



PLANNING COMMISSION

City Hall Council Chambers

200 H St. Antioch, CA

IN PERSON

MEETING AGENDA

WEDNESDAY, FEBRUARY 19, 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 Riley, Chair
 Webber, Vice Chair
 Hills
 Jones
 Lutz
 Martin
 Perez

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 November 20, 2024.

5-2 Planning Commission Meeting Minutes December 4, 2024.

6. NEW PUBLIC HEARING

6-1 Lone Tree Retail Project | PD2024-0001 | 072-500-005, 072-500-006, 072-500-007- The project applicant, Architecture Plus, Inc., is seeking approval of the Lone Tree Retail commercial project, consisting of development of three buildings: a car wash, quick service restaurant, and combination quick service restaurant and retail building, along with associated site improvements.

CEQA: An addendum to the project's original initial Study/Mitigated Negative Declaration was prepared to analyze whether any of the proposed changes to the development would constitute a new significant impact requiring further evaluation under CEQA.

7. REGULAR ITEM

7-1 Metropolitan Transportation Commission (MTC) Transit-Oriented Communities (TOC) Policy – Staff will provide a presentation on MTC's TOC Policy and Antioch's technical assistance grant applications.

8. ORAL/WRITTEN COMMUNICATIONS

9. COMMITTEE REPORTS

10. NEXT MEETING: March 5, 2025, Meeting Canceled; next meeting will be on March 19, 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, FEBRUARY 26, 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