



PLANNING COMMISSION NOTICE OF PUBLIC HEARING
Wednesday, May 7, 2025, 6:30 PM, City Council Chambers
Antioch City Hall 200 H St., Antioch, CA 94509
[Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

Project Name: Jessica Court Multifamily Project / DR2023-0005

Location: East of the Oakley Road and Phillips Lane intersection/ APNs: 051-390-001 through -006, -009 through -011, and -016

Description: The applicant, Shoonya LLC, is requesting the following entitlements for the Jessica Court Apartments Project:

1. *Tentative Tract Map.* The proposed project requires approval of a Tentative Tract Map to allow potential future sales of the 82 residential units.
2. *Design Review.* The proposed project requires Design Review approval of the project's architecture, design, and landscaping.
3. *Variance.* The proposed project requires a variance to allow a proposed six-foot-tall metal fence and a proposed seven-foot-tall wooden fence within the minimum setbacks.
4. *Tree Removal Permit.* The proposed project requires a tree removal permit to remove an existing 20-inch diameter at breast height (DBH) Coast Live Oak.

CEQA: The proposed project qualifies for a Class 32 exemption for Infill Development and further environmental review under CEQA is not required.

Staff Contact: Zoe Merideth, Planning Manager, (925) 779-6122, email: zmerideth@antiochca.gov

For More Information: The agenda for this meeting and staff report for this project will be available 3 days before the meeting. Information can be accessed online at: [Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

Public Comment

- **Prior to 4:00pm the Tuesday 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@ci.antioch.ca.us
All comments received before 3:00 pm the day of 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.

Notice Concerning Legal Rights: Pursuant to Government Code Section 65009, if you challenge a decision of the City in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

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 @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us