



## **ANNOTATED AGENDA PLANNING COMMISSION**

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

**IN PERSON  
MEETING AGENDA**

WEDNESDAY, March 15, 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](mailto: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

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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 February 15, 2023.**

**Recommendation:** Approve.

***APPROVED***

**7. PUBLIC HEARING**

**7-1. Environmental Justice Element** - The Planning Commission will review and make a recommendation to the City Council on the draft Environmental Justice (EJ) Element. Cities and Counties with disadvantaged communities are required to incorporate EJ goals and policies into their General Plans when adopting or revising two or more Elements concurrently. The City Council recently adopted a Housing Element and Environmental Hazards Element. The draft EJ element integrates principles into the planning process and to improve public participation.

**Recommendation:** Adopt the Resolution recommending the City Council adopt the General Plan Amendment approving the EJ Element.

**CEQA:** The City Council approved an Environmental Impact Report (CC Resolution 2023/15) on January 24, 2023.

***RESOLUTION NO. 2023-11***

**8. NEW ITEM**

**8-1. AR-22-11 Chick Fil A at 5705 Lone Tree Way-** The applicant is seeking Design Review approval for the construction of a new 4,594 sq. ft. restaurant with two lane drive through at 5705 Lone Tree Way. The subject site is an existing 1.33-acre parcel with a vacant 6,886 sq. ft. restaurant built in 2003 (formerly Mimi's Café). The applicant is proposing to demolish the existing building and construct a new 22

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ft. tall restaurant with a double drive through for Chick Fil A. The restaurant will provide eighty-two (82) seats for on-site dining, a two-lane drive through, and fifty-four (54) on-site parking spaces. Other site improvements include new canopies for the drive-through, lighting, landscaping, and parking lot improvements. Business hours are proposed to be 6am-11pm Monday-Saturday.

**Recommendation:** Adopt the Resolution approving Design Review for the construction of a new Chick Fil A at 5705 Lone Tree Way.

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

**RESOLUTION NO. 2023-12**

**9. ORAL/WRITTEN COMMUNICATIONS**

**9-1. April 5, 2023 meeting is cancelled.**

**10. COMMITTEE REPORTS**

**11. NEXT MEETING: April 19, 2023**

**12. ADJOURNMENT (8:22 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](http://www.antiochca.gov/pcagendas) and is available at the Community Development Department located on the 2<sup>nd</sup> 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 March 22, 2023.

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## **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](mailto:publicworks@ci.antioch.ca.us)