



PLANNING COMMISSION

City Hall Council Chambers

200 H St. Antioch, CA

IN PERSON

MEETING AGENDA

WEDNESDAY, AUGUST 20, 2025, 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 Webber, Chair
 Jones, Vice Chair
 Martin
 Perez
 Riley
 Spijker
 Suman

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 July 16, 2025**

6. **CONTINUED PUBLIC HEARINGS (Continued from July 16, 2025)**

6-1. **Wildflower Station Townhomes 2 | TM-02, AR-23-05 | Northeast corner of Hillcrest Avenue and Wildflower Drive (APN: 052-140-013, 014, 015, and 016)**

The applicant, Kathryn Watt on behalf of DeNova Homes, Inc., is seeking approval of a Vesting Tentative Subdivision Map and Design Review for the creation of 19 residential lots and 17 common area parcels for 159 multifamily townhome units in 19 buildings on a +/- 7.93-acre site. The project includes an internal road network, open space, landscaping, stormwater facilities, and utilities to serve the project site.

CEQA: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Community Plan Exemption section 15183 of the CEQA Guidelines because the project is consistent with the development density established by the existing zoning and general plan policies.

6-2. **Slatten Ranch Town Homes | TM-01, AR-23-01 | North of Wicklow Way, East of Slatten Ranch Road, and West of Empire Avenue (APN: 056-120-098)**

The applicant, Kathryn Watt on behalf of DeNova Homes, Inc., is seeking approval of a Vesting Tentative Subdivision Map and Design Review for the creation of 17 residential lots and 13 common area parcels for 129 multifamily townhome units in 17 buildings on a +/- 6.41-acre site. The project includes an internal road network, open space, landscaping, stormwater facilities, and utilities to serve the project site.

CEQA: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Community Plan Exemption section 15183 of the CEQA Guidelines because the project is consistent with the development density established by the existing zoning and general plan policies.

7. **NEW PUBLIC HEARING**

7-1. **Lone Tree Retail Tentative Parcel Map | PW 357-301-25 | Lone Tree Wy & Blue Rock Center** The applicant, ISHC Properties LLC, is proposing a Tentative Parcel Map (TPM) which is creating (5) lots from seven (7) existing parcels. This application does not include the entitlement of any development and only pertains to the TPM.

CEQA: The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15315 – Minor Land Divisions.

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8. **ORAL/WRITTEN COMMUNICATIONS**
 9. **COMMITTEE REPORTS**
 10. **NEXT MEETING: SEPTEMBER 3, 2025**
 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 AUGUST 27, 2025

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