



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA

ANNOTATED AGENDA

VIRTUAL MEETING AGENDA

WEDNESDAY, June 1, 2022, 6:30 PM

COVID-19 NOTICE – PUBLIC MEETING GUIDELINES

Consistent with AB 361, the Planning Commission will be participating in meetings via phone/video conferencing. The public is invited to watch and submit comments via the methods below:

How to watch the meeting from home:

The Planning Commission Meetings will be held as a Zoom webinar and the public is invited to participate as “attendees”. Please note that, in order to participate, you must have the Zoom app installed on your smart phone or computer and you may need speakers and a microphone to use certain computers. Please visit www.zoom.us for more information.

The City of Antioch will continue to stream video and audio of these meetings at the following webpage: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>. You do not need the Zoom app to use this service. However, you will not be able to provide comment during the meeting.

How to submit Public Comment:

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

- **Prior to 3:00pm** the day of the meeting: Written comments may be submitted electronically to the Secretary to the Planning Commission at: 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 3:00pm** 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: www.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.

1. **CALL TO ORDER**

2. **ROLL CALL (6:30)**

Commissioners Gutilla, Chair
Riley, Vice Chair (*absent*)
Hills (*absent*)
Lutz
Martin
Motts
Schneiderman

3. **PLEDGE OF ALLEGIANCE**

4. **EX-PARTE COMMUNICATIONS**

Ex-parte communications include verbal and written communications between individual Commissioners and a party with a real interest in a pending Commission decision. Ex parte communications should be avoided on matters pending before the Planning Commission as they may represent or be perceived to represent evidence that may unfairly influence a Commissioner's decision on a matter before the full Commission. If such contact does occur, the substance of the communication shall be disclosed before the full Commission and public in advance of public hearing items on the agenda. Written ex parte communications shall be forwarded to staff so that it may be disclosed to the full Commission and public.

5. **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.

6. **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.

None.

7. **PUBLIC HEARING**

7-1. UP-22-02, V-22-02 T-Mobile El Campanil Wireless Facility- The applicant is seeking approval of a Use Permit, Variance and Design Review for a new roof-mounted wireless facility at 602 W 2nd St. (El Campanil Theater). The subject site is .28 acres with an existing 10,936 sq. ft. theater built in 1928. The project scope includes two new 98 sq. ft. roof enclosures with a total of six (6) new panel antennas. The enclosures are proposed to face east and west and are 10 ft. in height. The enclosures have been designed to match the existing building. Supporting equipment is proposed to be ground mounted at the rear of the building and screened. A Variance is required to allow an exception to the height limit for the Mixed Use Zoning Classification in the Downtown Specific Plan.

Recommendation: Adopt the Resolution approving the Use Permit, Variance and Design Review for a new wireless facility at 602 W. 2nd St. (El Campanil Theater)

CEQA: The project is Categorically exempt from CEQA analysis pursuant to Section 15303 “New Construction or Conversion of Small Structures.”

RESOLUTION NO. 2022-15

7-2. UP-21-17, One Plant Distribution- The applicant is seeking Use Permit approval to conduct a Type-11 “Cannabis Distribution” operation at 2701 W. 10th St. The existing building includes a retail cannabis dispensary (UP-18-15) that was approved in 2019. The current operator is proposing to expand the business operation to include distribution services in an 8,482 sq. ft. unused portion of the existing building. Distribution is proposed to operate from 8am-8pm, seven days a week. There will be eight (8) employees associated with the distribution operation.

Recommendation: Adopt the Resolution recommending that City Council approve a Use Permit for cannabis distribution services for One Plant Distribution, 2701 W. 10th St.

CEQA: The project is Categorically exempt from CEQA pursuant to Section 15301 “Existing Facilities.”

RESOLUTION NO. 2022-16

7-3. UP-22-01, 300 G St. Retail Cannabis Dispensary- The applicant is seeking approval of a Use Permit to operate a retail cannabis dispensary at 300 G St. The business will occupy an existing 6,500 sq. ft. commercial building at the southwest corner of G St. and W. 3th St. The business is proposed to operate from 9am-8pm, seven days a week. There will be up to twenty-five (25) full time staff including security and management personnel. An operator is expected to be selected at a future date.

Recommendation: Adopt the resolution recommending that City Council approve a Use Permit for retail cannabis dispensary at 300 G St.

CEQA: The project is Categorically exempt from CEQA pursuant to Section 15301 “Existing Facilities.”

RESOLUTION NO. 2022-17

8. UNFINISHED BUSINESS

8-1. 2023-2031 Housing Element Study Session- The Planning Commission will review and provide preliminary feedback on the 6th Cycle Housing Element for the City of Antioch.

Recommendation: Staff recommends that the Planning Commission receive the draft presentation & report and provide feedback to staff and the consultant. This is a study session and no action will taken.

CEQA: An Environmental Impact Report (EIR) is being prepared to analyze impacts associated with the Housing Element update.

FEEDBACK PROVIDED

9. ORAL/WRITTEN COMMUNICATIONS

9-1. Planning Commission Meeting Canceled: July 6, 2022

10. COMMITTEE REPORTS

11. **NEXT MEETING: June 15, 2022**

12. **ADJOURNMENT (8:06 PM)**

NOTICE

As a general policy, the Commission/Committee/Board will not begin discussion or consideration of an agenda item after 9:30 pm.

Notice of Availability of Reports Copies of the documents relating to this proposal are available for review at antiochca.gov/planning/projects 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

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 June 8, 2022.

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