

## Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the City Clerk's Office during normal business hours for inspection and (for a fee) copying. Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

## Notice of Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. To address the Council, fill out a yellow Speaker Request form, available on each side of the entrance doors, and hand it to the City Clerk. See the Speakers' Rules on the inside cover of this Agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section.

**6:30 P.M. ROLL CALL** for Closed Session

**PUBLIC COMMENTS** for Closed Session

**CLOSED SESSION—CONFERENCE WITH LABOR NEGOTIATOR** – City Negotiator: Bill May.  
Employee Organization: All Negotiating Units. This closed session is authorized by Government Code §54957.6.

**7:00 P.M. ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS**

**PROCLAMATION** – Holiday De-lites Celebration, December 1, 2001

**PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time***

**1. COUNCIL CONSENT CALENDAR**

**A. APPROVAL OF COUNCIL MINUTES FOR NOVEMBER 13, 2001 (#301-03)**

Recommended Action: Motion to approve the minutes

*Approved 5/0*

**B. APPROVAL OF COUNCIL WARRANTS (#401-02)**

Recommended Action: Motion to approve the warrants

*Approved 5/0*

**C. APPROVAL OF TREASURER'S REPORT FOR OCTOBER 2001 (#401-02)**

Recommended Action: Motion to approve the report

*Approved 5/0*

**COUNCIL CONSENT CALENDAR—Continued**

- D. ORDINANCE AMENDING §2-2.06 (B)(2) OF THE ANTIOCH MUNICIPAL CODE , DEALING WITH CITY MANAGER POWER AND DUTIES (#701-05) (*Introduced 11/13/01*)  
*Ord 985-C-S, 5/0*  
Recommended Action: Motion to adopt the ordinance
- E. RESOLUTION AMENDING THE 2001-2002 BUDGET BY DELETING ONE POSITION OF RECREATION PROGRAM COORDINATOR AND ADDING AN ADDITIONAL RECREATION SPECIALIST POSITION AND RECLASSIFYING THE RECREATION PROGRAM COORDINATOR TO RECREATION SPECIALIST (#502-02)  
*Reso 2001/145, 5/0*  
Recommended Action: Motion to adopt the resolution
- F. RESOLUTION APPROVING TERMS OF AGREEMENT FOR TREATMENT PLANT EMPLOYEES' ASSOCIATION, (TPEA) UNIT III (#509-02)  
*Reso 2001/146, 5/0*  
Recommended Action: Motion to adopt the resolution
- G. RESOLUTION ACCEPTING A PROPOSAL FOR PREPARATION OF A SANITARY SEWER MASTER PLAN AND AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO NEGOTIATE AND SIGN AN AGREEMENT (PW 620) (#1205-01)  
*Reso 2001/147, 5/0*  
Recommended Action: Motion to adopt the resolution
- H. REPORT ON AB 1149, RULE 20A UNDERGROUNDING PROGRAM (#1201-07)  
*Received*  
Recommended Action: Motion to receive and file
- I. RESOLUTION APPROVING A TIDELANDS LEASE WITH RIVERVIEW LODGE (#1001-05)  
*4/1K return on 12/11, to rpt on the legality of binding the needed improvements on the building's appearance to the lease*  
Recommended Action: Motion to adopt the resolution
- J. RESOLUTION ENDORSING CONCEPTS OF THE DRAFT COMPACT FOR A SUSTAINABLE BAY AREA (#202-01)  
*Reso 2001/148, 5/0*  
Recommended Action: Motion to adopt the resolution

• • • **END OF COUNCIL CONSENT CALENDAR** • • •

**COUNCIL REGULAR AGENDA**

2. REVIEW OF EXHIBIT "C" LOCAL PREFERENCE AGREEMENT OF THE DEVELOPMENT AGREEMENT FOR THE SAND CREEK RANCH DEVELOPMENT AND DETERMINATION OF GOOD FAITH COMPLIANCE (#202-03) *(Con't from 11/13/01)*

*Con't to 12/11/01*

Recommended Action: A) Motion to continue to 12/11/01 at the request of the developer, or  
B) Motion to adopt the resolution finding that, based upon substantial evidence, the developer, McBail Company, has complied in good faith with the terms and conditions in Exhibit "C" of the Development Agreement

3. ADOPTION OF THE PROPOSED FEES AND HOURS OF OPERATION FOR THE PREWETT PARK 2002 SEASON (#1402-03)

*Approved fees & hrs,*

*Rtn to P&R to consider Mello-Roos discount & rtn w/ recommendation 3/2, N-D,S*

Recommended Action: Motion to adopt the proposed fees and hours

4. CONSIDERATION OF THE TIME LINES FOR ADOPTION OF MEASURE "U" GROWTH MANAGEMENT ORDINANCE PRIOR TO THE EXPIRATION DATE OF JUNE 22, 2002 (#204-01)

*Received, 5/0*

Recommended Action: Motion to receive and file

5. ANNUAL REPORT ON THE CURRENT GENERAL PLAN (#204-01)

*Received 5/0*

Recommended Action: Motion to receive and file

6. LEGISLATION AND ADVOCACY (#701-04)

*Received 5/0*

Recommended Action: Motion to direct staff as to Council's desired course of action

• • • **END OF COUNCIL REGULAR AGENDA** • • •

**8:00 P.M. PUBLIC HEARINGS**

7. KAISER PERMANENTE IS REQUESTING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR THE MEDICAL FACILITY CAMPUS INCLUDING AN APPROXIMATE 500,000 SQUARE FOOT HOSPITAL, ASSOCIATED PARKING AREAS (INCLUDING A MULTI LEVEL PARKING STRUCTURE), UTILITY BUILDING, AND A HELIPORT, AND APPROXIMATELY 450,000 SQUARE FEET OF MEDICAL OFFICE. ; AND USE PERMIT TO ALLOW THE CONSTRUCTION OF PHASE 1 OF THE MEDICAL CAMPUS INCLUDING A 60,500 SQUARE FOOT MEDICAL OFFICE BUILDING AND RELATED SITE IMPROVEMENTS. THE APPROXIMATELY 78-ACRE SITE IS LOCATED ON THE NORTHEAST CORNER OF DEER VALLEY ROAD AND THE FUTURE ALIGNMENT OF THE FUTURE EXTENSION OF SAND CREEK ROAD. (PD-71-7/ UP-01-27) (APN 054-082-003 AND -004) (#202-04)

Recommended Action: A) Motion to adopt the resolution approving the Final Development Plan for the Kaiser Permanente Medical Facility Campus.

*Reso 2001/149, 5/0, w/ changes*

B) Motion to adopt the resolution approving the Use Permit for Phase

**PUBLIC HEARINGS—Continued**

8. THE CITY OF ANTIOCH REQUESTS TO APPROVE A SPECIFIC PLAN (EAST EIGHTEENTH STREET SPECIFIC PLAN) FOR A PLANNING AREA CONSISTING OF APPROXIMATELY 192 ACRES BETWEEN EAST 18th STREET AND THE A.T.&S.F. RAILROAD RIGHT-OF-WAY, AND FROM VIERA AVENUE ON THE WEST TO DRIVE-IN WAY ON THE EAST (NOT INCLUDING THE UNINCORPORATED RESIDENTIAL PROPERTIES FROM VINE LANE TO THE NORTH). (#202-07) (*Con't from 10/23/01*)

Recommended Action: A) Motion to adopt the resolution making findings for adoption of an ordinance adopting the East 18th Street Specific Plan and rezoning properties located within the East 18th Street Specific Plan area to Planned Development District (P-D) and approving a mitigated negative declaration;

*Reso 2001/151, 5/0*

B) Motion to adopt the resolution amending the General Plan to add a land use designation titled "East 18th Street Specific Plan" and to re-designate property to East 18th Street Specific Plan;

*Reso 2001/152, 5/0*

C) Motion to introduce the ordinance by title only;

D) Motion to introduce the ordinance adding section 9-5.3307 to the Antioch Municipal Code, adopting the East 18th Street Specific Plan and rezoning properties to the Planned Development District  
*to 12/11/01 for adoption, 5/0*

**added:** E) Continue to encourage the residents of the unincorporated area to annex to the City. *5/0*

9. FRED DILLETT (OAKLEY KNOLLS) REQUESTS APPROVAL OF A FINAL DEVELOPMENT PLAN TO SUBDIVIDE AN APPROXIMATELY 5.5 ACRE PARCEL INTO 16 PARCELS, EACH APPROXIMATELY ¼ ACRE IN SIZE. IF APPROVED, THE APPLICANT INTENDS TO SELL THE FINAL SUBDIVISION TO A SINGLE DEVELOPER WHO WOULD CONSTRUCT SINGLE-FAMILY RESIDENCES ON EACH PARCEL. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF OAKLEY ROAD, APPROXIMATELY 1,300 FEET WEST OF PHILLIPS LANE (APN: 057-180-014) (PD-00-4) (#202-03) (*Con't from 10/23/01*)

Recommended Action: A) Motion to introduce the ordinance by title only;

B) Motion to introduce the ordinance rezoning the project site to Planned Development; and *to 12/11/01 for adoption 4/1-F*

C) Motion to adopt the resolution approving a Final Development Plan, Tentative Map, and Mitigated Negative Declaration subject to the conditions contained in the resolution.

*Reso 2001/153, 4/1-F, Cond #51-setback min to vary from 25' to 28'*

**PUBLIC HEARINGS—Continued**

10. THE CITY OF ANTIOCH IS REQUESTING TO ADOPT REVISIONS TO TITLE 9, CHAPTER 5 OF THE ANTIOCH MUNICIPAL CODE ZONING ORDINANCE TO SIMPLIFY AND EXPEDITE THE ISSUANCE OF LAND USE PERMITS (FILE: Z-99.2) (#202-05) (*Con't from 9/25/01 and 11/13/01*)

- Recommended Action: A) Motion to introduce the ordinance by title only;
- B) Motion to introduce the ordinance adding subparagraphs 9 and 10 to section 9-5.3802, amending section 9-5.3803, adding Article 39, and adding Section 9-5.2703.1 to the Antioch Municipal Code; and
- C) Motion to adopt the resolution approving the Negative Declaration and making the required findings for adoption of the ordinance.  
*Con't to 12/11/01*

• • • **END OF PUBLIC HEARINGS** • • •

**PUBLIC COMMENTS—none**

**COUNCIL REPORTS/COMMUNICATIONS—none**

**STAFF COMMUNICATIONS—none**

**ADJOURNMENT — 11:34 p.m.**