



Job No. 1351.5  
August 204, 2023

Mr. Kevin Scudero  
Senior Planner  
Community Development – Planning Division  
City of Antioch  
200 H Street  
Antioch, CA 94509-1285

Re: Good Chance Management LLC – PDP Application – APN 076-021-006 – James Donlin Boulevard

Dear Kevin,

The Good Change Management Development team has compiled a PDP submittal package for consideration by the City of Antioch Community Development Department - Planning Division.

***Background Information:***

The subject parcel is assigned a General Plan Land Use (GPLU) Designation of Open Space (OS) consistent with the current 2003 City General Plan (GP) that is currently in effect. The property has been assigned a zoning designation of R6. The R6 zoning designation is not supported under the current GP land Use Designation of Open Space. The assigned General Plan Land Use Designation overrides the current Zoning Designation of R6 creating a GP/Zoning inconsistency. The owner and the Good Change Management development team are seeking a resolution to this land use inconsistency.

As discussed in the past, the City's current PDP review process appears to be the optimum process to seek direction from Community Development Staff, Planning Commission and City Council as to the appropriate use of the subject property. The owner/applicant desires to change the Land Use designation from Open Space to Medium Low Density Residential (6Du/acre), which is a Land Use Designation that supports the current designated R6 Zoning. This would result in a compatible GPLU/Zoning assignment which is also compatible with existing surrounding developments. The application/owner is also seeking direction from staff, Planning Commission and City Council if there is any desire from the City's position to densify the project to provide more housing units and assist the City meet its future RHENA requirements.

***Site Development Footprint:***

The subject parcel is subject to unique existing topographic relief. Development of the property is limited only to a development footprint that occupies the existing flat pad area reflected on the PDP Submittal documents.

The application is a standard PDP Submittal, consistent with the City's current submittal requirements. The purpose of the PDP application comprises two (2) primary goals and objectives:

1. Obtain objective direction from Planning Staff, Planning Commission and City Council that a General Plan Amendment Application could be supported by Planning Staff, Planning Commission and City Council, subject to appropriate findings, CEQA compliance and final Conditions of approval under a GPA application.
2. Obtain objective direction from Planning Staff, Planning Commission and City Council relating to options to densify the project under a General Plan Designation of Medium Density Residential (10 du/acre) and High Density Residential (up to 20 du/acre). Under this objective the development footprint would not change from the development footprint reflected for the proposed R6 Zoning option.

On behalf of the Property owner, I and all members of the Good Chance Development team look forward to collaborating with you, Planning staff and both the Planning Commission and City Council Members in undertaking this challenging task.

I trust this provides you with the documentation that you require. If you need any additional information, please contact me at this office.

Sincerely Yours,

*Michael Milani*

Michael Milani

Project Manager – Milani & Associates

MEM:

Enclosures: PDP Application with supporting documentation

Cc: Denise Chng  
Benjamin Tarcher