

**AGENDA
REGULAR MEETING
CITY OF FAIRFIELD PLANNING COMMISSION**

VIA TELECONFERENCE

APRIL 14, 2021

JOIN MEETING VIA ZOOM LINK:

6:00 P.M.

<https://fairfieldca.zoom.us/j/97065607498?pwd=a1dnaVY2UzFINU4xaU5sS0FET09qZz09>

PASSWORD: 66781819

Consistent with the Governor's Executive Order N-29-20 regarding public meetings during the COVID-19 emergency, Planning Commissioners may attend the meeting telephonically.

Members of the public can observe the meeting on Comcast Cable Channel 26, ATT U-Verse 99, and web-streamed live <http://www.fairfield.ca.gov/live>, or at www.youtube.com/user/FFCATV/live.

Members of the public may join the meeting via Zoom with the following link:

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Password: 66781819

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. INFORMATION ON PROVIDING PUBLIC COMMENTS

Persons wishing to address the Planning Commission on subjects not on the agenda but within the jurisdiction of the Planning Commission provided that NO action may be taken on off-agenda items except as authorized by law. Off-agenda items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.

Comments will be accepted via Zoom or by email at planning@fairfield.ca.gov. Identify your name, the item you wish to comment on, and the date of the meeting. All comments received by email prior to the start of an item will be read aloud for up to three minutes. For adjudicative public hearing items, e-mailed comments will be accepted and read aloud for up to three/four minutes if received prior to the close of the public hearing

PUBLIC COMMENT INSTRUCTIONS: When joining via Zoom, please use the “raise your hand” feature or press *9 on your phone to request to speak. You will be called on by name and will have three minutes to speak. Members of the public wishing to submit their comments via email can email planning@fairfield.ca.gov. These comments will be forwarded to Council for review but will not be read aloud during the meeting.

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES OF MARCH 24, 2021

VI. PUBLIC COMMENTS

VII. SCHEDULED MATTERS

A. POPEYES DRIVE-THROUGH RESTAURANT

Resolution No. 2021 - 08

Development Review (DR2021-003)

Use Permit (UP2021-001)

Environmental Review (ER2021-006)

Location: 2322 E Alaska Avenue (APN: 0034-130-043)

Applicant: Katrina Riddle, Quikserve

Owner: Quikserve Concepts, Inc.

Public hearing on request by Katrina Riddle of Quikserve Concepts, Inc. to develop a new Popeyes with drive-through sales on a 0.80-acre vacant parcel at 2322 E Alaska Avenue (APN: 0034-130-043). The proposed fast food restaurant will have a floor area of 2,149 square feet and a maximum height of 21 feet, ten inches. The project has been deemed categorically exempt from the California Environmental Quality Act (CEQA) per Section 15332: In-Fill Development Projects. (Anna Noel, 707-428-7387, anoel@fairfield.ca.gov)

B. CANON STATION DEVELOPMENT AGREEMENT AMENDMENT

Resolution No. 2021-09

Development Agreement (DA2021-1)

Location: Northeast Fairfield

Applicant: Canon Station LLC

Property Owner: Canon Station LLC

Public hearing on proposed Fourth Amendment to Amended and Restated Development Agreement between the City of Fairfield and Canon Station LLC. (Planner: Dave Feinstein, 707-428-7448, dfeinstein@fairfield.ca.gov)

VIII. INFORMATION AND COMMUNICATIONS

A. Director's Report and Commissioner's Comments

IX. ADJOURNMENT TO NEXT MEETING OF MAY 12, 2021

SPECIAL NOTICES

PLEASE NOTE: The Planning Commission ordinarily does not take up any item on the agenda after 10:00 p.m. Discussion of any item which began before 10:00 p.m. will be completed regardless of time. If you have any item which is not discussed before the 10:00 p.m. cut-off, it will be among the first items discussed at the next meeting. The agendas have been prepared with the hope that all items scheduled will be able to be discussed within the time allowed.

PLEASE NOTE: Any party aggrieved or affected by a decision or determination by the Planning Commission in the administration of the City's Development Regulations may file an appeal within 14 business days of the decision or determination using the appeal form available from the Community Development Department. To file an appeal, complete the form and submit it with the appropriate fee to: Community Development Department, 1000 Webster Street, Second Floor, Fairfield, CA 94533 no later than 14 business days from the date of this hearing. No postmarks will be accepted. For additional information, please contact the Community Development Department, 1000 Webster Street, Second Floor, Fairfield, CA 94533, or phone 707-428-7461.

PLEASE NOTE: The City of Fairfield is committed to providing meeting facilities that are accessible to persons with disabilities and/or have language barriers. To request meeting materials in alternative formats or other accommodation, please contact Lucia Morales, Administrative Assistant, at least 72 hours in advance of the meeting at 707-428-7466 or lmorales@fairfield.ca.gov.