

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**December 3, 2008
City Council Chambers**

CALL TO ORDER

Chairman Azevedo called the meeting to order at 7:35 p.m. on Wednesday, December 3, 2008, 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Wednesday, December 10, 2008.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

ROLL CALL

Present: Commissioners Westerman, Johnson (arrived at 7:50 p.m.), Brandt,
Delgadillo, Travers, Trail and Chairman Azevedo
Staff: Deputy Director Economic Development Carniglia
Minutes Clerk Lawson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes

None.

END OF CONSENT CALENDAR

NEW ITEM

2. Study Session on the eBART Ridership Development Plan (RDP) being prepared for the Hillcrest eBART Station Area located in the area bounded by Hillcrest on the west, Highway 4 on the south, Highway 160 on the east and Oakley Road on the north.

Deputy Director Economic Development (DDED) Carniglia provided an overview of the Staff Report, dated November 18, 2008. He further noted that additional correspondence, dated December 1, 2008, has been received and distributed to the Commission.

Leslie Gould, representing Dyett Bhatia Consulting Firm, presented a power point presentation that spoke to the Draft Preferred Plan for the Hillcrest eBART Station Area, in terms of:

- Planning Process
- Type of Residential Developments
- Plan Alternatives
- Major Future Decisions
- Preferred Plan Considerations
- Street Sections
- Landscape Buffers
- Creekside Trial and Setbacks
- Preview of Environmental Impacts
- Land Use
- Circulation
- Open Space
- Environmental Impact Report (EIR)

Ms. Gould noted that wall maps were displayed for the Commission's review.

In responding to Commissioner Brandt, Ms. Gould stated that the Antioch Unified School District (AUSD) has made comments through the EIR but not expressed any major concerns regarding capacity, in terms of the type of housing. The AUSD did express concern with access south of Highway 4, in terms of cost issues and impacts to existing neighborhoods.

Discussions ensued regarding funding, residential unit requirements (as required by the Metropolitan Transportation Commission [MTC]), school and park needs, impacts to existing roadways, Ridership Development Plan (RDP) and parking issues.

OPENED PUBLIC COMMENT

Charles Coan, resident, expressed concern to the fact that BART would not come into this area until 2015 and felt this was unfair to the community, due to the fact this community has been paying BART taxes for quite some time.

Armando Cardona, resident, expressed concern that BART will not become operational until the year 2015.

Ellen Smith, BART, stated that she agreed with Ms. Gould's comments and further explained BART funding.

Rod Yoder, resident, wanted to ensure that any cost saving plan that is put forward on this project does not cost the taxpayers any additional monies in the future.

Raul de Anda, resident, wanted to ensure that a specific number of local residents or companies would be working on this project.

Gaspar Chavarrua, resident, expressed concern to the lack of home ownership within the community and wanted to ensure that there was sufficient residential development near the eBART project.

Luis Rodriguez, resident, felt there would be a larger number of residents coming from the eastern portion of the community using eBART and wanted to ensure that a large number of the community would be employed to work on this project. He wanted this project to create jobs, as well as making job secure for the community.

Ron Schwartz, First Family Church, referred to his letter that was distributed to the Commission that stated his support of the East Median and Phillips Stations Plan. Mr. Swartz asked about the development to the west side portion of the project, in terms of streets and utilities that would support retail, office and ultimately residential, west of Willow Avenue. DDED Carniglia responded that infrastructure costs were high and outside funding sources would be needed.

In speaking with Mr. Swartz, Chairman Azevedo questioned the zoning for the First Family Church and requested that staff research this issue.

Sylvia Nireni, resident, expressed the need for additional libraries.

Angeles Chavarria requested that speed bumps be placed in the area near Antioch Middle School.

A representative from Transform, formerly known as Transportation And Land Use Coalition, a coalition of groups, stated her approval to the City for leading this issue, in terms of development potential and how it would benefit the community's needs. Also,

the need for additional higher density residential development to meet the needs of the community.

Mike Walls, First Family Church, questioned the area near the Phillips Lane Interchange area. DDED Carniglia felt that this area was the most important, in terms of future development and improved circulation. Also, a Project Study Report with Cal Trans is currently being performed, in relation to the Phillips Lane Interchange area.

Elizabeth Gonzales, resident, questioned the possible cul-de-sacding of Willow Avenue. DDED Carniglia explained that from a design standpoint, he was unsure, but felt it would benefit the area in terms of cutting down additional traffic. A draft plan was currently being devised and would come before the Commission around the first of January.

CLOSED PUBLIC COMMENT

Chairman Azevedo expressed his appreciation to the public for their attendance and involvement in their community.

A break was taken at 9:38 and reconvened at 9:45 p.m. with all Commissioners present.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

Chairman Azevedo reviewed the correspondence that was distributed to the Commission.

COMMITTEE REPORTS

None.

ADJOURNMENT:

Chairman Azevedo adjourned the Planning Commission at 9:47 p.m. to the next regularly scheduled meeting on December 17, 2008.

Respectfully Submitted,

Debra Lawson