

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**August 20, 2025
City Council Chambers**

1. CALL TO ORDER

Chairperson Webber called the meeting to order at 6:56 P.M. on Wednesday, August 20, 2025, in Council Chambers.

2. ROLL CALL

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

Absent: Commissioner Perez

Staff: Interim City Attorney, Derek Cole
Planning Manager, Zoe Merideth
Contract Planner, Kevin Valente
City Engineer/Director of Public Works, Scott Buenting
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 July 16, 2025

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

AYES: Suman, Jones, Martin, Spijker, Webber, Riley

NOES: None

ABSTAIN: None

ABSENT: Perez

6. CONTINUED PUBLIC HEARINGS (Continued from July 16, 2025)

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.

Contract Planner Valente presented the staff report dated August 20, 2025, recommending the Planning Commission adopt the resolution recommending City Council approval of a Vesting Tentative Subdivision Map and Design Review for the development of the Wildflower Station Townhomes 2 Multifamily Residential Project.

Chairperson Webber opened the public comment period.

Kerri Watt, Director of Entitlements/DeNova Homes, highlighted that as part of this application they had an SB330 preliminary housing application. She gave a history of their approval process and the Wildflower Station Townhomes 2 Multifamily Residential Project PowerPoint presentation. She stated that they agreed with all the conditions of approval as presented.

Alaura McGuire, Adams, Broadwell, Joseph & Cardozo, on behalf of Contra Costa Residents for Responsible Development, requested the Planning Commission continue the hearing and remand the project back to staff to prepare an EIR specifically to address air quality, noise and public health impacts.

Vicki Williams, Wildflower Station Place 1 Homeowner, stated they welcomed the project if it met all health and environmental standards. She offered to work with this project to install a gate to secure both communities.

Chairperson Webber closed the public comment period.

In response to Commissioner Jones, Ms. Watt stated the Homeowner's Association (HOA) for this development and previous phases would be separate entities. She noted the gate access was a viable option provided the original HOA approved the shared cost.

Planning Manager Merideth explained park in lieu fees.

In response to Commission, Ms. Watt clarified that this development would be overparked for guest parking. She also confirmed that it was their intent to work with the existing HOA to address their requests pertaining to access, EV charging stations and fencing.

Commissioner Martin stated he liked the project as proposed noting it would complement the northern development.

In response to Commissioner Martin, Planning Manager Merideth clarified staff had provided a response to comments from the Adams, Broadwell, Joseph & Cardozo letter. She noted earlier today they received a letter from the California Housing Defense Fund (CalHDF) which was part of SB330 that required the project to conform to Objective Standards.

Interim City Attorney Cole added that staff and the consultant reviewed letters from Adams, Broadwell, Joseph & Cardozo and the hearing was previously continued to address the law firm's letter, which was thoroughly responded to in the staff report. He noted the additional letter had not raise new issues, and staff was confident that CEQA requirements had been fully satisfied. He noted if anyone disagreed with staff's response, it could be appealed to the City Council.

In response to Commissioner Riley, Ms. Watt reviewed bicycle parking and storage areas within the project. She stated that most likely the temporary speed bumps would be replaced with permanent speed bumps.

In response to Mr. Spijker, Planning Manager Merideth stated staff did not have any concerns related to these developments having separate HOAs.

In response to the Commission, Ms. Watt explained that all units would have one parking space within the garage that would be EV-ready, and there would also be some guest parking spaces designated as EV-ready. Additionally, she noted the gates between buildings 10 and 11 would be equipped with a key fob entry for residents and fiber optics would be provided for each unit.

Commissioner Spijker stated he liked the overall esthetics of the project and landscaping plan.

In response to Commissioner Webber, Planning Manager Merideth stated from a City perspective, the focus was on locating housing developments in proximity to BART stations and key amenities.

On motion by Commissioner Martin, seconded by Commissioner Suman 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 (TM-02) and design review (AR-23-05) for the development of the Wildflower Station 2 townhomes multifamily residential project. The motion carried the following vote:

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

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.

Contract Planner Valente presented the staff report dated August 20, 2025, recommending the Planning Commission adopt the resolution recommending City Council approval of a Vesting

Tentative Subdivision Map and Design Review for the development of the Slatten Ranch Townhomes Project.

Chairperson Webber opened the public comment period.

Kerri Watt, Director of Entitlements/DeNova Homes, thanked staff for assisting in the process on this application. She stated that this project was also SB330 Housing Application. She provided a history of their project and gave a Slatten Ranch Townhomes Project PowerPoint presentation. She noted that Slatten Ranch conformed to and was consistent with the City's General Plan and housing objectives, multifamily objective design standards and development standards for R-25 Zoning under the Antioch Municipal Code. She agreed with all the conditions of approval as presented.

Alaura McGuire, Adams, Broadwell, Joseph & Cardozo, on behalf of Contra Costa Residents for Responsible Development, requested the Planning Commission continue the hearing and remand the project back to staff to prepare an EIR specifically to address air quality, public health, transportation and noise impacts.

Chairperson Webber closed the public comment period.

In response to Commissioner Jones, Planning Manager Merideth confirmed that the applicant was under the maximum lot coverage.

In response to the Commission, Ms. Watt explained the City's code as it related to trash enclosures and confirmed that there would be fencing around the bioretention basin and northern property line. Additionally, she stated that these units would be market rate.

Commissioner Martin stated he preferred the colors proposed for the previous project; however, he like the variety of colors presented. He stated he did not support eliminating retail space and the tax revenue associated; however, he understood the market demand.

In response to Commissioner Martin, Interim City Attorney Cole explained that the hearing was previously continued to address the law firm's letter. Staff reviewed the letter with the consultant and counsel, and they concluded that the existing environmental document was appropriate. They believed that all issues had been fully addressed, and, from a CEQA perspective, the City had conducted a proper and thorough review. He stated that staff considered it appropriate for the Planning Commission to deliberate and make a decision based on the merits of the project.

In response to Commissioner Martin, Planning Manager Merideth stated the fire district had reviewed the project and provided a letter stating it met their requirements. She noted that she along with Contract Planner Valente and engineering staff met with the fire district to discuss the street widths. She further noted the applicant would be submitting their development plans to the fire department for a separate development permit and at that time they would be reviewed and approved.

In response to the Commission, Director of Public Works/City Engineer Buenting stated staff would work with the developer to find the storage necessary to make the left-hand turn lane function. He also explained shared cost and timing for the traffic signal.

In response to Chairperson Webber, Planning Manager Merideth stated all conditions of approval are currently recommended and she explained the park in-lieu fee ordinance.

In response to Commissioner Spijker, Ms. Watt confirmed that they were committed to installing EV chargers in twelve (12) common area spaces and the garages would be EV ready.

On motion by Commissioner Martin, seconded by Commissioner Riley 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 (TM-01) and design review (AR-23-01) for the development of the Slatten Ranch townhomes project. The motion carried the following vote:

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

7. NEW PUBLIC HEARING

7-1 Lone Tree Retail Tentative Parcel Map | PW 357-301-25 | Lone Tree Wy & Blue Rock Center The applicant, ISHC Properties LLC, is proposing a Tentative Parcel Map (TPM) which is creating (5) lots from seven (7) existing parcels. This application does not include the entitlement of any development and only pertains to the TPM.

Planning Manager Merideth introduced Engineering Consultant/Project Manager Little who presented the staff report dated August 20, 2025, recommending the Planning Commission adopt a resolution approving a Tentative Parcel Map (PW 357-301-25) for the Lone Tree Retail and Apartments projects. The site is identified by Assessor's Parcel Numbers (APNs) 072-500-001 through 072-500-007.

Chairperson Webber opened the public comment period.

Justin Petrini, RAK Engineering, stated they were proposing a tentative parcel map to support the updated overall site plan and approved uses. He noted the primary change consists of consolidating the multifamily parcels into a single dedicated parcel to enable more cohesive infrastructure, utility coordination and future ownership structure. He further noted the map adjusts interior parcel lines to accommodate the approved site plans while complying with state and city regulations. Additionally, it would also update the private and public easements. He stated they would also comply with all current CCRs and City requirements. He provided an overview of the approved site plans and architectural renderings.

Chairperson Webber closed the public comment period.

In response to Commissioner Jones, Mr. Petrini explained that some parking spaces were being relocated and Planning Manager Merideth reviewed the circulation plan.

In response to Chairperson Webber, Planning Manager Merideth explained that this item was related to merging lot lines to accommodate the projects and clarified that rezoning of the Commercial Infill Housing (CIH) project was approved administratively in 2022.

Commissioner Spijker expressed concern for a 4-story building looking down into the adjacent properties.

In response to Commissioner Jones, Planning Manager Merideth explained that the CIH project could not be built until the tentative parcel map was approved. She stated she believed the housing development would be a market rate rental project.

On motion by Commissioner Riley, seconded by Commissioner Spijker the Planning Commission adopted the resolution of the Planning Commission of the City of Antioch approving the tentative parcel map for a five (5) lot subdivision for Lone Tree Retail and Apartments P.W. 357-301-25. The motion carried the following vote:

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

8. ORAL/WRITTEN COMMUNICATIONS

Planning Manager Merideth announced the General Plan Consultant contract would be before the City Council on August 26, 2025, and Principal Planner Scudero would be the project manager. She noted a joint Planning Commission and City Council meeting was proposed to kick off the project. She also announced the September 3, 2025, Planning Commission meeting would be canceled, and the next meeting would be on September 17, 2025. She noted the City Council would be holding a Study Session on the Infill Housing Ordinance (IHO) at 6:00 P.M. on August 26, 2025.

Commissioner Jones requested a future Study Session on city-owned surplus properties to discuss opportunities for determining what could be developed on those sites.

Planning Manager Merideth responded that Community Development did not control that type of planning, and she could not commit other staff for that effort. She noted as part of the General Plan Update there would be opportunities for involvement from the Commission.

Interim City Attorney Cole added that this matter was not within the purview of this Commission; however, Commissioner Jones could discuss this subject with City Manager Scott or Assistant

City Manager Helfenberger. He noted she could also recommend the City Council address this matter.

Chairperson Webber expressed concern that the City had not implemented an option for affordable housing.

9. COMMITTEE REPORTS

Commissioner Jones reported the TRANSPLAN meeting was canceled.

10. NEXT MEETING: September 3, 2025

Commissioner Webber announced the next Planning Commission meeting would be held on September 17, 2025.

11. ADJOURNMENT

On motion by Commissioner Jones, seconded by Commissioner Riley, the Planning Commission members present unanimously adjourned the meeting at 8:46 P.M. The motion carried the following vote:

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

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk