

**CITY OF ANTIOCH
SPECIAL MEETING OF THE
ANTIOCH CITY COUNCIL**

**Special Meeting
7:00 P.M.**

**October 17, 2006
Council Chambers**

7:00 P.M. – ROLL CALL

Mayor Freitas called the meeting to order at 7:03 P.M. on Tuesday, October 17, 2006 in the Antioch City Council Chambers located at 3rd and “H” Street.

ROLL CALL

Present: Councilmembers Davis, Conley, Simonsen and Mayor Freitas
Absent: Councilmember Kalinowski

Mayor Freitas announced Councilmember Kalinowski could not attend tonight’s meeting, due to a work conflict.

Mayor Freitas further stated this meeting would be recorded for broadcast by Comcast on October 19 at 12:00 midnight.

PLEDGE OF ALLEGIANCE

STUDY SESSION

1. STUDY SESSION TO DISCUSS DESIGN, DENSITY AND THE FUTURE DIRECTION OF REDEVELOPMENT EFFORTS IN THE DOWNTOWN

Mayor Freitas welcomed the audience and introduced City Staff members. He explained there would be several presentations and the intent of this meeting was to hear from the public, adding both the City Council and staff were committed to moving forward with the revitalization of the downtown area.

Economic Development Director (EDD) Bjerke stated this forum was meant to be the beginning of the next phase in the process of the redevelopment of downtown Antioch. He then explained a test development plan would be used as a starting point of this meeting’s discussion, as well as current financial and market information to help determine what may or may not work in conjunction with the current prospects, relative to both the short and long term. Mr. Bjerke stated Staff’s goal for this meeting was to receive feedback from the community regarding the proposed test development plan, including thoughts about a ferry terminal, design and architecture within the community. It was Staff’s intent to take feedback from this meeting, combined it with input from the City’s Boards and Commissions, and return to Council with a cohesive vision, complete with proposed policy changes to the General Plan to enable the vision being created here tonight to be transformed into viable and attractive proposal to the private sector.

EDD Bjerke further stated the agenda, as presented, would cover the following topics:

- Review of the three-village concept from the initial study, also known as the Test Development Plan. (Handouts were made available for the public's review.)
- Update on the Ferry Terminal Study by the Water Transit Authority.
- A presentation emphasizing the City's need for the creation of Design Guidelines and specifically within the downtown area.

EDD Bjerke stated, following the presentation of the announced topics, the audience would have an opportunity to provide comments or feedback. He explained the full initial study was available on the City's website, and had been since September 1, 2006. He announced this meeting was being recorded to allow City Staff the opportunity to review any comments made during this meeting, allowing staff to work as many viable suggestions as possible into the overall vision. Mr. Bjerke stated public input was important to the City Council, and to be assured all questions and suggestions would be reviewed and considered, however, he also cautioned some answers might not be available tonight.

EDD Bjerke noted when reviewing the Test Development Plan, as presented tonight, he urged each member of the public to ask themselves whether or not it made sense, for example: 1) Are the proposed land uses in the right places; 2) Are the proposed projects the right size and height; 3) Are the projects too dense or not dense enough; and 4) Are the concepts too boring or too aggressive? Also keep in mind the market findings of the initial study, such as:

- higher density projects are more likely to pencil out to make financial sense
- additional residential is the most likely to be successful
- downtown retail would need to be unique in its mix of goods to compete with other shopping centers or areas in the town and the downtown area
- limited office uses would follow as downtown was revitalized
- did the public agree with the findings or see things differently

EDD Bjerke requested the audience think about other possible attractors or draws for the downtown area, to compliment the El Campanil and the marina.

Deputy Director Community Development (DDCD) Carniglia then provided a power point presentation referencing the proposed Rivertown Waterfront Master Development Plan which was depicted in a three village concept. He noted the presentation was in print form and available to the public for review.

Trent Lethco, Water Transit Authority Consultant, explained the services currently provided by the Water Transit Authority. He then proceeded with a power point presentation referencing the proposed expanded ferry service for the Antioch-San Francisco Ferry Service route, as well as proposed examples for an Antioch terminal. He noted all sites would be evaluated and a preliminary report would be presented to City Staff in mid-November, detailing the benefits of the Water Transit Authority's proposed locations. He urged both Staff and the public in attendance to provide much needed feedback tonight.

Blake Roberts, Downtown Solutions, presented a power point presentation depicting various types of design guidelines for the City as a whole, as well as the downtown area.

Mayor Freitas welcomed the public's comments.

OPENED PUBLIC COMMENT

John Dodson, resident of the downtown area, expressed his concern regarding the conceptual plan's portrayal of high density in the area of DV-14 and 15, stating he felt this would affect the entire downtown community. Furthermore, in the Marina Village conceptual plan, he felt the proposed 6-story building would be a detriment to the downtown area, as the plan, as presented, was taking away from the marina and water atmosphere. He further expressed his concern regarding the proposed A Street realignment/Second Street transition, as he felt this would also be a detriment to the area by interfering with the current streamline flow from A Street to the downtown area. In terms of the Ferry location, he felt the Marina area would be a good fit.

Resident, Garry Holman, felt the proposed Arcadis project conceptually captured the vision Council and Staff had for the overall mixed use vision that would be created by the proposed revitalization of the downtown area. He emphasized such a revitalization would need to be conducted within a comprehensive plan to ensure cohesiveness and compatibility assurance projects did not become individual projects, but maintain a sense of cohesiveness. In speaking to the Arcadis proposal, Mr. Holman felt the City should review the Master Developer Concept as proposed by Arcadis to facilitate downtown revitalization. Doing so would bring specialized expertise, objectivity and detachment from local entries into the revitalization process. Mr. Holman approved the hiring of Downtown Solutions and felt it was an important step in the right direction to this end. He further felt all precaution should be taken to preserve the historical integrity of structures and to ensure the flavors of downtown were preserved. Identification of signature projects capable of being implemented quickly should be completed as a first priority, providing public confirmation progress was being made in the downtown area, as well as building momentum for continued revitalization. Mr. Holman emphasized the need of public participation and other stake holders throughout the revitalization effort.

Devi Lanphere, CEO Antioch Chamber of Commerce, stated the Chamber of Commerce was in full support of the Ferry System and suggested a conference center or hotel be implemented into this plan. She further spoke to the benefits the downtown revitalization would have on the community and felt a mixed use of retail, jobs and residential throughout the entire Rivertown area held too much potential to be ignored. Ms. Lanphere's suggestions included:

- Support be given as a whole in the development of the downtown revitalization
- Encourage the Planning Department, Design Review Board and Planning Commission to fast track or assist people who were proposing projects that fit within the downtown model.
- Review current events within the Rivertown District and ensure they are supportive of current merchants and had presented the City in the best light.
- Encourage the Rivertown Merchants Association to hold meetings with landlords, City Council and merchants to explore incentives for first year

merchants, facade improvements and joint community outreach to strengthen its image.

- Ensure merchants, both current and potential, recognize Antioch as a commuter community, and make business hours more accommodating by remaining open later in the evenings and on Sunday; and to aid Sunday's by creating small events once a month that would draw people into the Rivertown area.
- The City should create a public information office specifically for the Rivertown and other areas charged with building our City images.
- Economic Development needs to be as competitive as any other business, with funds allocated for brochures, DVD's and Staff to work both with the region and for the City alone.
- City residents need to revisit the Rivertown District, take pride in the Delta and the unique mix of stores, residence and entertainment.

Victor Palombi, resident, expressed his satisfaction with the proposed revitalization of the downtown and suggested projects be broken down into smaller cohesive well thought out portions. He felt there was a need for an anchor project and the Ferry Service could fit this need, as it would bring people into the City. He also suggested Amtrak service be explored as it could be a unique asset to the City.

Debra Evans, resident, submitted a letter to the City Council to be made a part of the record.

Ken Lee, resident, suggested a theme for specific individuals be targeted and felt the City should be aware of issues pertaining to senior citizens, ethnic awareness, street signs to promote the City and create market materials.

Elizabeth Lew, submitted a letter speaking to the Hickmont Cannery and its historical significance to the City, which Mayor Freitas read to be entered into the record.

Fernando Peniche, local business owner and resident, questioned the City's process to encourage new business owners and developers to the downtown area. He expressed concern regarding the City's current design review process and suggested the City implement strict guidelines for the members of the Design Review Board, as well as the planning process.

Art Jeffery, resident, supported the rehabilitation of commercial and residential within the downtown area. He expressed concern regarding the expansion of A Street into Third Street and the proposed plan to realign A Street for primary flow through Third Street. He felt this would cause additional safety concerns along with the proposed high density residential buildings. Mr. Jeffery felt the expansion of Highway 4 should take precedence over the revitalization of the downtown area.

Michael Sarabia, understood previous concerns but felt progress should move forward for the betterment of the community. He stated his approval of the conceptual plans and suggested larger companies be brought into the downtown area. He also suggested the utilization of the railroad and the river to promote economic development.

Samir Rohayem, Antioch business owner, presented a conceptual plan to the City Council for his property located on Fulton Shipyard Road and stated he hoped to have the property rezoned residential. He further expressed concern regarding the present severity of blight in the area and felt his plan would improve the area.

Don Bright, representing the Rivertown Preservation Society (RPS), voiced his support of the philosophy of Downtown Solutions in the creation of harmonious streetscapes. He requested the City Council adopt the proposed Historical Preservation Ordinance and felt this would create an adaptive reuse of the City's historical buildings. In terms of the Ferry Terminal location, he suggested the Fulton Shipyard area would best suit this use, as well as the addition of a high-end resort hotel/spa with a secondary focus on recreational boating. Mr. Bright suggested the high density buildings be placed on the book end properties on the east and west areas of the plan, as this would have the least impact to the citizens currently residing within the downtown area.

Mark DiMercurio, resident, felt the downtown area was underutilized and suggested some type of tourist attraction be created to feed retail. He also suggested a partnership be created with national fishing tournaments, as fishing was a vital part of the Delta, he felt the Fulton Shipyard area could create additional business and tourism.

Elizabeth Westfall, resident, expressed concern regarding the conceptual plans pertaining to high density and wanted to maintain view corridors to the river. In speaking to the focus of a plan, she did not want to lose site of the river and voiced her approval of a ferry terminal being placed in the center of the downtown area. She suggested should condominiums be built within the plan, they be constructed with a large portion of the square footage being positioned with the emphasis on river views.

Larry Elcenko, resident, suggested the Marina be placed within the area of the Fulton Shipyard, and felt this area could provide better accessibility. He further suggested the location of the old Antioch lumberyard remain as an open area where community events could be held. Regarding transportation issues, he suggested E-Bart be enveloped into this plan.

Kathy Rodriguez Jackson, resident, voiced her concern regarding the present condition of the radiator shop located adjacent to Prospects High School, questioning whether or not the property belonged to a local family, and the possibility of it being used as some type of open space. In speaking to the Arcadis proposal, she questioned the amount of residential development.

Regarding Rogers Point, Mayor Freitas stated it was his personal preference to see a convention center with a hotel and a marina in front. He felt Fulton Shipyard's deep water port was unique and suggested the ferry terminal could be placed in this area. Furthermore, the City was in receipt of a multi-million dollar grant to change the boat launch from its present location to Humphrey's, to be implemented in the near future.

Michele Copeland, resident and business owner, stated her appreciation to the City Council for their efforts in bringing this issue forward. She felt the term "villages" be eliminated in order to make the plan more cohesive and would include the whole city of Antioch. She wanted to ensure the developer chosen had a passion for Antioch and a

plan for a good mix of residential, retail and office, as well as utilization of the views of the water. Ms. Copeland questioned the status of businesses during construction, the status of highway 4 and the downtown area.

Hans Ho, resident, approved of the conceptual plan and felt the railroad did not have to be a detriment to Antioch. He approved of the proposed ferry terminal service and felt this service should be subsidized and would be a plus to the downtown revitalization. Mr. Ho expressed his concern in keeping the housing authority and the county from using the downtown for rentals that would not be appropriately maintained and wanted to ensure this be monitored in some fashion.

Emil Stein, resident, questioned whether or not the proposed changes would include handicap accessibility and expressed his concern regarding adequate parking.

Manny Soliz, Jr., resident, wanted to ensure regular input and involvement with the downtown merchants, residents, Business Owner's Association and the Chamber of Commerce was accessible and questioned whether or not this input should be assigned to a task force. When all the information and input was collected, he wanted to take the information and put it into a RFQ, with additional key elements, and felt the development community should come to the City and provide some workable plans that were different in nature and could address issues identified through public input. He felt an anchor facility should be included in the plan, as well as the ferry service and a museum. Mr. Soliz stated he was not in favor of the elimination of the current senior center in the downtown area.

Curtis Holzer, representing the Antioch Rivertown Business Association, stated his appreciation to the City Council for bringing this issue forward to the public and business owners. He expressed regarding the expansion of the residential area in the downtown area and the mixture of commercial, as he wanted to ensure proper planning would be done. He wanted to expand on the commercial and residential aspect of the downtown revitalization and felt this should move forward in an expedient manner.

Diane Smith, resident, stated her support of the ferry terminal service and requested additional information from Mr. Roberts and Mayor Freitas regarding Arcadis.

- Mayor Freitas stated the downtown plan from 1990 was not rooted in economics. In fact there had been such an emphasis on the "public process" that very few individuals had contacted the development community to inquire as to the feasibility of the plan. He stated Arcadis was concerned about the feasibility of the plan, as well as current economics including the housing market in Antioch. EDD Bjerke interjected that Arcadis, in presenting the report, was willing to move forward with the development of a Master Plan. Not only did Arcadis' view on how to proceed differ from the City's view, they also disagreed on the amount of time needed for the completion of a successful revitalization effort.
- Mr. Roberts, Downtown Solutions, stated the goal was a joint effort in bringing together what was existing and what could be brought forward, in terms of development. This would be a gradual process, recognizing the "design guidelines" would serve to preserve and enhance what was already in the downtown area, and go on to serve as a template of what could or could not be included in the plan.

Diane Smith further requested the slogan of "Gateway to the Delta" be kept.

Allen Payton, resident, submitted written suggestions that Mayor Freitas read into the record.

Bob Oliver, resident, questioned the passage of the proposed Proposition 90, and the affect it would have on redevelopment in Antioch. He expressed concern regarding the proposal to place condominiums adjacent to a railroad, as well as whether there would be adequate parking with the current proposal.

Martin Gonzales, resident, encouraged the City Council to work on this plan in an expeditious manner and felt the river was an asset to the community capable of bringing additional revenue into the community.

Sue Olivera, approved of the slogan *Gateway to the Delta* and the Downtown Solutions representatives. She felt a water theme could provide a positive image for the City.

Carol Ann Davis, resident, wanted to ensure the current names with it's history of the downtown area to which they were attached, not be lost, including the railroad. She expressed concern as to the status of the Hard House and the present community center.

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Gary Agopian, resident, felt the downtown district was the identity of the City and public participation proved this tonight. He felt it was important to bring an identity to the downtown area, as well as the public with the use of commercial, residential and business development. He felt that this revitalization effort should not stop in the downtown area, and that it should resonate out along "A", "L", and "G" Street and reach all the way out to all aspects of the community. Intense residential development should be properly managed and not disturb the character of the downtown area.

Dan McNally, resident, felt that Antioch should be a popular destination and that it be given an individual identity. He suggested that events such as music activities, a Farmer's Market and the approval of a Ferry service would contribute to this identity.

Mayor Freitas expressed his appreciation to the public, City Staff, the Water Transit Authority and Downtown Solutions for their efforts in this process, and felt that with the current and upcoming improvements to this area would only add to the mix of improvements to the downtown area. He further spoke to upcoming projects that are occurring in this area and added that the Council was committed to this process.

In terms of the future process. EDD Bjerke stated that this would be the first step in the continuing process. Staff will now take this input, as well as obtaining input from the City's Commissions, and bring back to the public a vision for the public to further discuss and provide further direction, so that the City can adopt changes to the General Plan that make it possible for the private sector to implement this plan.

Mayor Freitas noted that additional information will be posted on the City of Antioch's website.

Councilmember Conley stated that he felt the El Campanil was an asset to the downtown area and noted that it was not the City's intention to eliminate blocks of businesses within the downtown area. He further noted that he felt the present senior center should not be eliminated and that it should remain on the north end of the community. He further requested information pertaining to the status of L Street and the new boat ramp, wherein Mayor Freitas stated that this information will be brought back at a future City Council meeting.

Councilmember Davis stated that he felt this meeting was an essential step in the revitalization of the downtown area, and stated his appreciation to tonight's public participation.

Councilmember Simonsen welcomed the public to attend all City Commission meetings to encourage further public participation.

Mayor Freitas stated that the focus of this meeting was for the betterment of the community and that the City will attempt to balance all special interests and needs.

A break was taken at 9:33 P.M. and reconvened at 9:48 P.M. with Councilmembers Davis, Conley, Simonsen and Mayor Freitas being present. Councilmember Kalinowski was absent due to a work conflict.

COUNCIL REGULAR AGENDA

2. REVIEW OF DRAFT ABAG PROJECTIONS 2007 AND DIRECTION REGARDING RESPONSE TO ABAG

DDCD Wehrmeister provided a summary of the Staff Report dated October 11, 2006 recommending that the City Council direct the Mayor to sign the attached letter commenting on the Draft Projections 2007.

Mayor Freitas referred to the Draft Letter dated October 18, 2006, regarding "Projections", and felt that additional dialogue was needed in referencing jobs. He felt that the review of commercial development and what has happened and what developers are planning to occur, provide evidence that the numbers and projections are wrong. Mayor Freitas suggested to the Council and Staff that this discussion be opened up to speak to recent history and projections. DDCD Wehrmeister pointed out that the job and housing growth is going to be a factor in the Rena methodology, so if the jobs projections are increased, this may increase the amount of units that are allocated in the Rena process. Mayor Freitas felt a recent example of commercial development and office space, pertaining to the creation of new jobs be added to this letter.

Councilmember Conley stated that issues discussed at a recent ABAG meeting were how to spread the Rena figures throughout the nine Bay Area Counties. During this discussion it was evident that there are basic sides to the picture being the current urban communities versus the suburban communities. He suggested that the Council support current jobs, housing and transportation and not look to any other anticipated

issue, because it is unsure that other anticipated issues will be factored in within the next seven years. Councilmember Conley suggested that the Council concentrate on existing real life issues and project thereafter.

Councilmember Simonsen stated that an environment should be created for businesses in the community and felt that mass transit needed to be implemented and a formula needs to be established for Antioch. Councilmember Simonsen referred to the Draft Letter dated October 18, 2006, page 2, first paragraph, and stated that in speaking to "Highway 24 Corridor containing heavy rail transit", he felt that heavy rail transit did not exist at this present time, and questioned if it should be changed to read BART. Through discussions, he requested that the words "i.e. BART" be inserted.

Mayor Freitas stated that through Council discussion, the letter was appropriate with the addition of a recent example of commercial development and office space, pertaining to the creation of new jobs and in regards to infrastructure language connecting residential development with infrastructure, primarily transportation.

On motion by Councilmember Conley and seconded by Councilmember Davis, the City Council directed the Mayor to sign a letter dated October 18, 2006 to the Association of Bay Area Governments (ABAG) commenting on the Draft Projections 2007.

AYES: Conley, Davis, Simonsen and Freitas

ABSENT: Kalinowski

PUBLIC COMMENTS

None.

COUNCIL COMMUNICATION

Councilmember Simonsen extended his appreciation to the Antioch Chamber of Commerce for the recent Candidates Forum.

STAFF COMMUNICATION

City Manager Jakel announced that issues to be discussed at the next City Council meeting would be the Vista Diablo Mobile Home Park and the next Community Forum would be held on November 18, 2006 to be held at the El Campanil at 9:00 a.m.

ADJOURNMENT

There being no further business, Mayor Freitas adjourned the City Council meeting at 10:04 P.M. to the next regularly scheduled meeting of October 24, 2006.

Respectfully Submitted,

Debra Lawson
Minutes Clerk

