



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA 94509

IN PERSON MEETING AGENDA

WEDNESDAY, FEBRUARY 21, 2024, 6:30 PM

How to submit Public Comment:

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

- **Prior to 3:00pm the day of 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. 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 Gutilla, Chair
Riley, 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 Planning Commission Meeting Minutes December 6, 2023

5-2. Planning Commission Meeting Minutes January 17, 2024

5-3 Creekside Vineyards Extension | GP-9-06, PD-19-02 | APN 057-050-024 Two-year extension request of the Creekside Vineyards at Sand Creek Vesting Tentative Subdivision Map 9501 and Design Review Approvals.

CEQA: A Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was approved by the City Council on March 23, 2021.

6. NEW PUBLIC HEARING

6-1. Laurel Ranch Car Wash | PDP22-01 | APN 053-060-064 The applicant requests Preliminary Development Plan (PDP) review of a new 2,800 square foot carwash with 18 vacuum stations and a 2,500 square foot convenience store. The proposed project includes 35 parking spaces, inclusive of the 18 vacuum stalls. Associated improvements including landscaping and stormwater control facilities are also proposed. The project is located at the southwest corner of Laurel Road and Country Hills Drive.

CEQA: Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The future project application review would require compliance with the California Environmental Quality Act (CEQA).

6-2 Leung Properties | PDP23-02 | APN 057-041-013, 015, 016: The applicant requests a Preliminary Development Plan review of a proposal to construct a 435-unit residential development over a 160-acre vacant project site (APNs 057-041-013, 057-041-015, 057-041-016). The proposed project includes the development of 50 conventional single family detached units, 385 clustered single family detached residential units, and 159 row townhomes. The project also includes a recreation center, two neighborhood parks, and walking trails. Primary site access would be from Sand Creek Road.

CEQA: Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The future project application review would require compliance with CEQA.

6-3 Rancho Meadows PDP | PRE2023-0002 | APN 051-052-053, 051-082-010 The applicant requests a Preliminary Development Plan review of a proposal to construct 143 residential units on a 17.12-acre vacant project site (APNs 051-052-053-9, 051-082-010-3). The proposed project includes the development of 137 residential lots at approximately 2,600 square-feet (sf) and six residential lots at 4,200 sf. The project also includes one open space area near the project entry consisting of a children’s play area, seating, picnic tables, a shade trellis, and play field. Site access would be provided by an off-site extension of Vineyard Drive across the existing PG&E easement.

CEQA: Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The future project application review would require compliance with CEQA.

7. REGULAR ITEM

7-1. TRANSPLAN Committee Discussion

8. ORAL/WRITTEN COMMUNICATIONS

9. COMMITTEE REPORTS

10. NEXT MEETING: March 20, 2024, | March 6, 2024, meeting canceled.

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, FEBRUARY 28, 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