



PLANNING COMMISSION

City Hall Council Chambers

200 H St. Antioch, CA

IN PERSON

MEETING AGENDA

WEDNESDAY, OCTOBER 16, 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:** 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 September 18, 2024.

6. NEW PUBLIC HEARING

6-1. GP-19-04, MDP-19-01 | Albers Ranch | East of Deer Valley Rd - The project applicant, Lucia Albers, is seeking approval of the Albers Ranch Project, consisting of 294 single-family units, future development of an assisted living facility, and neighborhood commercial uses and 49.1 acres of open space. Project Location: East of Deer Valley Road/Deer Hill Lane intersection / APNs 057-042-006, 057-050-021

6-2 LA2024-0004 | Downtown Specific Plan Update | Downtown Specific Plan Area - The City of Antioch is proposing text amendments to the Downtown Specific Plan (DTSP) to enable missing middle housing by updating development standards; correct errors; and providing greater clarity in certain sections of the text. The original DTSP was adopted on February 13, 2018. These minor updates will enhance clarity throughout the document, facilitate missing middle housing, and update the land use table to comply with State housing law.

CEQA: The project is exempt under CEQA because an Addendum to the 2003 General Plan Environmental Impact Report (EIR) was adopted on January 23, 2018, for the DTSP. Minor corrections and clarifications to the DTSP would not alter the conclusions of the Addendum. Furthermore, the project is exempt because the Antioch Housing, Environmental Hazards, and Environmental Justice Element EIR evaluated the implementation of Housing Element policies and programs, including missing middle implementation, and the proposed changes implement Housing Element policies and programs.

7. ORAL/WRITTEN COMMUNICATIONS

8. COMMITTEE REPORTS

9. NEXT MEETING: NOVEMBER 6, 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 OCTOBER 23, 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