

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**October 7, 2015
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, October 7, 2015 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, October 14, 2015.

ROLL CALL

Present: Commissioners Parsons, Zacharatos, Mason, Miller, Hinojosa
Vice Chair Westerman and Chair Motts

Staff: Interim City Attorney, Sean DeBurg
Director of Community Development, Forrest Ebbs
Senior Planner, Alexis Morris
Contract Planner, Cindy Gnos
Assistant City Engineer, Lynne Filson
Director of Public Works/City Engineer, Ron Bernal
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

At the request of Commissioner Zacharatos, the Planning Commission took separate action on the minutes.

1. **Approval of Minutes:** **August 5, 2015**
August 19, 2015

On motion by Vice Chair Westerman, seconded by Commissioner Parsons, the Planning Commission approved the minutes of August 5, 2015, as presented. The motion carried the following vote:

AYES: ***Parsons, Mason, Miller, Hinojosa, Westerman, Motts***
NOES: ***None***
ABSTAIN: ***Zacharatos***
ABSENT: ***None***

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously approved the minutes of August 19, 2015, as presented. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason, Miller, Hinojosa, Westerman, Motts

NOES: None

ABSTAIN: None

ABSENT: None

NEW PUBLIC HEARING

- 2. UP-15-10 – The Bedford Center** is requesting a use permit to expand an existing adult day care center into an adjacent approximately 1,800 s.f. space. The expanded facility will have a total of approximately eight (8) employees and forty-five (45) clients and will operate daily from morning to evening. The Bedford Center is located at 1811 C Street (APN 067-262-002).

Director of Community Development Ebbs presented the staff report dated October 2, 2015, recommending the Planning Commission approve a use permit for the expansion of the adult day care facility subject to the conditions of approval contained in the staff reports attached resolution.

In response to Commissioner Parsons, Director of Community Development Ebbs explained the public hearing for this item was a function of the zoning ordinance as this application required a use permit for a non-residential use in a residential zone. He noted in the future it was his goal to find opportunities to streamline the process.

Chair Motts opened the public hearing.

Debbie Toth, CEO of Rehabilitation Services of Northern California (RSNC), discussed their efforts to move through the Use Permit process and stated they had a waiting list for clients to utilize the Center. She expressed concern for unsafe and unsanitary conditions on the property due to the homeless. She requested the Planning Commission consider expediting the approval of a fence to provide for the safety and security for their staff and clients.

In response to Vice Chair Westerman, Ms. Toth stated clients were either brought to the center by family members or Tri-Delta paratransit services. She noted in the future there may be an opportunity to provide transportation for clients.

In response to Chair Motts, Ms. Toth stated a fence would resolve the issues with the homeless. Additionally, she noted they would hire a landscape architect per the staff report.

Jim Boccio, Antioch resident, spoke in support of the Bedford Center and encouraged the Planning Commission to visit their facility.

Lori Cook, representing Cleaning Up Antioch One Home at a Time, reported her group had made numerous visits to the Bedford Center to clean up the area and agreed a fence would help the organization keep their property safe and clean.

Chair Motts closed the public hearing.

At the request of Commission Parsons, Chair Motts reopened the public hearing

In response to Commissioner Parsons, Ms. Toth clarified they were in agreement with the staff report except for the recommendation regarding restrictions for the 6' fence.

Chair Motts closed the public hearing.

Director of Community Development Ebbs stated this use which would be vacant at night may warrant a 6' fence. He noted if the Commission agreed, there was a finding to justify it and avoid a variance.

Chair Motts expressed concern for the condition of 19th Street in the area and requested staff consider repaving it, as soon as possible.

RESOLUTION NO. 2015-20

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission unanimously approved a use permit for the expansion of the adult day care facility subject to the conditions of approval contained in the staff reports attached resolution and approved the applicant's fencing plan as submitted in the staff report.

AYES: Parsons, Zacharatos, Mason, Miller, Hinojosa, Westerman, Motts

NOES: None

ABSTAIN: None

ABSENT: None

- 3. PDP-14-09 – The Ranch – Richland Communities** requests a preliminary review of a preliminary development plan, which is not an entitlement, of a proposal to develop approximately 550 acres into a residential community of up to 1,667 residential units on 330.4 acres; 23.6 acres of parks and landscaped areas; 26.2 acres of collector roads; 16.4 acres of detention basins; a corporation yard and fire station on 5.1 acres; and utility improvements. The project site is located south of the terminus of Dallas Ranch Road and Deer Valley Road and north of the City limits. The site is identified by the following Contra Costa County Assessor's Parcel Numbers (APNs: 057-010-002, a portion of 057-010-003, and a portion of 057-021-003).

Director of Community Development Ebbs presented the staff report dated October 2, 2015, and a table outlining the project analysis and densities 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 Chair Motts, Director of Community Development Ebbs stated the process calculating density needed to be discussed so the City could set a standard. He stated all assumptions were based off of 4000 maximum unit count; however, once the number of units and land use was determined, a traffic study could be conducted.

Assistant City Engineer Filson commented as a general rule a single family residential unit would generate approximately 9 trips in the morning and 1 trip in the afternoon. She noted the traffic study for the project would consider the total number of units and future land uses.

In response to Commissioner Hinojosa, Director of Community Development Ebbs reviewed the lot size and density chart. He stated the Planning Commission would be determining how density should be calculated for projects adjacent to undeveloped lots.

Chair Motts opened the public hearing.

Aaron Ross-Swain representing Richland Communities gave an overhead presentation of Preliminary Development Plan for The Ranch Project which included the following:

- Regional description
- Project description/site plan
- Project amenities
- Neighborhoods
- Summary

Mr. Ross – Swain stated he was available to answer any questions this evening.

In response to Chair Motts, Mr. Ross – Swain noted park acreage concurrent with an increased trail system, would be equivalent to 25 acres of park. He explained they would need to study the total acreage for parks through the planning process. He clarified the current constraints plan reflected a 125 foot buffer for Sand Creek.

Director of Community Development Ebbs confirmed the buffer was 125 feet.

Commissioner Hinojosa requested the applicant consider connectivity to the trail that does not require people to walk through residential neighborhoods. She voiced her support for the park amenities and particularly the community garden.

In response to Commissioner Hinojosa, Mr. Ross-Swain stated there would be a Master Homeowner's Association (HOA) and most likely various sub-associations. He clarified the recreation center would be maintained by the HOA and more discussion would occur with the City regarding whether park maintenance would be covered by the HOA or a lighting and landscape district. He reported they had talked with Tim Forester representing the Antioch Unified School District (AUSD) regarding mitigation for school impacts and noted the project was within CFD 2004-1 to fund construction of school

facilities. He further noted the entirety of the project was within AUSD. He stated water conservation through landscaping design would need to be studied further. He commented they would be installing purple pipe; however, he did not believe there was recycled water infrastructure in the area.

Director of Community Development Ebbs added recycled water was not available in the area; however, common practice was to pre-plumb for when it became available.

Commissioner Hinojosa expressed concern the project was not adhering to the City's General Plan and current hillside design policies.

In response to Commissioner Hinojosa, Mr. Ross-Swain stated based on the proposed project layout, they would be requesting a General Plan amendment to deviate from the recommendation to limit grading. He noted the geotechnical conditions would be considered during the planning process.

In response to Commissioner Miller, Mr. Ross-Swain clarified there would be a major arterial through the project and traffic impacts would be studied during CEQA to determine if additional roadways would be needed. With regards to school facilities, he noted the impacts needed to be studied and the trigger for building a new school would be discussed with the AUSD.

Commissioner Parsons suggested the applicant consider expanding the Fire Station to include an Antioch Police Department substation.

Commissioner Mason expressed concern emergency responders would be restricted to one road between the north and south village.

Mr. Ross-Swain commented Contra Costa Fire District indicated Empire Mine Road would be an acceptable emergency vehicle access (EVA). Additionally, he noted they reserved right-of-way for an additional two lane bridge if warranted, in the future.

Commissioner Mason suggested relocating the central park to the park "c" location to better serve both communities.

Mr. Ross-Swain explained the high propensity users for central park were residents in smaller homes so they placed it in closer proximity to those housing types. In terms of parking at the recreation center, he noted a thorough analysis would need to be done in the future. He further noted all other parks would have on street parking.

Commissioner Mason expressed concern that the trailhead as proposed would not serve the entire community.

Mr. Ross-Swain noted the location and size of the trailhead would be studied further as they moved forward.

Andrea Bellanca, Carlson, Barbee and Gibson Civil Engineers, explained the basins were not designed for irrigation reuse as the rain pattern did not align with the irrigation

pattern. He noted they were designed and sized for the current water quality regulations.

Commissioner Parsons thanked the applicant for including the trail system and the connectivity to Black Diamond Mines Regional Preserve. She stated Empire Mine Road was a functioning road she felt was valid for an EVA.

In response to Vice Chair Westerman, Mr. Ross-Swain stated construction would occur in phases and depending on approvals it could be a 5-10 year build out.

In response to Commissioner Parsons, Director of Community Development Ebbs stated as defined by the General Plan, this project would not include executive estate housing. With regards to other projects, he noted there were no current plans for 2 units per acre; however, there were several for 5000 square foot lots.

Chair Motts expressed concern for the hillside development and road contours. He voiced his support for staff's recommendations in almost all areas of the proposal and encouraged the applicant to consider those recommendations. He suggested the trail system connect to future projects on the north side of Sand Creek.

Greg Sousa, Antioch resident, expressed concern the project was inconsistent with the City's General Plan as it pertained to hillside development. He urged the City to maintain the 125 foot buffer along Sand Creek and the riparian setback. He requested the City and developer adhere to the General Plan for calculating gross acreage and 4000 dwelling units for the all of Future Urban Area 1 (FUA1). He spoke in support of including a golf course in the project area.

Chris Rohde, Antioch resident, expressed concern for the negative effect the downturn in the economy has had on development and urged the City to focus on accommodating current residents.

Wendi Aghily, Antioch resident, expressed concern for the impacts the project would have on traffic and schools. She encouraged the City to focus on improving existing infrastructure. She stated this project was inconsistent with the Contra Costa County 5-year Consolidated Plan and she felt it would not attract professional residents.

In response to Commissioner Hinojosa, Ms. Aghily provided her with a copy of the 5-Year Consolidated Plan and noted housing contracts were available on Contra Costa County's website. She expressed concern that additional housing would attract investors which would result in more rental units.

Jim Boccio, Antioch resident, expressed concern for additional runoff from the project being directed toward downtown Antioch. He suggested the openings for discharges be improved prior to any more development being approved.

Maria Fernandez Somonaro, Antioch resident, expressed concern for the large amount of vacant properties in Antioch and stated the project would impact traffic, views and

increase noise for existing homeowners. She urged the Planning Commission to reject the project.

Juan Pablo Galvan, representing Save Mt. Diablo, stated they are not sure any project should be built in this location due to the impacts on open space, home values, traffic and schools. He expressed concern the plan ignored General Plan policies and hillside protections and did not propose sufficient amenities to consider it a public benefit. He noted the buffer was inadequate along Sand Creek and the project lacked an extensive open space trail network and it also proposed removing significant trees rather than incorporating them as amenities. He further noted the project would be growth inducing and add to the cumulative impacts. He requested the City protect broad buffers at the west and southern limits of the project site and consider Sand Creek as the southern edge of development. He suggested the City create a detailed vision for the Sand Creek focus area instead of changing the General Plan for each project.

Gil Murillo, Antioch resident, expressed concern for the unemployment rate and crime index in Antioch. He stated bank owned properties were currently at approximately 30% and rentals were at 43%. He noted the City needed to increase safety and improve schools prior to bringing in new community members. He stated development needed to occur only if it made sense for the City.

Mark Brosious, Antioch resident, stated he was concerned there was no parking proposed at the trail access and there was only one vehicular access point to the south village. He commented Empire Mine Road was not an adequate EVA. He stated he felt building in the area of Sand Creek was a hazard due to unstable land. He expressed concern for the noise, traffic, pollution and crime impacts. He presented written opposition to The Ranch and stated he was preparing for litigation.

Chair Motts declared a recess at 8:25 P.M. The meeting reconvened at 8:35 P.M. with all Commissioners present.

Chair Motts closed the public hearing.

Commissioner Zacharatos stated she was opposed to amending the General Plan and Hillside Ordinances for this project. She requested the project have a minimum of 7500 square foot lots and include more estate/executive housing. She stated increasing lot sizes would attract more jobs to Antioch.

Vice Chair Westerman thanked community members in attendance this evening and encouraged the developer to consider their comments. He agreed with the need for the Development Plan to conform to the General Plan. He stated trailheads and parks should come with sufficient parking as to not adversely affect existing neighborhoods.

Commissioner Hinojosa suggested the Planning Commission consider and discuss density calculations with the General Plan Land Use update.

Director of Community Development Ebbs clarified the density definition was included in General Plan section 4.4.1 on page 4-18. He noted it used net density which was the

buildable land. He stated the General Plan envisioned this area as a golf course with 5000 square foot lots fronting. He noted the golf course project was no longer feasible, so the Planning Commission could determine an alternative use for the land. He commented minimum lot sizes were 7000 square foot except in the case of golf course and senior projects.

Chair Motts and Commissioner Hinojosa agreed with the staff recommendation for densities and lot sizes.

Director of Community Development Ebbs stated if the Planning Commission felt the process would benefit from follow-up preliminary development plan (PDP) review, they could so direct.

Commissioner Hinojosa voiced her support for the follow-up PDP review and stated she did not support any deviation or amendments to the hillside guidelines. She concurred that there needed to be more General Plan consistency throughout the plan. She suggested the City review the residential growth management plan and provide annual reports to the Planning Commission on the number of permits pulled relative to how many properties were entitled. She suggested the City take under consideration the job/housing imbalance. She stated she did not feel the project as proposed was needed at this time and suggested the applicant redesign a project to be acceptable to the community, Commission and the City's existing policies.

Commissioner Miller stated he also supported an additional preliminary review of the project and suggested the all of the project's impacts be considered prior to moving forward.

Commissioner Mason expressed concern that adherence to the General Plan had almost been ignored. He stated he felt the City did not have the infrastructure to support its current residents. He suggested the City consider smaller infill projects. He stated if the developer brought forward a project that adhered to the General Plan it could be considered; however, coming back with another preliminary development plan may not be feasible.

Director of Community Development Ebbs questioned if the entirety of park requirements should be met through traditional parks. Additionally, he asked what the Planning Commission felt was an acceptable alternative to the golf course.

Chair Motts stated the enhanced trails, trailheads and connections should be included into the totality of the park/open space.

In response to Commissioner Hinojosa, Director of Community Development Ebbs, clarified the intent was the use for the golf course acreage remain on this site. He noted the typical golf course was approximately 150 acres; however, there was flexibility for quality versus quantity in design.

Chair Motts and Commissioner Hinojosa voiced their support for the acreage being utilized for enhancements along the Sand Creek corridor with a recreation component.

Chair Motts requested any project include the retention of the old oak and blue gum trees as open spaces or public space amenities.

Commissioner Parsons stated she would support the project coming back for consideration after it took into consideration comments from this meeting.

Commissioner Miller stated the City did not need more development at this time and he did not want to reconsider it in the future.

Director of Community Development Ebbs clarified the General Plan anticipated some level of development and the alternative of no project was inconsistent with the General Plan that did not anticipate this area to be open space indefinitely.

Chair Motts stated he would be supportive of an additional preliminary review if the proposed project met the General Plan requirements.

Commissioner Hinojosa agreed the General Plan envisioned development in the area; however, it needed to be designed in such a way that was respectful of the City's regulations and policies. She stated she would entertain looking at another project with those considerations in place.

Chair Motts stated the project was similar to what had occurred in the past with a push up into the hills and watershed area. He noted an argument could be made with regards to high end development in portions of Southeast Antioch but it would need to protect existing riparian and wildlife corridors and follow all of staff's environmental recommendations. He further noted the project as proposed would not benefit the City and would accrue environmental opposition and further the idea that Antioch was sprawl. He added it would be a traffic generator with no ability to contribute to commercial or industrial revitalization. Additionally, he noted higher density homes were more appropriate in other locations such as transit corridors and town centers. He stated the City needed to see additional support from the Bay Area to accommodate high density growth. He concluded that the project as envisioned was "fool's gold" and would not pencil out in the long run.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated at this time he would suggest the project come back to the Planning Commission before it moved on to the City Council. He stated going before the City Council as next step was not part of the formal process; however, it may be a courtesy offer they extend.

Commissioner Hinojosa and Chair Motts acknowledged the community for attending the meeting and encouraged them to continue to participate.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated there was a 300 foot radius notification requirement and there were notices placed in the newspaper. He offered to be available after the meeting to answer any questions from the community.

ORAL COMMUNICATIONS

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated the application deadline for the Planning Commission vacancy closed on October 9, 2015. He noted the Mayor would then appoint the positions pending City Council approval. He further noted current Commission members were welcomed to continue to serve until their positions were filled.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts announced TRANSPLAN would meet on October 8, 2015.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 9:16 P.M. to the next regularly scheduled meeting to be held on October 21, 2015.

Respectfully Submitted,
Kitty Eiden