

AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
3RD & "H" STREETS

WEDNESDAY, APRIL 30, 2003

7:30 P.M.

REGULAR MEETING

NO PUBLIC HEARINGS WILL BE HEARD AFTER 10:30 P.M.

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, MAY 7, 2003.**

ROLL CALL 7:30 P.M.

Commissioners	Long, Chairperson
	Weber, Vice Chairperson
	Moore
	Henry
	Martin
	Berglund
	Azevedo

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. APPROVAL OF MINUTES: None

* * * **END OF CONSENT CALENDAR** * *

NEW PUBLIC HEARINGS

2. RDA APPLICATION OVERVIEW

- A. RDA-03-02 – Richland Development Corp. and Topaz Creek LLC** requests an allocation for 2250 age restricted (primary resident 55 or older) single-family residential units over a seven-year period from 2005 through 2011 under the Residential Development Allocation Program. The site is approximately 974 acres located immediately south of the developed area between Deer Valley Rd. and Empire Mine Rd., extending south to the Empire Mine Rd. / Deer Valley Rd. intersection within Future Urban Area 1 (APN 057-010-001, -002, -003, -004, 057-021-001, and 057-060-006). (Recommendation to Table.)
- B. RDA-03-01 – Davidon Homes** requests an allocation of 549 to 583 single-family residential units over a four-year period from 2004 through 2007 under the Residential Development Allocation Program. The site is approximately 170 acres located west of the future State Route 4 Bypass, approximately 2,600 feet north of Lone Tree Way and 1,150 feet from the current eastern terminus of Laurel Road in Antioch (APN 053-060-021 and a portion of 053-072-013).
- C. RDA-03-04 – The Bixby Co.** requests an allocation of 217 single-family residential units for 2003 under the Residential Development Allocation Program. The site is approximately 65 acres located on the north end of the East Lone Tree Specific Plan and West of the future Highway 4 Bypass, approximately 1,150 feet from the current eastern terminus of Laurel Road in Antioch (APN 053-060-015).
- D. RDA-03-06 –Castle Companies** requests an allocation of twenty-five single-family residential units for 2003 under the Residential Development Allocation Program. The site is approximately 6.11 acres located approximately 600 feet south of East 18th Street and east of Wilson Street (APN 051-190-032).
- E. RDA-03-07 – McBail Company** requests an allocation of 109 single family residential units over a three-year period from 2004 through 2006 under the Residential Development Allocation Program. The site is approximately 21.5 acres located approximately 700 feet south of East 18th Street and east of Phillips Lane (APN 051-200-015 and 051-200-053).
- F. RDA-03-03 – Discovery Builders, Inc.** requests an allocation of 289 single family residential units over a three year period from 2004 through 2006 under the Residential Development Allocation Program. The site is approximately 125 acres located on the west side of the Somersville Rd. / James Donlon Blvd. intersection (APN 089-160-002, -003, -005, -006 and 089-150-001).

- G. RDA-03-05 - Dhyanyoga Centers Inc.** requests an allocation of twelve single-family residential units for 2003 under the Residential Development Allocation Program. The site is approximately 6.6 acres located on the west side of Contra Loma Blvd., approximately 1,100 feet north of James Donlon Blvd., and immediately north of the existing Centennial Park subdivision (APN 076-031-036 and 076-031-038).

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT