



PLANNING COMMISSION

City Hall Council Chambers

200 H St. Antioch, CA

IN PERSON

MEETING AGENDA

WEDNESDAY, JULY 17, 2024, 6:30 PM

How to submit Public Comment

There are two ways to submit public comments to the Planning Commission:

- **Prior to 4:00pm the day before the meeting (Tuesday, July 16, 2024):** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or submitted electronically to the Secretary to the Planning Commission at: planning@antiochca.gov

All comments received before 4:00 pm the day before the meeting will be provided to the Planning Commissioners before the meeting and entered into the public record. Please indicate the agenda item and title in your email subject line.

- **In person:** Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray before the item begins. Each speaker is limited to not more than 3 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments".

1. CALL TO ORDER

2. ROLL CALL

Commissioners Riley, Chair
Webber, Vice Chair
Gutilla
Hills
Jones
Lutz
Martin

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

For persons desiring to address the Commission on an item that is not on the agenda please note that each speaker is limited up to three (3) minutes. The Brown Act limits the Commission ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

5. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a member of the Commission or a member of the public requests' removal of the items from the Consent Calendar.

5-1. Planning Commission Meeting Minutes May 15, 2024.

6. NEW PUBLIC HEARING

- 6-1. PRE2023-0004 | Good Chance Project PDP | APN: 076-021-006 :** - The applicant, Good Chance Management, LLC, request Preliminary Development Plan (PDP) review of a proposal to construct 13 residential units on 16.15-acres (APN 076-021-006). The proposed project would include a conventional single-family home with a detached accessory dwelling unit (ADU) on each of the 13 lots. The property is located on Somersville Road, south of James Donlon Blvd. near the entrance of the Black Diamond Mines Regional Preserve Park.

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal.

- 6-2 SP-23-01 | East Lone Tree Specific Plan Amendment Project | Slatten Ranch Road/Wicklows Road:** - The City of Antioch is requesting to amend the East Lone Tree Specific Plan to modify the approval process for commercial development within the Regional Retail/Employment (CR/E) and Employment Retail (CE) designated parcels of the East Lone Tree Specific Plan. The project applies to APNs 053-072-003, 053-072-025, 053-072-026, and 056-120-095.

CEQA: In accordance with CEQA, the City has prepared a Supplemental Environmental Impact Report (SEIR), which determined all potentially significant environmental impacts for the potential ultimate buildout of the project would be mitigated to a less-than-significant level with incorporation of mitigation. The SEIR for the East Lone Tree Specific Plan Project was circulated for public review from January 11, 2024, to February 26, 2024, to solicit comments and input from the public. The City received four comment letters during the public review period. Minor revisions to the SEIR were required as a result of the comment letters, and no new significant information was identified during the comment period. Therefore, recirculation of the SEIR is not required.

7. ORAL/WRITTEN COMMUNICATIONS

8. COMMITTEE REPORTS

9. NEXT MEETING: August 7, 2024

10. ADJOURNMENT

NOTICE

As a general policy, the Commission will not begin discussion or consideration of an agenda item after 9:30 pm.

Copies of the documents relating to development proposals are available for review at <http://www.antiochca.gov/planningprojects>. The staff report and agenda packet will be posted at least 72 hours (3 days) in advance of the scheduled meeting date at www.antiochca.gov/pcagendas and is available at the Community Development Department located on the 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday (closed for lunch between 12 p.m. and 1 p.m.) for inspection and copying (for a fee).

APPEALS

Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.

The final appeal date of actions made at this Planning Commission hearing is 5:00 p.m. on

WEDNESDAY JULY 24, 2024.

ACCESSIBILITY

Accessibility In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached by phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us