

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**July 19, 2017
City Council Chambers**

Vice Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, July 19, 2017 in the City Council Chambers.

ROLL CALL

Present: Commissioners Husary, Motts, Mason, Turnage, Conley,
And Vice Chair Parsons
Absent: Chair Zacharatos
Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Interim City Attorney, Elizabeth Perez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

Commissioner Turnage led the audience and Commission in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: May 17, 2017

On motion by Commissioner Conley, seconded by Commissioner Turnage, the Planning Commission members present unanimously approved the minutes of May 17, 2017, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

2. **General Plan Land Use Element Update: Sand Creek Focus Area** - General Plan Land Use Element Update: Sand Creek Focus Area - The City of Antioch is proposing amendments to the Land Use Element of the General Plan affecting the Sand Creek Focus Area. The amendments include, but are not limited to,

changes to land use designations, density allowances, conceptual circulation, land use policies, hillside protection policies, and open space designations. An addendum to the original 2003 General Plan Environmental Impact Report (EIR) has been prepared. The proposed changes ultimately require City Council approval and the Planning Commission will serve as an advisory board, providing a recommendation to the City Council on the matter.

Director of Community Development Ebbs reported the City received a number of lengthy and detailed emails today. He noted the spirit of the Public Hearing was that all comments were received and informed decisions made by the Planning Commission. He further noted that because of the details, legal opinions and assertions made, staff was not recommending the Planning Commission take action this evening prior to staff evaluating claims made in the letters and providing the Planning Commission with a response. He recommended the Planning Commission continue the item to August 2, 2017, following a public comment period this evening. He stated they would also make the letters and links to documents available for the Commission and public.

Vice Chair Parsons stated that she had been unable to read all of the letters sent today.

Commissioner Turnage questioned if it were possible to have a cut-off point for submittals so that this issue would not occur again and delay the next meeting.

Director of Community Development Ebbs stated he would be discussing this issue with the City Attorney and City Clerk. He added that there was also a significant cost to print documents up to 775 pages.

Director of Community Development Ebbs stated the City Attorney's recommendation was to take a vote prior to public comment. He noted members of the audience could choose whether to make their comments tonight, at the next meeting or at both times.

All Commissioners in attendance stated they would be in attendance at the August 2, 2017, meeting with the exception of Vice Chair Parsons who stated she may be on vacation.

On motion by Commissioner Conley, seconded by Commissioner Turnage, the Planning Commission members present unanimously continued the Public Hearing for the General Plan Land Use Element Update: Sand Creek Focus Area, to August 2, 2017. The motion carried the following vote:

AYES:	<i>Husary, Motts, Mason, Turnage Conley and Parsons</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Zacharatos</i>

Vice Chair Parsons opened the public hearing.

Karen Whitestone, Conservation Analyst for the East Bay Chapter of the California Native Plant Society, spoke in support of conserving more land as open space and increasing the creek buffer. Additionally, she stated they would like a full or supplemental EIR to assess the natural resources in the area as they felt the 2003 EIR was outdated.

Joel Davalcourt, Greenbelt Alliance, expressed concern for the lack of substance in the EIR addendum and the short time for public review of the document. He reviewed the letter submitted by Shute, Mihaly & Weinberger LLP outlining what they believed were flaws in the EIR addendum.

Vice Chair Parsons announced that due to significant submissions received by the City late this afternoon, the Commission had moved to continue the Public Hearing on this item to August 2, 2017.

Don Miller, Antioch resident, stated he lived in the Sand Creek Focus area and was concerned about the impacts of development in the area on fire and police services, as well as traffic. He encouraged the City to focus on improving the downtown area prior to expanding outward. He noted he maintained the open space adjacent to his residence and he would like the land to remain open space for residents and the wildlife.

Michael Amorosa, Antioch resident and member of Antioch Community to Save Sand Creek, agreed with Mr. Miller and spoke on behalf of residents opposed to the development in the Sand Creek Focus Area. He suggested the City focus on improving already developed areas. He requested the Planning Commission inform Council that projects in the Sand Creek Focus area were too large and the City would not be able to mitigate the impacts.

Terry Ramus, Antioch Chamber of Commerce, spoke in support of the proposed General Plan Land Use Element Update for the Sand Creek Focus Area and current CEQA process. He noted the proposal was balanced, allowed for flexibility, and they believed it was a reasonable roadmap going forward.

Michael Milani / Milani & Associates, Zeka Ranch, stated that he believed the Sand Creek Focus Area was prudent and smart development. He provided the Planning Commission with engineering information and discussed the water system update. He noted the distribution of units would bring different housing elements and economic development to the City. He stated he would be coming to the Planning Commission in the future to speak on behalf of projects and he looked forward to those meetings.

Doug Dahlin, Zeka Ranch, Dahlin Group Architects provided the Planning Commission with a handout of the 2006 Zeka Ranch – Proposed Conceptual Lane Use Plan. He stated he believed plans developed early on were more responsive to topography and natural features than the current line drawn limiting Zeka Ranch. He stated they would like to keep flexibility in the boundary line and an allocation of 314 units for the property.

Evan Gorman, Antioch resident, stated he disagreed with the process and felt the project warranted a full EIR. He further noted zones, densities, legislation and ways in which the built environment interacts with the natural environment had changed.

Louisa Kao, Principal of the Zeka Group and property owner of Zeka Ranch, stated she would be making a presentation at the August 2, 2017.

Matt François, Rutan & Tucker on behalf of the Zeka Group, distributed and reviewed a letter submitted to the Planning Commission summarizing their primary concerns with the General Plan Update for the Sand Creek Focus Area related to density and infrastructure. He requested as the update moved forward, the Planning Commission consider amending table "A" designating 314 units for Zeka Ranch and include how the infrastructure would be financed, phased and constructed.

Juan Pablo Galvan, Land Use Manager for Save Mount Diablo, suggested the Plan increase the creek buffer to at least 400 from the creek center line, protect the southern hills west of Deer Valley Road, buffer any potential development on the east side of Empire Mine Road, and prevent currently closed routes into the Sand Creek Focus area from becoming heavily trafficked roads. He reported feedback received during their public outreach efforts indicated the vast majority of residents viewed parks and open space as positives for quality of life and they were concerned about Antioch's financial state and felt money would be better spent improving the downtown area.

Seth Adams, Save Mount Diablo, Director of Land Conservation, stated the Sand Creek Focus Area plan was too big and had changed substantially; therefore, they believed the environmental review was flawed and not legally adequate. He noted alternatives to the plan were not considered or analyzed and the environmental review did not address The Ranch development or the Deer Valley Regional Preserve. He requested supplemental environmental review be prepared and the City hold more workshops for the public.

Sherry Starks, Antioch resident, stated that the original financial analysis for the project area showed an annual deficit of \$5m. She stated she would like to view the current financial analysis for the Sand Creek Focus Area.

Vice Chair Parsons announced the Public Hearing would be continued to August 2, 2017.

ORAL COMMUNICATIONS

Director of Community Development Ebbs requested staff inform Planning Manager Morris if they would be available for a Planning Commission meeting on September 6, 2017.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Parsons adjourned the Planning Commission at 7:16 P.M. to the next regularly scheduled meeting to be held on August 2, 2017.

Respectfully Submitted,
Kitty Eiden