

**PLANNING COMMISSION  
RESOLUTION # 2022-33**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ORDINANCE AMENDING THE  
ZONING MAP TO INCLUDE THE CB 4, CB 5, AND CB 6 CANNABIS OVERLAY DISTRICTS**

**WHEREAS**, §§ 9-5.3801 and 9-5.3845 of the Antioch Municipal Code (“AMC”) establish the regulatory requirements for cannabis businesses in the City of Antioch;

**WHEREAS**, cannabis businesses are an important part of the local economy, offer employment while eliminating commuting and its associated environmental impacts, pay fees and taxes, and make contributions to local non-profit organizations through social equity programs that are required for all cannabis businesses in the City;

**WHEREAS**, three additional Cannabis Business districts (“CB”) CB 4 “Northwest Downtown/Marina,” CB 5 “Slatten Ranch Business Park” and CB 6 “Slatten Ranch/Empire Center” allow limited types of cannabis businesses may be allowed (§9-5.3801), thus protecting against a concentration of cannabis businesses within any single community;

**WHEREAS**, the Zoning Map amendments are not considered a project under the California Environmental Quality Act under the common sense exemption (CEQA Guidelines 150361(b)(3)) because it will not have a direct or reasonably foreseeable indirect physical change or effect on the environment. The ordinance does not change the existing zoning in the affected areas; rather, the ordinance is an overlay on the existing zoning, already approved and adopted by the City;

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on November 4, 2022 for the public hearing held on November 16, 2022; and

**WHEREAS**, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby make the following findings pursuant to Section 9-5.2802 “FINDINGS REQUIRED” (A) (1-4) of the Antioch Municipal Code for recommendation to the City Council for approval of the proposed zoning map amendment:

1. That the proposed zone reclassification will allow uses more suitable for the site than the present classification.

**Finding:** The proposed expansion of CB 4, 5, and 6 Overlay Districts creates an opportunity for cannabis businesses and cannabis retail. This creates an opportunity for economic development and opportunity.

2. That uses permitted by the proposed zoning will not be detrimental to adjacent or surrounding properties.

**Finding:** The proposed CB 4, 5 and 6 Overlay Districts are surrounded by compatible land uses including retail and industrial uses. The expanded districts are not expected to create adverse impacts.

3. That evidence has been presented documenting land use changes in the area to warrant a change in zoning.

**Finding:** The proposed ordinance amendments further refine and enhance potential locations for cannabis businesses meeting the interests of City residents and existing businesses.

4. That the requested zoning change is in conformance with the General Plan.

**Finding:** The proposed zoning text amendments are compliant with the General Plan.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Antioch does hereby **RECOMMEND** that the City Council adopt an ordinance amending the Antioch Zoning Map to include the CB 4, CB 5, and CB 6 Overlay Districts in the draft maps attached as Exhibit A.

\* \* \* \* \*


**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 16th day of November, 2022.

**AYES:** Gutilla, Hills, Lutz, Martin, Motts, Schneiderman

**NOES:**

**ABSTAIN:**

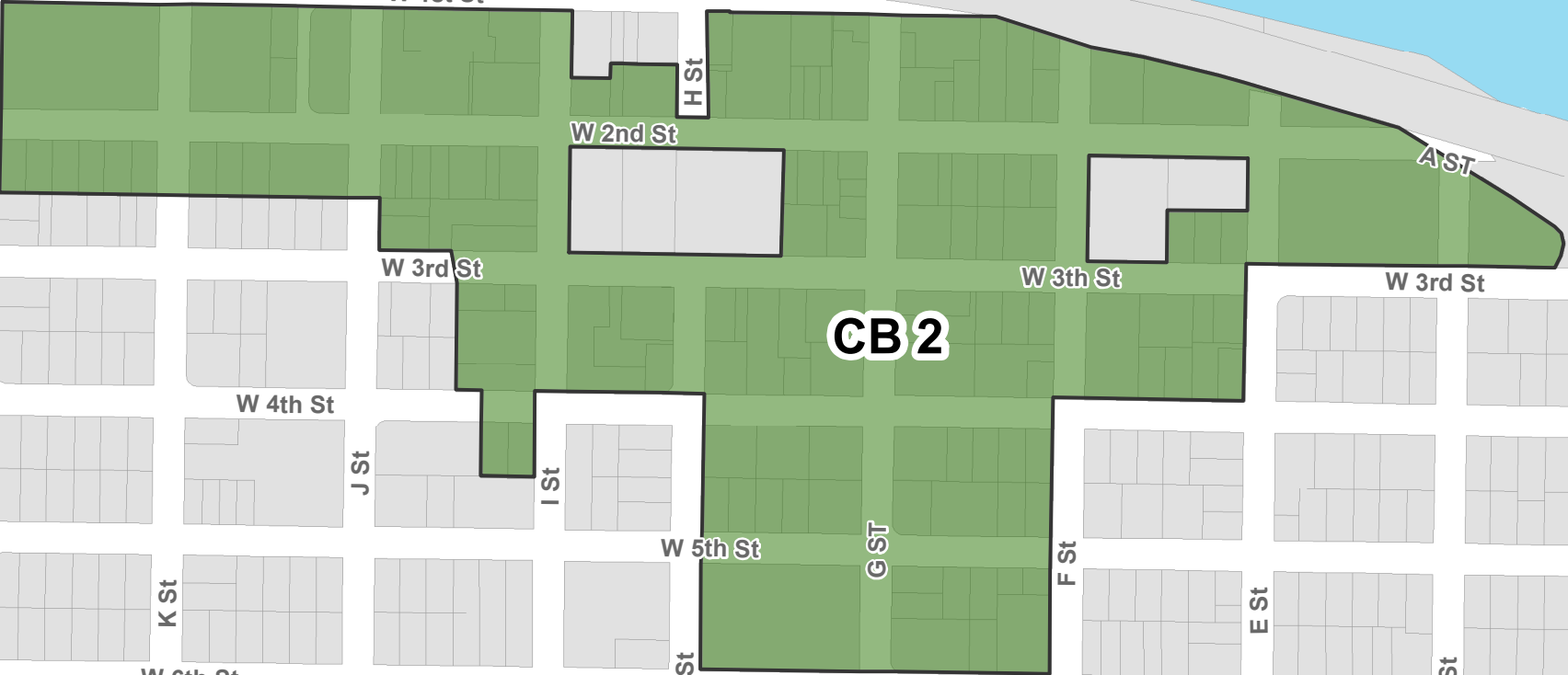
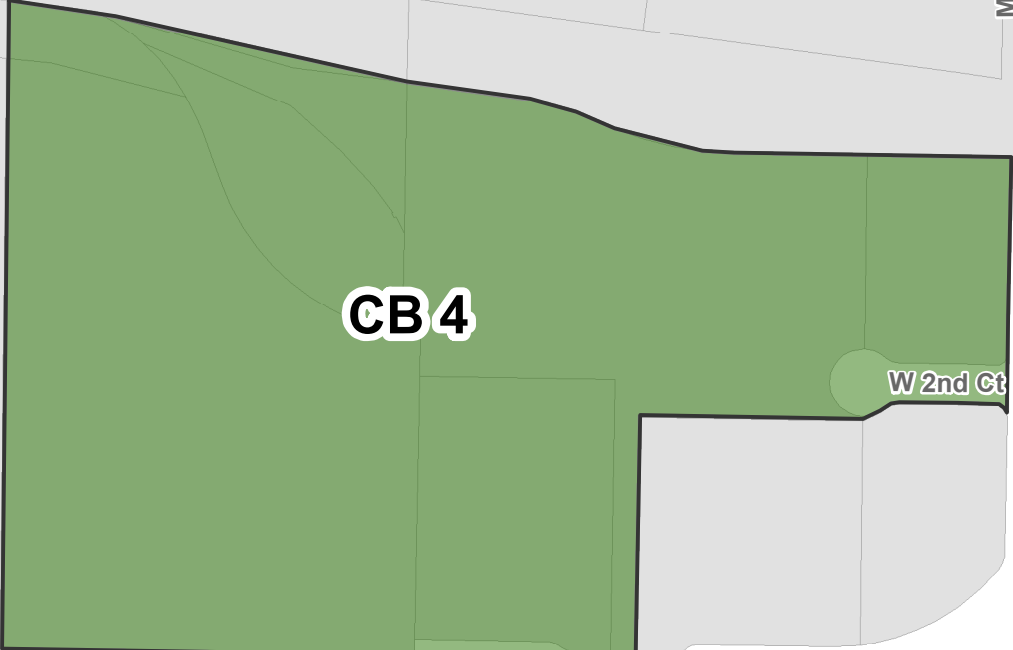
**ABSENT:** Riley

  
Forrest Ebbs (Nov 17, 2022 10:28 PST)


**FORREST EBBS**  
**Secretary to the Planning Commission**

**EXHIBIT A  
DRAFT ZONING MAP AMENDMENTS  
(SEPARATE PAGE)**



**CB 2 & CB 4**



**Legend**

 Cannabis Overlay

0 0.0375 0.075 Miles


**CB 5 & CB 6**




**CB5**


**CB6**

**Legend**

-  Cannabis Overlay

0 0.05 0.1 Miles

 N

 **ANTIOCH**  
COMMUNITY DEVELOPMENT

**LONE TREE WAY**






# Resolution 2022-33 Cannabis Zoning Map Amendments

Final Audit Report

2022-11-17

Created:	2022-11-17
By:	Anne Hersch (ahersch@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIMcrL5kPB_-Z_g1-v92eigAVjRroaR1U

## "Resolution 2022-33 Cannabis Zoning Map Amendments" History

-  Document created by Anne Hersch (ahersch@antiochca.gov)  
2022-11-17 - 6:15:56 PM GMT
-  Document emailed to Forrest Ebbs (febbs@ci.antioch.ca.us) for signature  
2022-11-17 - 6:16:19 PM GMT
-  Email viewed by Forrest Ebbs (febbs@ci.antioch.ca.us)  
2022-11-17 - 6:28:44 PM GMT
-  Document e-signed by Forrest Ebbs (febbs@ci.antioch.ca.us)  
Signature Date: 2022-11-17 - 6:28:52 PM GMT - Time Source: server
-  Agreement completed.  
2022-11-17 - 6:28:52 PM GMT