



ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

WEDNESDAY, DECEMBER 15, 2021

6:30 P.M.

PURSUANT TO AB-361 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING.

Observers may view the meeting livestreamed via the Planning Division's website at: antiochca.gov/pcmeetings

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 DECEMBER 22, 2021**.

ROLL CALL

6:30 P.M.

(CALL TO ORDER 6:30 PM)

Commissioners

Schneiderman, Chair
Martin, Vice Chair
Barrow
Gutilla
Motts
Parsons
Riley

(absent, arrived at 6:35 PM)

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

(ALL APPROVED 6/1, Barrow abstain)

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:

November 3, 2021

2. UPDATED PRESENTATION DATA:

Updated information regarding maps presented at the November 17, 2021 Planning Commission Meeting (Item 3)

NEW PUBLIC HEARING

- 3. Laurel Ranch Use Permit and Landscaping (UP-21-15, AR-21-13)** -- The applicant, KB Home, is requesting a use permit and design review for project landscaping, sound walls, minor revisions to the previously approved Stormwater Control Plan, and associated project improvements for the Laurel Ranch residential project. The proposed project is consistent with the 2016 approvals, therefore, further review under the California Environmental Quality Act (CEQA) is not required. The project is located at 3941 Neroly Rd. APN: 053-060-051

RECOMMENDED ACTION(S):

Adopt the resolution recommending approving a Use Permit and Design Review for the Laurel Ranch project.

**RESOLUTION NO. 2021-31
(ADOPTED 7/0)**

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

(7:02 PM)

Notice of Availability of Reports

Copies of the documents relating to this proposal are available for review at 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 antiochca.gov/pcagendas

Notice of Opportunity to Address the Planning Commission

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

- **Prior to 3:00 the day of the meeting:** Written comments may be submitted electronically to the Secretary to the Planning Commission at the following email address: 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 3:00 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:
antiochca.gov/pcmeetings

Written comments submitted during the meeting will be read into the record by staff (not to exceed three minutes at staff's cadence) when the chair of the Planning Commission opens the public comment period for the relevant agenda item.

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.