

**CITY OF ANTIOCH  
PLANNING COMMISSION  
REGULAR MEETING**

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

**July 16, 2025  
City Council Chambers**

**1. CALL TO ORDER**

Chairperson Webber called the meeting to order at 6:30 P.M. on Wednesday, July 16, 2025, in Council Chambers. He welcomed Commissioner Spijker to the Planning Commission.

Planning Manager Merideth introduced Commissioner Spijker and welcomed him to the Planning Commission.

**2. ROLL CALL**

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

Absent: Commissioner Suman

Staff: Interim City Attorney, Derek Cole  
Planning Manager, Zoe Merideth  
Minutes Clerk, Kitty Eiden

**3. PLEDGE OF ALLEGIANCE**

Chairperson Webber led the Pledge of Allegiance.

**4. PUBLIC COMMENT – None**

**5. CONSENT CALENDAR**

**5-1 Planning Commission Meeting Minutes June 4, 2025**

***On motion by Commissioner Martin, seconded by Commissioner Riley the Planning Commission members present unanimously approved Item 5-1. The motion carried the following vote:***

***AYES: Spijker, Martin, Riley, Perez, Jones and Webber***

***NOES: None***

***ABSTAIN: None***

***ABSENT: Suman***

**6. NEW PUBLIC HEARING**

**6-1. Wildflower Station Townhomes 2 | TM-02, AR-23-05 | Northeast corner of Hillcrest Avenue and Wildflower Drive (APN: 052-140-013, 014, 015, and 016) The applicant,**

Kathryn Watt on behalf of DeNova Homes, Inc., is seeking approval of a Vesting Tentative Subdivision Map and Design Review for the creation of 19 residential lots and 17 common area parcels for 159 multifamily townhome units in 19 buildings on a +/- 7.93-acre site. The project includes an internal road network, open space, landscaping, stormwater facilities, and utilities to serve the project site.

Interim City Attorney Cole announced that the City and Commission had received correspondence from a law firm regarding this agenda item. He stated that staff, the consultant, and himself request additional time to review and respond to the issues raised. On their behalf, he asked the Planning Commission to continue the Public Hearing to August 20, 2025. He also noted that the applicant's general counsel did not oppose the continuance. He requested the Planning Commission allow for public comment on the agenda item as well as the recommended action to continue the Public Hearing.

Chairperson Webber opened the public comment period.

Mauricio Ulloa, Wildflower Station Place Homeowners Association (HOA), thanked DeNova for incorporating resident feedback into the revised proposal to help address ongoing challenges related to security. He confirmed that the HOA accepted the offer to contribute their fair share toward the maintenance of fencing and gates.

Chairperson Webber closed the public comment period.

***On motion by Commissioner Jones, seconded by Commissioner Martin the Planning Commission members present unanimously continued Public Hearing Item #6-1 to August 20, 2025. The motion carried the following vote:***

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

**6-2. Slatten Ranch Town Homes | TM-01, AR-23-01 | North of Wicklow Way, East of Slatten Ranch Road, and West of Empire Avenue (APN: 056-120-098)** The applicant, Kathryn Watt on behalf of DeNova Homes, Inc., is seeking approval of a Vesting Tentative Subdivision Map and Design Review for the creation of 17 residential lots and 13 common area parcels for 129 multifamily townhome units in 17 buildings on a +/- 6.41-acre site. The project includes an internal road network, open space, landscaping, stormwater facilities, and utilities to serve the project site.

Interim City Attorney Cole announced that the City and Commission had received correspondence from a law firm regarding this agenda item. He stated that staff, the consultant, and himself requested additional time to review and respond to the issues raised. On their behalf, he asked the Planning Commission to continue the Public Hearing to August 20, 2025. He requested the Planning Commission allow for public comment on the agenda item as well as the recommended action to continue the Public Hearing.

Chairperson Webber opened and closed the public comment period with no members of the public requesting to speak.

***On motion by Commissioner Martin, seconded by Commissioner Jones the Planning Commission members present continued Public Hearing Item #6-2 to August 20, 2025. The motion carried the following vote:***

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

## **7. ORAL/WRITTEN COMMUNICATIONS**

Planning Manager Merideth reported on her attendance at a Planning Directors meeting, and she provided an update on new California Environmental Quality Act (CEQA) laws. She announced the City had received responses to their RFP for the General Plan Update and staff was in the process of evaluating and interviewing firms and anticipated bringing a contract to Council for consideration soon.

## **8. COMMITTEE REPORTS**

Commissioner Jones reported on her attendance at the TRANSPLAN Committee meeting.

## **9. NEXT MEETING: August 6, 2025**

Planning Manager Merideth announced that the August 6, 2025, Planning Commission meeting would likely be canceled, and the next Planning Commission meeting would be held on August 20, 2025.

## **10. ADJOURNMENT**

***On motion by Commissioner Martin, seconded by Commissioner Jones, the Planning Commission members present unanimously adjourned the meeting at 6:51 P.M. The motion carried the following vote:***

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

Respectfully submitted:

Kitty Eiden  
KITTY EIDEN, Minutes Clerk