



## PLANNING COMMISSION

City Hall Council Chambers  
200 H St. Antioch, CA

### IN PERSON MEETING AGENDA

WEDNESDAY, DECEMBER 6, 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](mailto:PlanningCommission@AntiochcaCommission.gov) and Planning Division staff at [planning@ci.antioch.ca.us](mailto: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](http://www.antiochca.gov/pcmeetings)

#### 1. CALL TO ORDER

#### 2. ROLL CALL

**Commissioners** Gutilla, Chair  
Riley, Vice Chair  
Hills  
Jones  
Lutz  
Martin

#### 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.

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**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:** Approve.

**6-2. Planning Commission Meeting Minutes November 1, 2023**

**Recommendation:** Approve.

**7. PUBLIC HEARING**

**7-1. PRE2023-0003 | Vineyard Crossing | APN 051-191-028-4 and 051-191-034-2:** - The applicant, BrightSky Residential LLC, is requesting a Preliminary Development Plan (PDP) Review for the Vineyard Crossing Project consisting of 71 single-family units and 70 accessory dwelling units (ADUs) on 71 residential lots. The 14.6-acre proposed project would also include amenities for the residents consisting of a recreation center, pool, and spa for the community, as well as pedestrian paths throughout the proposed open space areas.

**Recommendation:** It is recommended that the Planning Commission:

1. Provide feedback to the applicant and City staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

**CEQA:** Preliminary Development Plan review is a non-entitlement action and does not require environmental review.

**8. ORAL/WRITTEN COMMUNICATIONS**

**9. COMMITTEE REPORTS**

**10. NEXT MEETING:** January 17, 2023; December 20<sup>th</sup> and January 3<sup>rd</sup> meetings are canceled.

**11. ADJOURNMENT**

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## 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](http://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](http://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 DECEMBER 13, 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](mailto:publicworks@ci.antioch.ca.us)