

**CITY OF ANTIOCH  
PLANNING COMMISSION**

**Regular Meeting  
6:30 p.m.**

**December 15, 2021  
Meeting Conducted Remotely**

*The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Planning Commission meetings live stream (at <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>). The Planning Commission meeting was conducted utilizing Zoom Audio/Video Technology.*

Chair Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, December 15, 2021. She announced that because of the shelter-in-place rules issued as a result of the coronavirus crisis, tonight's meeting was being held in accordance with the Brown Act as currently in effect under the Governor's Executive Order N-29-20, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by electronic conference. She stated anyone wishing to make a public comment, may do so by submitting their comments using the online public comment form at [www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/](https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/). Public comments that were previously submitted by email have been provided to the Planning Commissioners.

**ROLL CALL**

Present: Commissioners Motts, Parsons, Riley, Gutilla, Vice Chair Martin and Chair Schneiderman  
Absent: Commissioner Barrow (arrived at 6:35 P.M.)  
Staff: City Attorney, Thomas Lloyd Smith  
Director of Community Development, Forrest Ebbs  
Engineering Consultant, Jon Crawford  
Senior Planner, Zoe Merideth  
Community Development Technician, Hilary Brown  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. APPROVAL OF MINUTES: November 3, 2021

**1C**  

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**1-19-22**

**2. UPDATED PRESENTATION DATA:**

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

Commissioner Barrow arrived at 6:35 P.M.

***On motion by Commissioner Gutilla, seconded by Commissioner Parsons the Planning Commission approved the minutes of November 3, 2021, and accepted the Updated Presentation Data, as presented. The motion carried the following vote:***

**AYES:** Motts, Parsons, Riley, Gutilla, Martin and Schneiderman  
**NOES:** None  
**ABSTAIN:** Barrow  
**ABSENT:** None

**NEW PUBLIC HEARINGS**

**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

Senior Planner Merideth presented the staff report dated December 14, 2021, recommending the Planning Commission adopt the resolution recommending approving a Use Permit and Design Review for the Laurel Ranch project.

Commissioner Parsons stated she supported the revisions and questioned when the Laurel Road extension would be completed.

Engineering Consultant Crawford responded that the city was waiting for materials to complete the signals and they anticipated the roadway to be completed March 2022.

Julie Nebozuk, KB Home, stated they were excited to start their project and reported that they had just received their grading permit.

Annika Carpenter gave a brief overview of the Landscaping Design.

Vice Chair Martin expressed concern regarding the wood product proposed for the fencing and for longevity, he requested developers consider an alternative product. He spoke in support of the design and layout for the project.

In response to Commissioner Riley, Ms. Nebozuk clarified that the gas well would not negatively affect property values because it had never been active, and it was located 40-feet deep. She noted as a safe practice they would rather it be located under a park than a house. Commissioner Gutilla thanked Ms. Carpenter for the variety of plants selected for the landscape plan. She spoke in support of community mailboxes and stated she believed the project was well designed.

Commissioner Motts agreed with Commissioner Gutilla and stated he also liked the historic street names.

Chair Schneiderman opened and closed the public hearing with no members of the public requesting to speak.

**RESOLUTION NO. 2021-\*\***

***On motion by Commissioner Gutilla, seconded by Commissioner Barrow, the Planning Commission unanimously adopted the resolution approving a Use Permit and Design Review for the Laurel Ranch project. The motion carried the following vote:***

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| <b>AYES:</b>    | <b><i>Motts, Parsons, Barrow, Riley, Gutilla, Martin and Schneiderman</i></b> |
| <b>NOES:</b>    | <b><i>None</i></b>  |
| <b>ABSTAIN:</b> | <b><i>None</i></b>  |
| <b>ABSENT:</b>  | <b><i>None</i></b>  |

Chair Schneiderman congratulated the applicant on their project and wished them luck.

Commissioner Parsons thanked the applicant for continuing to do a great job in the community.

Ms. Nebozuk announced they would be returning in the future with designs for the houses.

**ORAL COMMUNICATIONS**

Commissioner Riley wished everyone Happy Holidays.

Director of Community Development Ebbs announced City Manager Bernal was retiring and this was his last week. He reported that his retirement event had been moved indoors at the Community Center and masks and vaccination status would be required.

City Attorney Smith announced rapid tests would be available at the event.

Commissioner Parsons announced COVID-19 testing and vaccinations were available at the mobile bus located in the Community Center parking lot.

Commissioner Barrow requested an update on the Delta Fair Village applicant's request for a hearing before the City Council.

Director of Community Development Ebbs explained that the Delta Fair Village project came before the Planning Commission who made a recommendation to Council and subsequently, Council tabled the item. He noted the request to reagendaized the item would be at the discretion of the Mayor and City Manager.

Vice Chair Martin questioned if the mobile vaccination/testing clinic was by appointment only.

Commissioner Parsons responded appointments were requested; however, they were not required. She noted the Nick Rodriguez Community Center was a walk-in clinic and both were operated by the Contra Costa County Health Department.

Commissioner Parsons wished everyone a Merry Christmas and Happy New Year, and left the meeting at 7:00 P.M.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

Commissioner Motts reported he had been unable to attend the TRANSPLAN meeting because he was traveling at the time.

### **ADJOURNMENT**

***On motion by Commissioner Motts, seconded by Vice Chair Martin, the Planning Commission adjourned the meeting at 7:02 P.M. The motion carried the following vote:***

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| <b>AYES:</b>    | <b><i>Motts, Barrow, Riley, Gutilla, Martin and Schneiderman</i></b> |
| <b>NOES:</b>    | <b><i>None</i></b>   |
| <b>ABSTAIN:</b> | <b><i>None</i></b>   |
| <b>ABSENT:</b>  | <b><i>Parsons</i></b>  |

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk