



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA 94509

**IN PERSON
ANNOTATED
MEETING AGENDA**

WEDNESDAY, May 17, 2023, 6:30 PM

How to submit Public Comment:

There are two ways to submit public comments to the Planning Commission:

Public Comment

- **Prior to 3:00pm the day of the meeting:** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or submitted electronically to the Secretary to the Planning Commission at: planning@ci.antioch.ca.us

All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners before the meeting and entered into the public record. Please indicate the agenda item and title in your email subject line.

- **In person:** Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray before the item begins. Each speaker is limited to not more than 3 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments".

1. CALL TO ORDER

2. ROLL CALL

Commissioners Gutilla, Chair
Riley, Vice Chair
Hills (*absent*)
Lutz
Martin
Motts
Schneiderman

3. PLEDGE OF ALLEGIANCE

4. EX-PARTE COMMUNICATIONS

Ex-parte communications include verbal and written communications between individual Commissioners and a party with a real interest in a pending Commission decision. Ex parte communications should be avoided on matters pending before the Planning Commission as they may represent or be perceived to represent evidence that may unfairly influence a Commissioner's decision on a matter before the full Commission. If such contact does occur, the substance of the communication shall be disclosed before the full Commission and public in advance of public hearing items on the agenda. Written ex parte communications shall be forwarded to staff so that it may be disclosed to the full Commission and public.

5. PUBLIC COMMENT

For persons desiring to address the Commission on an item that is not on the agenda please note that each speaker is limited up to three (3) minutes. The Brown Act limits the Commission ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

6. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a member of the Commission or a member of the public requests removal of the items from the Consent Calendar.

6-1. Planning Commission Meeting Minutes March 15, 2023.

Recommendation: Approve.

APPROVED

7. PUBLIC HEARING

7-1. Sunset Billboard (UP-22-05, AR-22-09) - The applicant, Mesa Outdoor, is requesting Use Permit and Design Review approval to install a new double sided digital billboard supported on a single steel tube. Each face will be 16 feet by 48 feet with an overall height of 35 feet. The subject site is a largely undeveloped .42-acre parcel used for storage. The project is located at 1202 Sunset Drive / APN: 068-253-011.

Recommendation: Adopt the Resolution approving the Use Permit and Design Review application allowing construction of a new digital billboard at 1202 Sunset Drive.

CEQA: The project is Categorical Exempt from CEQA pursuant to Section 15332 "In-Fill Development Projects"

RESOLUTION NO. 2023-13

7-2 The Ranch (PD-21-04) - The applicant, Richland Planned Communities, Inc. is requesting the following entitlements for Phase IA of The Ranch Project located West of Deer Valley Road, South of Mammoth Way with APNs: 057-010-002, 057-010-003, and 057-021-003:

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1. Planned Development Guidelines Amendment. The Planned Development Guidelines Amendment alters the lot width and rear and side setbacks of the rear center lot of the T-Court Clusters and allows for a 2-foot encroachment of attached patio covers into setbacks.
 2. Development Agreement Amendment. The proposed Development Agreement Amendment modifies the proposed trail systems in order to reserve more space for conservation. Trails will more closely border the development and will include different amenities such as picnic tables and signage.
 3. Vesting Tentative Subdivision Maps. The proposed project requires approval of a Large Lot Vesting Tentative Subdivision Map to allow for the division of The Ranch Project site into four lots. Phase I development would occur on Lots 1 and 2, in the eastern portion of The Ranch Project site. Approval of the Small Lot Tentative Subdivision Map would divide the Phase I area into 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network.
 4. Use Permit. The project requires the approval of a Use Permit to allow for the development of the proposed uses within the Phase I area of The Ranch Project site.
 5. Design Review. The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch's General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

Recommendations:

1. Adopt the Resolution recommending the City Council approve an ordinance to amend The Ranch Planned Development Guidelines.
2. Adopt the Resolution recommending the City Council approve an amendment to The Ranch Master Development.
3. Adopt the Resolution recommending the City Council adopt the proposed two Vesting Tentative Maps, Use Permit and Design Review for the development of The Ranch Phase 1 Project.

CEQA: Environmental Impact Report for The Ranch Project was approved by the Antioch City Council in July 2020.

RESOLUTIONS 2023-14, -15, -16

- 7-3 Determination of Conformity for the Capital Improvements Program** - Prior to adoption of the Five-Year Capital Improvement Program by City Council, staff is requesting the Planning Commission's concurrence that the proposed program is in conformance to the City of Antioch's General Plan 2025. Projects are City-wide.

Recommendation: Adopt the Resolution determining conformity between the Capital Improvements Program and the General Plan.

CEQA: The project is Categorically exempt from CEQA analysis pursuant to Section 15262 Feasibility and Planning Studies.

8. ORAL/WRITTEN COMMUNICATIONS

8-1. June 7, 2023 meeting is cancelled.

9. COMMITTEE REPORTS

10. NEXT MEETING: June 21, 2023

11. ADJOURNMENT (9:10 pm)

NOTICE

As a general policy, the Commission will not begin discussion or consideration of an agenda item after 9:30 pm.

Copies of the documents relating to development proposals are available for review at <http://www.antiochca.gov/planningprojects>. The staff report and agenda packet will be posted at least 72 hours (3 days) in advance of the scheduled meeting date at www.antiochca.gov/pcagendas and is available at the Community Development Department located on the 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday (closed for lunch between 12 p.m. and 1 p.m.) for inspection and copying (for a fee).

APPEALS

Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.

The final appeal date of actions made at this Planning Commission hearing is 5:00 p.m. on

WEDNESDAY May 24, 2023.

ACCESSIBILITY

Accessibility In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached by phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us