



PLANNING COMMISSION

City Hall Council Chambers

200 H St. Antioch, CA

IN PERSON

MEETING AGENDA

WEDNESDAY, SEPTEMBER 17, 2025, 6:30 PM

How to submit Public Comment

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

- **Prior to 4:00pm the day before 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@antiochca.gov

All comments received before 4:00 pm the day before 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 Webber, Chair
 Jones, Vice Chair
 Martin
 Perez
 Riley
 Spijker
 Suman

3. PLEDGE OF ALLEGIANCE

4. 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.

5. 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.

5-1 Planning Commission Meeting Minutes August 20, 2025

6. PUBLIC HEARINGS

- 6-1. Developer Incentives for Accessible Units | Citywide-** The City of Antioch is requesting a new ordinance to implement Housing Element Program 5.1.3 Incentivize Accessible Units which incentivizes developers through development standards concessions, fee waivers or fee reductions to increase the number of accessible units beyond the federal requirement of 5 percent for subsidized developments.

CEQA: The project is exempt from CEQA pursuant to CEQA Guidelines § 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would be exempt because the Antioch Housing Element, Environmental Hazards, and Environmental Justice Element Environmental Impact Report (EIR) evaluated the implementation of Housing Element policies and programs, including missing middle implementation, and the proposed ordinance implementation of Housing Element Program 5.1.3 Incentivize Accessible Units. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment.

7. REGULAR ITEM

- 7-1. Appeal of Cruise America Home Occupation Use Permit and Business License Denial | 2425 Willow Lane** - The appellant, Nanette Johnson, has appealed the City of Antioch's administrative denial of a Home Occupation Use Permit and business license application for a Cruise America recreational vehicle rental business at 2425 Willow Avenue. The City denied the application on the grounds that it does not meet the current zoning code and Home Occupation Use Permit requirements.

CEQA: The California Environmental Quality Act ("CEQA") is not applicable to denials.

8. ORAL/WRITTEN COMMUNICATIONS

9. COMMITTEE REPORTS

10. NEXT MEETING: October 1, 2025

11. ADJOURNMENT

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 SEPTEMBER 24, 2025

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