



TO: ANTIOCH PLANNING COMMISSION

FROM: Phil Hoffmeister, Administrative Analyst II

APPROVED BY: Carlton Thompson, Assistant City Engineer **CT**

SUBJECT: Addition of “Country Hills Lane” to the Approved Street Names List for the Laurel Ranch Subdivision

DATE: May 4, 2022

STAFF RECOMMENDATION

It is recommended that the Planning Commission take the following action:

- Adopt the resolution approving the revised street name list for the Laurel Ranch project (“Attachment A”)

BACKGROUND

On December 15, 2021, the City of Antioch Planning Commission (PC) approved the Use Permit and Landscaping Design Review for the Laurel Ranch Project (UP-21-15, AR-21-13) (Reso 2021/31). Condition B.6 requires that changes to street names shall require Planning Commission review and approval. One of the approved street names on that list is “Marina Lane” which was suggested to be the main entry to the subdivision at the intersection of Laurel Road, opposite of Country Hills Drive (“Attachment B”).

As part of the L Street Improvements Project, the Antioch City Council has suggested that “L Street” be renamed to “Marina Boulevard”. Additionally, Council has recently requested for all future projects, that names of streets do not change after crossing intersections, if possible.

Since the Final Map for Laurel Ranch has not yet been recorded, staff recognized the opportunity to revise “Marina Lane” and the City Engineer has recommended adding the street name “Country Hills Lane” to the previously approved street name list. Amending the Street Name list to include “Country Hills Lane” requires Planning Commission approval.

ANALYSIS

Similar street names such as Marina Lane and Marina Boulevard create confusion and would prevent the renaming of “L Street” to “Marina” as part of the L Street Improvements Project. Additionally, this does not align with the latest Council direction to have street names continue through intersections. Adding the street name “Country Hills Lane” to the previously approved list will resolve those issues. Final assignments of street names for Laurel Ranch will be completed prior to approval of the Final Map.

ATTACHMENTS

- A. Resolution
- B. Street Name Exhibit approved on December 15, 2021

ATTACHMENT “A”

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING THE REVISED STREET NAME LIST FOR THE LAUREL RANCH SUBDIVISION

WHEREAS, on December 15, 2021, Planning Commission of the City of Antioch approved Resolution 2021/31 for the Use Permit and Landscaping Design Review for the Laurel Ranch Project (UP-21-15, AR-21-13);

WHEREAS, as a part of that approval, specific project condition B.6 included a list of street names to be used in the subdivision;

WHEREAS, from that approved street name list, “Marina Lane” was identified by City Staff would prevent the renaming of “L Street” to “Marina Boulevard” under the L Street Improvements Project;

WHEREAS, the use of “Marina Lane” after crossing an intersection does not align with recent direction by City Council;

WHEREAS, the City Engineer has approved adding “Country Hills Lane” to the recommended street names list for this subdivision;

WHEREAS, any changes to the street names must be approved by the Planning Commission;

WHEREAS, the Final Map for the Laurel Ranch subdivision has not been recorded;

NOW THEREFORE IT BE RESOLVED that the City of Antioch Planning Commission does hereby make the following findings for approval:

1. “Country Hills Lane” shall be added to the project specific conditions of approval B.6 for the Laurel Ranch Subdivision (UP-21-15, AR-21-13) (Reso 2021/31).
2. The street names in the development shall be revised as follows:
 - Laurel Road (Existing)
 - ~~Marina Lane (‘A’ Street)~~
 - **Country Hills Lane (‘A’ Street)**
 - Los Meganos Lane (‘A’ Lane and ‘C’ Lane”)
 - Riverview Lane (‘B’ Lane, ‘D’ Place, and ‘E’ Place, ‘F’ Place)
 - Ranch Lane (‘D’ Lane)
 - Shoreline Lane (‘G’ Place)
 - Ranch Place (Unnamed court off ‘D’ Lane)
 - Copper Place (Alley)
 - Rivertown Place (Alley)
 - Pier Landing Place (Alley)
 - Coal Hill Place (Alley)
 - Watershed Place (Alley)
 - Marsh Place (Alley)
 - Butler Place (Alley)

- Abbott Place (Alley)
- Union Place (Alley)
- Empire Place (Alley)
- Marsh Creek Place (Alley)
- Sand Dune Place (Alley)
- El Campanil Place (Alley)
- Bridge Place (Alley)
- Coal Mine Place (Alley)
- Primrose Place (Alley)

3. Assigned street names on the Final Map shall be from the street names list adopted herein.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of May 2022.

AYES:

NOES:

ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

