

**PLANNING COMMISSION
RESOLUTION NO. 2023-14**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE AN
ORDINANCE TO AMEND THE RANCH PLANNED DEVELOPMENT GUIDELINES**

WHEREAS, the City of Antioch (“City”) received an application from Richland Planned Communities, Inc. (“Applicant”) requesting an amendment to the adopted Planned Development Guidelines in order to modify the required setbacks, lot widths and patio encroachment for the development of Phase I of The Ranch Project;

WHEREAS, the Project site is in the southeastern section of the City of Antioch, on the western side of State Route 4 and is within the Sand Creek Focus Area west of Deer Valley Road along Sand Creek (APNs 057-010-002, 057-010-003, and 057-021-003);

WHEREAS, a Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared for The Ranch Project in accordance with the California Environmental Quality Act (CEQA), and was adopted by the City on July 28, 2020, which analyzed development of Phase I, Phase II, and Phase III of The Ranch Project;

WHEREAS, development of Phase I of The Ranch Project is consistent with the project analyzed in the EIR, and, therefore, would not require additional environmental review pursuant to CEQA Guidelines Section 15162;

WHEREAS, the proposed Planned Development Guidelines Amendment would change: 1) the side and rear setback minimums for the rear center lot of the T-Court Clusters from 6 feet to 5 feet; 2) the minimum lot width of the rear center lot in the T-Court Clusters from 65 feet to 60 feet; and 3) allow attached patios to encroach 2 feet into the required setbacks.

WHEREAS, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on *DATE* for the public hearing held on May 17, 2023; and

WHEREAS, in consideration of the amendment, the granting of such amendment will not adversely affect the comprehensive General Plan.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby make the following findings for recommendation to the City Council for approval of the proposed zone change:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district. The proposed Development Plan Amendment would merely modify the setback requirements and lot

widths for the rear center lot of the T-Court clusters. The original intent of the previously approved Planned Development Guidelines would remain.

2. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development. Arterial and collector streets through the project are designed to be consistent with the City's Growth Management Program as well as the General Plan Circulation Element, as amended. The proposed Planned Development Guidelines Amendment would not alter the proposed roadways.
3. Any commercial component is justified economically at the location(s) proposed. The proposed Planned Development Guidelines Amendment would not alter previously approved commercial components.
4. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan. The proposed Planned Development Guidelines Amendment would not alter the previously approved densities for The Ranch Project.
5. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain usual redeeming features to compensate for any deviations that may be permitted. The proposed Planned Development Guidelines Amendment would merely modify the required setbacks and lot widths for the rear center lot of the T-Court Clusters. The proposed amendment would not further deviate from the standard zoning requirements.
6. The area surrounding the PD District can be planned and zoned in coordination and substantial compatibility with the proposed development. The proposed Development Plan Amendment would merely modify the setback requirements and lot widths for the rear center lot of the T-Court clusters. The original intent and compatibility of the previously approved Planned Development Guidelines would remain.
7. The PD District conforms with the General Plan of the City. The proposed Development Plan Amendment would merely modify the setback requirements and lot widths for the rear center lot of the T-Court clusters. The original intent and consistency with the General Plan of the previously approved Planned Development Guidelines would remain.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend City Council approval of the proposed draft Ordinance (attached hereto as Exhibit A) to amend the Planned Development Guidelines for The Ranch changing the required setbacks and lot widths for the rear center lot of the T-Court Cluster and allow attached patios to encroach 2 feet into setbacks.

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17th day of May, 2023, by the following vote:

AYES: Gutilla, Martin, Motts, Riley, Schneiderman, Lutz
NOES:
ABSENT: Hills
ABSTAIN:

Forrest B. Ebbs
Forrest B. Ebbs (May 25, 2023 11:59 PDT)

FORREST EBBS
Secretary to the Planning Commission

Resolution 2023-14 Ranch PD Amendment

Final Audit Report

2023-05-25

Created:	2023-05-25
By:	Kevin Scudero (kscudero@ci.antioch.ca.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQFf2jRCVBXe3lhdjaBTbhd8Qzg2AKJ5J

"Resolution 2023-14 Ranch PD Amendment" History

-  Document created by Kevin Scudero (kscudero@ci.antioch.ca.us)
2023-05-25 - 6:57:33 PM GMT- IP address: 50.232.22.142
-  Document emailed to febbs@antiochca.gov for signature
2023-05-25 - 6:57:52 PM GMT
-  Email viewed by febbs@antiochca.gov
2023-05-25 - 6:59:26 PM GMT- IP address: 104.47.64.254
-  Signer febbs@antiochca.gov entered name at signing as Forrest B. Ebbs
2023-05-25 - 6:59:41 PM GMT- IP address: 50.232.22.142
-  Document e-signed by Forrest B. Ebbs (febbs@antiochca.gov)
Signature Date: 2023-05-25 - 6:59:43 PM GMT - Time Source: server- IP address: 50.232.22.142
-  Agreement completed.
2023-05-25 - 6:59:43 PM GMT