

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**November 2, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, November 2, 2016 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, November 9, 2016.

ROLL CALL

Present: Commissioners Mason, Conley, Vice Chair Zacharatos and Chair Motts
Absent: Commissioner Parsons, Husary, Hinojosa
Staff: Director of Community Development, Forrest Ebbs
Senior Planner, Alexis Morris
Contract Planner, Cindy Gnos
Assistant City Engineer, Lynne Filson
City Attorney, Michael Vigilia
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:**
 - A. **May 4, 2016**
 - B. **July 20, 2016**
 - C. **August 17, 2016**
 - D. **September 7, 2016**
 - E. **September 21, 2016**

Due to the lack of members present to vote in the majority, the Minutes of May 4, 2016, July 20, 2016, August 17, 2016 and September 7, 2016 were continued to the next meeting.

On motion by Commissioner Conley, seconded by Vice Chair Zacharatos, the Planning Commission approved the minutes of September 21, 2016, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

- 2. PDP-14-09 – The Ranch** – Richland Communities requests a preliminary review of the proposal to develop approximately 550 acres into a residential community of 1,188 to 1,307 residential units on 330.4 acres, including standard single family homes, executive housing, and/or senior housing; 5.0 acres for a village center; 19.8 acres of parks and 6.0 acres of trails; 207 acres of open space; a fire station; and utility improvements. The project entitlements would include a General Plan Amendment, Planned Development Rezone, Large Lot Tentative Map, and Development Agreement. The project site is located south 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 introduced the project and explained the process.

Contract Planner Gnos presented the staff report dated October 28, 2016 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 explained staff’s recommendation was to look for replacement amenities for the golf course area.

Chair Motts opened the public hearing.

Aaron Ross-Swain, Richland Development, gave a history of project and discussed their public outreach efforts. He announced they would continue to participate in the City’s Land Use Element update process. He stated based on feedback given, they had developed a thoughtful, responsible and cohesive plan. He reviewed the development comparison table identifying how the plan had changed.

Allen Folks Director of Design and Planning Ascent Environmental gave a Power Point presentation of the Preliminary Development Plan for the proposed project.

Aaron Ross-Swain concluded the presentation with the project timeline and the benefits to the City. He stated the proposed comprehensive master plan would be an asset to the community.

In response to the Commission, Director of Community Development Ebbs explained the Sand Creek buffer was 125 feet from center line, which was consistent with the Resource Management Plan and past approvals.

Aaron Ross-Swain stated they tended to gravitate toward the multi generation plan; however, the market would drive what plan would be implemented. He stated the recommendation for the 500 foot buffer from ridgelines becomes problematic and a challenging design constraint for the project. He noted all other recommendations could be worked through as they moved forward with the Final Development Plan.

Director of Community Development Ebbs responded that one of the goals through the General Plan Land Use Element Update was to clarify policies including the Hillside Design Policies.

Commissioner Mason suggested the Final Development Plan include widening of Empire Mine Road to 25 feet to provide emergency vehicles access and egress in the event of a disaster.

Mr. Ross-Swain stated they would address widening Empire Mine Road and working with Tri-Delta Transit on design attributes.

Commissioner Mason suggested including a bus turnout in the 55 plus development.

In response to Commissioner Mason, Mr. Ross-Swain stated age restricted communities typically implement average lot sizes ranging from 4500-5500 sq. ft. range to accommodate single story homes.

In response to Chair Motts, Mr. Ross-Swain explained they held multiple meetings with East Bay Regional Parks District and conversations were ongoing with regards to how the trail system would merge into the existing trail system.

Mr. Folks added there were opportunities visually and with grading and landscaping to interface the trail system with housing.

Chair Motts thanked the applicant for addressing previous concerns and noted as currently designed the project would be amenable to the City's needs. He thanked the applicant for facilitating a tour of the site.

Mark Jordan, Antioch resident, stated this was a vastly improved project and he was impressed with the amount of trails and open space. He noted the proposed density was needed in Antioch. He spoke in support of the project and suggested it be a model for future proposals.

Marty Fernandez, spoke in support of the project noting it was well thought out. He suggested the City cooperate with the developer to bring the project to fruition.

Joshua Young, Antioch resident, spoke in support of the project as currently designed. He stated he also supported the 55 plus neighborhood, Home Owners Association (HOA) and the potential for an owner occupancy requirement. He commended the City and Commission for doing an excellent job analyzing the project.

Debbie Spinelli, Antioch resident, gave a history of the area and suggested the City investigate whether the hillsides were natural. She noted this project was outlined many years ago and the developer should be allowed to purchase property for future growth.

Terry Ramus, Antioch resident, spoke in support of the project and complimented the developer for conducting extensive outreach and attempting to interface with the existing neighbors. He stated the open space was well balanced and cautioned executive housing was the most at risk and that element was lacking in Antioch. He stated the open space needed to be managed and not exert so much pressure that lot sizes were further reduced. He noted the business center was improved and traffic impacts to Sand Creek should be considered. He encouraged staff and the Commission to listen to the residents and business owners in Antioch.

Joel deValcourt, Greenbelt Alliance, expressed concern that this project was moving forward before the City had a full review of the General Plan Land Use Element for the Sand Creek Focus Area. He noted overall this project was an auto oriented sprawl development and the antithesis of smart planning. He suggested project impacts be addressed before the preliminary plans are brought forward.

Juan Pablo Galvan, Land Use Manager for Save Mt. Diablo, thanked the applicant for their community outreach efforts. He noted they were concerned about moving the project forward before the General Plan Land Use Element Update. He further noted they would support a plan that details the hillside and creek protections and resolves the issues surrounding the Habitat Conservation Plan highest acquisition priority lands. Speaking to the project before the Commission, he noted the large footprint was unchanged because fewer units were yielded by increasing lot size and further noted the 125 foot Sand Creek Buffer was inadequate.

Gil Murrilo, Antioch resident stated on February 17, 2016, staff announced that every second meeting of every month would be discussions regarding FUA1, and that had not occurred. He noted it was important to have a clear understanding of the development occurring in FUA1 prior to considering projects. He further noted HOAs were not required by law and a majority of them had failed in Antioch. He questioned if the developer would be providing funding for fire services. He requested the Antioch Police Department be fully staffed prior to future development occurring. He reported the City had previously approved a senior development and urged the City to be transparent throughout the process.

Kathy Griffin, Brentwood resident, spoke in opposition to The Ranch Concept Plan noting approval would be premature while the City is in the midst of updating the Land Use Element and General Plan. She reported LAFCO was deciding on its agriculture plan and open space preservation policy next week. She opposed more housing noting it would negatively impact surrounding communities.

Tina Chavez-Rouse, Antioch resident, stated Antioch had a history of HOAs that were not managed. She noted less than 1% of Antioch residents attended the town hall meeting on this project. She further noted there were several senior living facilities in Antioch. She suggested the Commission consider the impact of the project on the City's infrastructure.

Fred Rouse, Antioch resident, expressed concern regarding the City's ability to manage its current infrastructure. He requested a more detailed timeline for the project and questioned if seismic information was considered. He asked how many mutual aid situations the fire department would be responding to.

Allen Payton, Antioch resident, gave a history of FUA1 and the Urban Limit Line. He noted housing in this area was long planned to be larger homes on larger lots to attract business owners who would provide local jobs, as well as senior housing that would have little to no impact and grow the economy. He further noted this plan had been downsized and they were providing more open space.

Greg Sousa submitted written comment against The Ranch project.

Chair Motts declared a recess at 8:18 P.M. The meeting reconvened at 8:30 P.M. with all Commissioners present with the exception of Commissioners Parsons, Husary and Hinojosa who were previously noted as absent.

Chair Motts closed the public hearing and read written comment submitted by Commissioner Hinojosa regarding The Ranch Project PDP.

Director of Community Development Ebbs responded that staff was obligated to bring applications before the Planning Commission. He noted it was his expectation that this plan will conform to the new Land Use Element Update. He further noted the administrative draft would be brought before the Planning Commission at their next meeting, which would then be sent for CEQA review and it would be back to the Planning Commission in early 2017 for a recommendation to the City Council. He commented that he did not expect a full entitlement package coming from this project before then; however, if it did, the City was under no obligation to take action. He stated he was optimistic that both this project and the Land Use Element Update could work together.

Commissioner Conley stated the General Plan would be adopted by the City Council and that the project before the Planning Commission was a good concept. He stated he

believed this was a better plan than had ever been brought forward in Antioch. He voiced his support for the senior housing element and noted a golf course amenity was no longer viable. He explained that senior assisted living facilities were different than adult oriented communities. He spoke in support of the project, noting it was something the City could be proud of and would make the City better.

Commissioner Zacharatos thanked Richland for improving the plan and conducting outreach to the community. She voiced her support for the project moving forward.

Commissioner Mason complimented Richland for their professional approach and willingness to conduct outreach with the community and work cooperatively with City staff. He noted the plan would help with modeling as the City updated the General Plan. He thanked the developer.

Chair Motts agreed the plan presented this evening was vastly improved; however, he felt the process was backward regarding development coming to the Commission prior to the General Plan revisions. He stated he believed this plan spoke to the changes needed in the way of development in Antioch and suggested the developer follow the recommendations pertaining to East Bay Regional Parks and Tri-Delta Transit. He noted the project was worthy of a continuation until after the Sand Creek Focus Area was considered; however, most people supported the project as presented. He stated he wished every developer put forth the effort that Richland had and noted he was in favor of the multigenerational plan as it lessened the impact of the executive homes into the southern hills region. He commented that his expectation was that the developer would work with the City in terms of compliance with the General Plan Update for the Sand Creek Focus Area. He emphasized development near Sand Creek should provide a treatment in the setbacks to interface with the open space and the buffer zone should be expanded as much as possible.

ORAL COMMUNICATIONS

Director of Community Development Ebbs stated the December 7, 2016 Planning Commission meeting had not been formally cancelled; however, the second meeting in December would be cancelled. He noted staff would send out an email with the schedule for the remainder of 2016.

Chair Motts announced he would be out of the Country the first week of December and unable to attend a Planning Commission meeting that week.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts announced the Transplan meeting had been cancelled.

Director of Community Development Ebbs reported on his attendance at the LAFCO meeting noting efforts to annex Northeast Antioch Area 2A was subject to protest proceeding by residents in the area.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:57 P.M. to the next regularly scheduled meeting to be held on November 16, 2016.

Respectfully Submitted,
Kitty Eiden