



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA

IN PERSON

ANNOTATED AGENDA

WEDNESDAY, NOVEMBER 1, 2023, 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 submitted electronically to the Planning Commission at: PlanningCommission@AntiochcaCommission.gov and Planning Division staff 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. Please indicate the agenda item and title in your email subject line.

- **After 3:00pm** the day of the meeting and during the meeting: Please refer to the Planning Division's website for instructions on how to comment after 3:00 the day of the meeting and during the Planning Commission meeting: www.antiochca.gov/pcmeetings

1. **CALL TO ORDER (6:32 pm)**

2. **ROLL CALL**

Commissioners	Gutilla, Chair
	Riley, Vice Chair
	Hills
	Lutz
	Martin
	Motts (absent)
	Schneiderman (absent)

3. **PLEDGE OF ALLEGIANCE**

4. **EX-PARTE COMMUNICATIONS**

Ex-parte communications include verbal and written communications between individual Commissioners and a party with a real interest in a pending Commission decision. Ex parte communications should be avoided on matters pending before the Planning Commission as they may represent or be perceived to represent evidence that may unfairly influence a Commissioner's decision on a matter before the full Commission. If such contact does occur, the substance of the communication shall be disclosed before the full Commission and public in advance of public hearing items on the agenda. Written ex parte communications shall be forwarded to staff so that it may be disclosed to the full Commission and public.

5. 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.

6. 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.

6-1. Planning Commission Meeting Minutes October 18, 2023.

Recommendation: Continue to next meeting.

CONTINUED

7. PUBLIC HEARING

7-1. PD-23-01, UP2023-0006, DR2023-0012 | Laurel Ranch Townhomes | APN 053-060-055, 056, 057, and 063: - The applicant requests a Final Development Plan, Use Permit, and Design Review approval for a 216-unit townhome project that spans 18.5 acres. The units would be accommodated within a series of 4-, 5-, and 6- plex buildings with one or two car private garages. The proposed project would include onsite amenities including parking, swimming pool, leasing center, community room, and landscaping.

Recommendation: It is recommended that the Planning Commission:

1. Adopt the resolution approving the Addendum to the Environmental Impact Report (EIR) for the 2023-2031 Housing Element Update prior to acting on the other resolution for the project.

RESOLUTION 2023-33

2. Adopt the resolution approving a Final Development Plan, Use Permit, and Design Review subject to conditions of approval (PD-23-01, UP2023-0006, DR2023-0013).

CEQA: The City has prepared an addendum to the Housing Element EIR adopted in January 2023 (State Clearinghouse No. 2021110146).

RESOLUTION 2023-34

8. NEW ITEM:

8-1 Housing Legislation Update On September 14th, the California Legislature wrapped up the first year of a two-year legislative session. October 14th was the last day Governor Newsom had to sign or veto bills passed by the Legislature. This year, the Governor signed several bills related to housing legislation. The Turner Center for Housing Innovation at U.C. Berkeley produced a round up of these bills. The Turner Center report is attached to this staff report for the Planning Commission's information.

Recommendation: This is an informational item for the Commission and no action is required.

NO ACTION TAKEN

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9. **ORAL/WRITTEN COMMUNICATIONS**
 10. **COMMITTEE REPORTS**
 11. **NEXT MEETING:** November 15, 2023, Canceled, December 6, 2023
 12. **ADJOURNMENT (7:37 pm)**

NOTICE

As a general policy, the Commission/Committee/Board will not begin discussion or consideration of an agenda item after 9:30 pm.

Notice of Availability of Reports Copies of the documents relating to this proposal are available for review at antiochca.gov/planning projects 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

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 NOVEMBER 8, 2023

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