



## PLANNING COMMISSION

City Hall Council Chambers  
200 H St. Antioch, CA

**IN PERSON**

**MEETING AGENDA**

WEDNESDAY, MAY 15, 2024, 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](mailto: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** Gutilla, Chair  
Riley, Vice Chair  
Hills  
Jones  
Lutz  
Martin  
Webber

### 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.

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**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 March 20, 2024**

**5-2. Acorn Extension** It is recommended that the Planning Commission adopt a resolution approving a two-year extension of the Final Development Plan, Use Permit and Design Review approvals for the Acorn Business Park project.

**CEQA:** The City Council adopted an Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program for this project in conformance with the California Environmental Quality Act on May 28, 2019.

**6. NEW PUBLIC HEARING**

**6-1. Intentional Event Spaces | UP2024-0002| 3658 Lone Tree Wy:** - Intentional Event Spaces LLC requests approval of a use permit and zoning variance to operate a private event venue with live entertainment that allows the provision of alcohol by licensed caterers for private events. The subject property is located within the Raley's Shopping Center at 3658 Lone Tree Way (APN 071-181-031).

**CEQA:** This project has been deemed Categorical Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1 and Section 15332, Infill Development.

**7. REGULAR ITEM**

**7-1 Determination of the 2024-2029 Capital Improvement Program Consistency with the Antioch General Plan | PW 150-24** It is recommended that the Planning Commission determine that the 2024-2029 Capital Improvement Program is consistent with the Antioch General Plan including a determination that any acquisition or disposition of property identified in the project description for each project in the Capital Improvement Program is consistent with the General Plan.

**7-2 Election of Chair and Vice Chair**

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8. **ORAL/WRITTEN COMMUNICATIONS**
  9. **COMMITTEE REPORTS**
  10. **NEXT MEETING:** June 5, 2024
  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](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 MAY 22, 2024.

### **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)