceptual site and architectural plan.

Steve Allen, Mission Peak Homes, Inc. stated that he did not address the City Council's earlier suggestion to add additional single family homes. With this, he continued with the original design of the project because he felt the product and density worked better for the project and added that by incorporating a single story home, it would add a significant financial impact on this product. Also, modifications have been made to the synopsis that if it gets to the point where the Planning Commission or City Council would force the incorporation of a single story home, he would like the opportunity to negotiate the benefits that are currently being offered to offset the costs.

Commissioner Brandt pointed out that the Master Plan for Prewett Park currently does not include a sports field and wanted Mr. Allen to be clear on the current plan for this area. Mr. Allen stated that he misunderstood this issue when he wrote the information into the applicant's benefit package, and that it was his understanding that the Community Center/Prewett Ranch Park would have a sports field. He stated that he was willing to make a donation towards Prewett Ranch Park to help either the Community Center or the sports field, whichever is the priority of the City, and that he did not have a problem with his donation, as long as the monies are put towards parks and the community.

In responding to Commissioner Martin regarding the applicant placing a single story plan into the project, Senior Planner Morris stated that it was a difficult request, in terms of a processing prospective, to say whether or not the single story plan would be required. Also, it is not known if this would be an issue in the future for the applicant's final development plan. She stated that if the Planning Commission feels they would still like to address this issue, a condition could be placed within the RDA recommendation, or the applicant can withdraw their application and submit a revised plan.

Commissioner Martin stated for the record that he did not feel this project was an in-fill project, as listed in Attachment D. In terms of Public Safety, Commissioner Martin suggested that the applicant include the security alarm to the windows or add motion sensors within the home, in order that the home contains an inside/outside alarm system.

Ahmad Hassan, resident, expressed a concern to the loss of quality of life within his neighborhood, in terms of additional traffic that would be added with the continuation of Prewett Ranch Road.

Shawn Wallace, resident, stated that he was not opposed to developing this project, but was concerned to the proposed density of the residential development. He also felt his

quality of life would be jeopardized with the continuation of Prewett Ranch Road which would add additional traffic to his neighborhood, thereby creating additional safety concerns.

Regarding Prewett Ranch Road, Mr. Allen stated that he has been given direction from the City as to what the alignment and the right of way width will be, and the decision for the continuation of the road was made by the City. Commissioner Azevedo asked Mr. Allen if he would consider traffic calming measures, wherein Mr. Allen stated that he understood the concerns and would be amenable in working with the City's Engineering and Planning Department on this issue.

Commissioner Martin asked Mr. Allen if he agreed with the conditions listed within the proposed Resolution, wherein Mr. Allen concurred.

### **CLOSED PUBLIC HEARING**

In responding to Commissioner Martin, Senior Planner Morris stated that Staff would be working with the City Engineer regarding a final plan for the flow of traffic and the continuation of Prewett Ranch Road, due to the public's concern. Commissioner Martin addressed the public to continue their interest in this issue at the next hearing for the final plan.

Commissioner Brandt stated that she appreciated the applicant's attention to the architectural detail of the project, but felt the project was too dense, in terms of creating lower property values in the area and creating additional safety issues. She also stated that she could not support the RDAC's recommendations, as well as the project itself.

Chairman Travers felt this area should be developed and stated that he preferred this development to other similar proposed projects and felt that the project's design blended with the surrounding neighborhoods. Regarding traffic concerns, he felt that traffic mitigation calming measures could be implemented and stated that he would support the project.

### **RESOLUTION NO. 2007-23**

***On motion by Commissioner Martin, and seconded by Commissioner Azevedo, the Planning Commission approved an application from Mission Peak Homes, Inc., for 115 residential development allocations for a +/- 20.3 acre project generally located on the west side of Heidorn Ranch Road, at the eastern terminus of Prewett Ranch Drive (APN's 056-013-013, 015, 017 and 018)(RDA-06-01).***

**AYES:           Martin, Azevedo, Delgadillo and Travers**  
**NOES:           Brandt**

## **WRITTEN COMMUNICATIONS**

Chairman Travers read into the record that correspondence was received regarding:

- RDA Vicinity Map change
- Notice of Decision for 1700 4<sup>th</sup> Street
- Notice of Decision for the Jensen Rezone

## **ORAL COMMUNICATIONS**

None.

## **COMMITTEE REPORTS**

Commissioner Azevedo reported that Transplan met on September 13 and issues discussed were the state transportation improvement program, continuing projects for 2008, and a preliminary PowerPoint presentation was given regarding the East County Action Plan.

Commissioner Martin reported that the Design Standard Subcommittee met on September 17 and issues discussed were possible design changes to Highway 4. Future meetings will be held on October 15 and two meetings in November.

## **ADJOURNMENT**

***Chairman Travers adjourned the Planning Commission at 9:30 p.m. to the next regularly scheduled meeting to be held on October 3, 2007.***

Respectfully Submitted,

Debra Lawson