



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA

IN PERSON

MEETING AGENDA

WEDNESDAY, NOVEMBER 20, 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
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 DR2023-0010 | Wild Horse Extension | Eastern End of Wild Horse Rd.** - The applicant is seeking a five-year extension of a previously approved Vesting Tentative Subdivision Map (VTSM 357-302-20) for condominium purposes, Final Development Plan, and Design Review standards for a 126 multifamily unit residential community and associated improvements on an 11.72-acre project site, known as The Wild Horse Multifamily project.

CEQA: An Environmental Impact Report (EIR) was adopted and certified on January 11, 2022.

6. CONTINUED 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

CEQA: Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project.

7. NEW PUBLIC HEARING

- 7-1 LA2024-0005 | State Density Bonus Law Ordinance Update | Citywide** - The City of Antioch is proposing to repeal and replace Title 9, Chapter 5, Article 35 of the Antioch Municipal Code, Density Bonus Program. The zoning text amendments will ensure compliance with State law, outline application and approval procedures, and include development standards for affordable units constructed under the ordinance.

CEQA: This Ordinance is exempt from CEQA pursuant to CEQA Guidelines § 15061(b)(3).

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8. **ORAL/WRITTEN COMMUNICATIONS**
 9. **COMMITTEE REPORTS**
 10. **NEXT MEETING: DECEMBER 4, 2024**
 11. **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 NOVEMBER 27, 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