



**ANNOTATED**

**AGENDA**

**CITY OF ANTIOCH PLANNING COMMISSION**

**WEDNESDAY, JUNE 16, 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, JUNE 23 , 2021.**

**ROLL CALL**

**6:30 P.M.**

***(6:30 PM)***

Commissioners

Schneiderman, Chair  
Martin, Vice Chair  
Barrow ***(6:38 P.M.)***  
Gutilla  
Motts  
Parsons  
Riley

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**CONTINUED PUBLIC HEARING**

- 1. 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.

**RESOLUTION NO. 2021-13**  
**(4 yes, 1 abstain, 2 no)**

- 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, DIRECTION PROVIDED TO STAFF**  
**(UNANIMOUS)**

**NEW PUBLIC HEARING**

2. **UP-20-01, AR-20-01 – Natural Supplements** – The Applicant, JKC3H8 requests approval of an Initial Study/Mitigated Negative Declaration, a Use Permit, and a Design Review for the development of a new cannabis operations facility. The proposed project would be developed on a 3.96-acre site that is currently undeveloped and is primarily a dirt lot with trees and other foliage. The subject property is located at 2100-2300 Wilbur Avenue (APN 051-100-028).

**RECOMMENDED ACTION(S):**

It is recommended that the Planning Commission take the following actions:

1. Adopt the resolution approving the Natural Supplements Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP);

**RESOLUTION NO. 2021-14**  
**(6/1, Parsons absent)**

2. Adopt the resolution approving a Use Permit, and Design Review (UP-20-01, AR-20-01) for a cannabis operations facility, subject to conditions of approval.

**RESOLUTION NO. 2021-15**  
**w/ revised Project Specific Condition #17**  
**(6/1, Parsons absent)**

## **ORAL COMMUNICATIONS**

## **WRITTEN COMMUNICATIONS**

## **COMMITTEE REPORTS**

## **ADJOURNMENT** (9:33 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 at least 72 hours (three days) prior to the Meeting date 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).