

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**May 7, 2025
City Council Chambers**

1. CALL TO ORDER

Chairperson Riley called the meeting to order at 6:30 P.M. on Wednesday, May 7, 2025, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Martin, Vice Chairperson Webber and Chairperson Riley

Absent: Commissioners Suman and Perez

Staff: Planning Manager, Zoe Merideth
Senior Planner, Kevin Scudero
Contract Planner, Kevin Valente
Contract Engineer, Kevin Van Katwyk
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chairperson Riley led the Pledge of Allegiance.

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR

5-1 Planning Commission Meeting Minutes April 16, 2025

A motion made by Commissioner Jones, seconded by Commissioner Martin to approve Item 5-1 failed by the following vote:

AYES: Jones, Martin, Riley
NOES: None
ABSTAIN: Webber
ABSENT: Suman, Perez

Senior Planner Scudero explained that members who were not in attendance at the meeting could still vote to approve the minutes.

A vote taken on the previous motion carried the following vote:

AYES: Jones, Martin, Webber, Riley

NOES: None
ABSTAIN: None
ABSENT: Suman, Perez

Acting Director of Community Development Scudero announced that the applicant for Public Hearing Item 6-1 was not present at this time and suggested the Planning Commission consider changing the order of the Public Hearings.

On motion by Commissioner Jones, seconded by Commissioner Martin the Planning Commission members present moved Public Hearing Item 6-2 to be heard prior to Public Hearing Item 6-1. The motion carried the following vote:

AYES: Jones, Martin, Webber, Riley
NOES: None
ABSTAIN: None
ABSENT: Suman, Perez

6. NEW PUBLIC HEARING

6-2. Jessica Court Multi-family Project | DR2023-0005 | East of the Oakley Road and Phillips Lane Intersection: The applicant, Shoonya, LLC, is requesting approval of a Tentative Tract Map, Design Review, Variance and a Tree Removal Permit for an 82-unit multi-family project.

Contract Planner Valente presented the staff report dated May 7, 2025, recommending the Planning Commission adopt the resolution recommending City Council approval of a Tentative Tract Map, Design Review, Variance and Tree Removal Permit for the development of the Jessica Court Multifamily Project.

Lance Crannell, Principal Architect, thanked staff for the comprehensive staff report and stated they were available to answer any questions this evening.

Chairperson Riley opened the public comment period.

Michael Harguth, Antioch resident, stated he was opposed to another high-density project in the area.

Chairperson Riley closed the public comment period.

In response to Commissioner Martin, Senior Planner Scudero explained that the applicant would either build the project as a rental or a condominium project. He noted there was a provision in the municipal code that if the project were built as a rental project and later converted, it would need to come back for those approvals. He confirmed that forming a homeowners' association (HOA) was common for condominium complexes to provide funding and management of services.

Planning Manager Merideth explained the Jessica Court right of way was absorbed into the project so the address would most likely be Oakley Road.

Commissioner Martin recommended that the developer inform tenants or owners about the PG&E easement. He also voiced concern that the queuing area for the gate would only hold a single vehicle and asked for clarification regarding the mailbox facilities.

Mr. Crannell explained that there are two mailbox facilities: one for letters and a mailroom for parcels. He noted that the security gate would be access-controlled to minimize queuing and that, if traffic issues arose, they would collaborate with the City Engineer to address them. He also stated that all units were expected to be market rate.

In response to Commissioner Martin, the project engineer pointed out the bioretention basins in the project.

Discussion ensued regarding the necessity to remove the heritage tree and the impact of retaining it.

In response to Chairperson Webber, Mr. Crannell explained that trash service would occur at least twice a week, with increased frequency during holidays, to prevent any buildup of trash in the dumpster areas.

Acting Planning Manager Merideth confirmed that the applicant is meeting the established parking standards, complying with the tree removal requirements, and providing the necessary replacement trees in accordance with the Antioch Municipal Code (AMC).

In response to Commissioner Jones, Senior Planner Scudero stated that the decision between condominium and rental units would be made later and was not within the Planning Commission's discretion as their focus was on the design review of the multi-family project.

Planning Manager Merideth explained that there was a small portion of property along the frontage owned by the HOA for the development to the north.

In response to Chairperson Riley, the applicant agreed to replace the Coast Live Oak tree with a native 36-inch box tree near the community center.

A motion was made by Commissioner Jones to adopt the resolution of the Planning Commission of the City of Antioch forwarding a recommendation to the City Council to adopt the proposed tentative tract map, design review, variance, and tree removal permit for the development of the Jessica Court multifamily project.

Commissioner Martin requested that the motion include recommendations concerning the native trees and the notification to owners or tenants about the PG&E easement.

Commissioner Jones withdrew her motion.

On motion by Commissioner Martin, seconded by Commissioner Jones the Planning Commission members present unanimously adopted the resolution of the Planning Commission of the City of Antioch forwarding a recommendation to the City Council to adopt the proposed Tentative Tract Map, Design Review, Variance, and Tree Removal Permit for the development of the Jessica Court multifamily project (DR2023-0005), (VAR2025-0001) with the following recommendations:

- ***That the applicant use native plants and large native trees as part of the tree removal process***
- ***That the applicant notify property owners/tenants of the PG&E easement within the property***

The motion carried the following vote:

AYES:	<i>Jones, Martin, Webber, Riley</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Suman, Perez</i>

6-1. The Ranch Phase II | PD2023-0003 | Deer Valley Rd/Mammoth Way: The applicant, Richland Planned Communities, Inc. is requesting approval of the Vesting Tentative Subdivision Map to subdivide the Phase II area into 213 Low-Density-Conventional residential lots, a Use Permit to allow the development of the proposed uses and Design Review for the project landscaping.

Contract Planner Valente presented the staff report dated May 7, 2025, recommending the Planning Commission adopt the resolution recommending City Council approval of a Tentative Subdivision Map, Use Permit, and Design Review for the development of the Phase II area of The Ranch Project site.

Kyle Masters, Applicant, thanked staff for the comprehensive staff report. He gave a history of the project and reviewed the Phase II Tentative Subdivision Map, open space and trails.

Chairperson Riley opened the public comment period.

Judy Bresciani, Antioch resident, expressed concerns about her property sharing a fence line with the new development, noting that there was an easement behind her house. She suggested that a walkway between the fence lines would help address her concerns related to aesthetics, privacy, and property rights. She also pointed out that the current design with shared fencing could negatively impact her property values and might pose a risk of damage to her pool during construction.

Chairperson Riley closed the public comment period.

Mr. Masters explained that if any neighbors wish to have their fences replaced, they will replace them with a good neighbor's fence. He also noted that if there is a special fence or attachments

to the existing fencing, they would install their fence back-to-back. Additionally, he reported that any space left between fences would not be maintained, potentially leading to blight, but they had designed the setbacks with extra depth to address the separation issue.

Senior Planner Scudero added that the General Plan was adopted in 2003 and designated this property for residential development. He stated that it is standard practice for developments to share good neighbor fences.

Mr. Masters stated they would do their best to be good neighbors and encouraged homeowners to take photos and document any issues.

Chairperson Riley stated that he understood the residents' concerns; however, he had observed walkways behind residences that were not maintained. He noted that the generous setback would help address and mitigate the concerns of the existing residents.

In response to Commissioner Martin, Mr. Masters stated that he believed development would proceed in Phase 1 over the next 2 to 3 years; however, a builder might also want to begin development in Phase 2 during that period. He noted that construction could potentially start by the end of this year, but it was more likely to begin in the spring of 2026. He clarified that Phases 1 and 2 were not designed to be gated communities, although some projects in Phase 3 may include gates. Additionally, he pointed out the bioretention basins incorporated into the project.

Commissioner Martin agreed that a walkway behind the project would be very difficult to maintain and was not a viable solution.

Commissioner Jones thanked the applicant for the presentation and acknowledged her understanding of the neighbors' concerns; however, she stated that a walkway in the area would not effectively address those concerns.

For the record, the applicant stated that typically the fence would be placed on the property line, and they would replace the existing homeowner's fences. He noted that they would request right-of-entry from the neighbors and discuss whether the neighbors wanted their fences replaced. For those who decline, the applicant indicated they would install their fence sandwiched between the existing fence and the new one.

Acting Director of Community Development Scudero clarified the action before the Planning Commission this evening was to confirm that the applicant was implementing the plan that Council had approved in 2020.

Mr. Masters reported that they had presented the park and landscaping plan to the Parks and Recreation Commission, who were very supportive.

In response to Commissioner Jones, Mr. Masters reviewed the landscape plan, trail phasing plan and respite areas.

On motion by Commissioner Martin, seconded by Commissioner Webber the Planning Commission members present unanimously adopted the resolution of the Planning Commission of the City of Antioch forwarding a recommendation to the City Council to adopt the proposed Vesting Tentative Subdivision Map, Use Permit, and Design Review for the development of the Ranch Phase II Project (PD-2023-0003, UP2025-0007, DR 2025-0017). The motion carried the following vote:

AYES: Jones, Martin, Webber, Riley
NOES: None
ABSTAIN: None
ABSENT: Suman, Perez

7. REGULAR ITEM/NEW ITEM

7-1 Election Of Chair And Vice Chair

On motion by Commissioner Martin, seconded by Commissioner Jones the Planning Commission members present unanimously appointed Commissioner Webber as Chair and Commissioner Jones as Vice Chair of the Planning Commission. The motion carried the following vote:

AYES: Jones, Martin, Webber, Riley
NOES: None
ABSTAIN: None
ABSENT: Suman, Perez

8. ORAL/WRITTEN COMMUNICATIONS

Acting Planning Manager Merideth announced Commissioner Suman was appointed on April 22, 2025, and the application period for the remaining vacancy closed on April 25, 2025.

9. COMMITTEE REPORTS

Commissioner Jones announced that TRANSPLAN would be meeting on May 8, 2025, and if Commissioners had any questions, they could let her know via email and she would follow up with the Committee.

In response to Commissioner Webber, Planning Manager Merideth explained that Mayor Bernal was in communication with TRANSPLAN to determine the process for appointing an alternate to that committee.

10. NEXT MEETING: May 21, 2025

Planning Manager Merideth announced the May 21, 2025; Planning Commission meeting would include a review of the Capital Improvement Program (CIP).

11. ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Jones, the Planning Commission members present unanimously adjourned the meeting at 8:09 P.M. The motion carried the following vote:

AYES: Jones, Martin, Webber, Riley
NOES: None
ABSTAIN: None
ABSENT: Suman, Perez

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk