

CITY OF  
**ANTIOCH**  
CALIFORNIA

**ANNOTATED**

**AGENDA**

**CITY OF ANTIOCH PLANNING COMMISSION**

**WEDNESDAY, MAY 19, 2021**

**6:30 P.M.**

**PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING.**

Observers may view the meeting livestreamed via the Planning Division's website at: [antiochca.gov/pcmeetings](http://antiochca.gov/pcmeetings)

**APPEAL**

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, MAY 19, 2021**.

**ROLL CALL**

**6:30 P.M.**

Commissioners

Schneiderman, Chair

Martin, Vice Chair

Barrow

Gutilla

Motts

Parsons

**(ABSENT)**

Riley

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**CONSENT CALENDAR**

All matters listed under consent calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the consent calendar for separate action.

**1. APPROVAL OF MINUTES:**

A. February 17, 2021

**APPROVED**

B. April 7, 2021

**APPROVED**

***(Comm'rs Riley and Gutilla abstain, Comm'r Parsons absent)***

## **NEW PUBLIC HEARING**

2. **Deer Valley Estates Project Deer Valley Estates Project (PD-19-03, UP-19-12, AR-19-19)** -- The applicant, Blue Mountain Communities, requests certification of an Environmental Impact Report and approval of the following entitlements: Vesting Tentative Map, Final Development Plan, Use Permit, and Design Review for the Deer Valley Estates Project. The project would subdivide two undeveloped parcels totaling 37.56 acres to construct 121 new single family homes along with new infrastructure, parking, detention basins, lighting, landscaping, and a private park. The Project is located at 6100 Deer Valley Road (APNs 055-071-026 and 057-022-013). An Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA).

### **RECOMMENDED ACTION(S):**

- 1) Adopt the resolution in Attachment A recommending certification of the Deer Valley Estates Project Environmental Impact Report, adopting findings of fact and statement of overriding considerations, and adopting the mitigation monitoring and reporting program.
- 2) Approve the resolution recommending that the City Council approve a Vesting Tentative Subdivision Map, Final Development Plan, Use Permit, and Design Review subject to conditions of approval (PD-19-03, UP-19-12, AR-19-19).

***CONTINUED TO JUNE 16, 2021***

3. **UP-20-10, AR-20-12, V-20-02 – Radix Growth** – Hans Benson requests approval of a use permit, design review and variance to operate a cannabis facility that consists of indoor cultivation, distribution, non-volatile manufacturing, and retail dispensary at 3625 East 18<sup>th</sup> Street (APN: 051-052-094). This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act.

### **RECOMMENDED ACTION(S):**

It is recommended that the Planning Commission adopt the resolution recommending that the City Council APPROVE a Use Permit, Variance and Design Review application (UP-20-10, V-20-02, AR-20-16) for a cannabis facility with indoor cultivation, distribution, non-volatile manufacturing, and retail dispensary with delivery.

***RESOLUTION NO. 2021-10***

4. **Antioch Municipal Code Amendment to Section 9-5.901, Home Occupations** – The City of Antioch proposes the repeal and replacement of Section 9-5.901 regarding home occupations. Specifically, the City proposes to eliminate existing

permit requirements and other changes to streamline and clarify the approval process and ensure the acceptable operation of home-based businesses (home occupations).

**RECOMMENDED ACTION(S):**

It is recommended that the that the Planning Commission adopt the resolution recommending that the City Council adopt the ordinance repealing and replacing Section 9-5.901 of the Antioch Municipal Code regarding Home Occupation Use Permits (HOUP).

**RESOLUTION NO. 2021-11**

- 5. Determination of the 2021-2026 Capital Improvement Program Consistency with the Antioch General Plan, P.W. 150-21** – The Capital Improvement Program (CIP) outlines the 2021-2026 expenditure and revenue projections provided for planning purposes only. Any California Environmental Quality Act (CEQA) requirements will be determined on a project-by-project basis prior to final approval and construction of each project. As required by Section 65401 of the California Government Code, the Planning Commission is asked to determine whether the projects included in the Five-Year Capital Improvement Program (CIP) are consistent with the current Antioch General Plan.

**RECOMMENDED ACTION(S):**

It is recommended that the Planning Commission determine the 2021-2026 Capital Improvement Program to be consistent with the Antioch General Plan, which includes 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.

**RESOLUTION NO. 2021-12**

**ORAL COMMUNICATIONS**

**WRITTEN COMMUNICATIONS**

**COMMITTEE REPORTS**

**ADJOURNMENT**

**(8:37 P.M)**

**Notice of Availability of Reports**

Copies of the documents relating to this proposal are available for review at [antiochca.gov/planningprojects](http://antiochca.gov/planningprojects)

The staff report and agenda packet will be posted on Friday May 14, 2021 at [antiochca.gov/pcagendas](http://antiochca.gov/pcagendas)

**Notice of Opportunity to Address the Planning Commission**

There are two ways to submit public comments to the Planning Commission:

- Prior to 3:00 the day of the meeting: Written comments may be submitted electronically to the Secretary to the Planning Commission at the following email address: [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. **Please indicate the agenda item and title in your email subject line.**
- After 3:00 the day of the meeting and during the meeting: Please refer to the Planning Division's website for instructions on how to comment after 3:00 the day of the meeting and during the Planning Commission meeting: [antiochca.gov/pcmeetings](http://antiochca.gov/pcmeetings)

Written comments submitted during the meeting will be read into the record by staff (not to exceed three minutes at staff's cadence) when the chair of the Planning Commission opens the public comment period for the relevant agenda item.

### **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).