



PLANNING COMMISSION

City Hall Council Chambers
200 H St. Antioch, CA

ANNOTATED AGENDA
VIRTUAL MEETING AGENDA
WEDNESDAY, November 16, 2022, 6:30 PM

Consistent with AB 361, the Planning Commission will be participating in meetings via phone/video conferencing. The public is invited to attend, watch and listen.

How to attend, watch, or listen to the meeting from home:

Planning Commission Meetings are 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.

Attend the meeting from home:

Please register in advance at the link below:

https://us06web.zoom.us/webinar/register/WN_Le8djGJCT2u525AKSo4n7w

After registering, you will receive a confirmation email containing information about joining the webinar.

Watch the meeting from home:

Planning Commission meetings may be streamed through 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.

Listen to the meeting from home:

To join by phone please call: 1 (669) 900 6833, Webinar ID: **854 8614 7338** followed by #. When asked for a participant ID, press # again.

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**

Commissioners Gutilla, Chair
Riley, Vice Chair (**absent**)
Hills (**arrived at 6:35 pm**)
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.

6-1. Planning Commission Meeting Minutes September 7, 2022 Recommendation:

Approve.

APPROVED

6-2. Planning Commission Meeting Minutes October 5, 2022 Recommendation:

Approve.

APPROVED

6-3. Renewal of VTSM 9501 & Design Review Creekside Vineyards at Sand Creek- The applicant is seeking renewal of a previously approved Vesting Tentative Subdivision Map (VTSM 9501) and Design Review for 220 residential lots for the Creekside Vineyards project. The project was approved on March 21, 2021. Pursuant to Section 9-4.314, the applicant is requesting a one-year extension of approvals.

Recommendation: Adopt the Resolution recommending City Council renewal of entitlement approvals.

CEQA: An Environmental Impact Report (EIR) was adopted and certified on March 21, 2021.

RESOLUTION NO. 2022-29

7. PUBLIC HEARING

7-1. UP-22-15 Delta Distribution- The applicant is seeking Use Permit approval for cannabis distribution business at 2101 W. 10th St. Suite D. The subject site is 1.95 acres with an existing 25,380 sq. ft. building built in 2005. There are existing dispensary, cultivation, and manufacturing uses within the building. The applicant is proposing to use Suite D for wholesale and distribution of finished products manufacturer to retailers. The distribution business will serve existing businesses within the building and offer wholesale products to other retailers. Hours of operation are proposed to be 8:00 a.m. until 8:00 p.m., seven (7) days a week. There will be five employees total with two per shift.

Recommendation: Adopt the Resolution recommending City Council approve the cannabis distribution business at 2101 W. 10th Street subject to the findings and Conditions of Approval.

CEQA: The project is Categorical Exempt from CEQA pursuant to Section 15332 “In-Fill Development Projects.”

RESOLUTION NO. 2022-30

7-2. Z-22-04 Billboard Ordinance Amendments- The applicant is seeking a Zoning Text Amendment to Antioch Municipal Code section “Sign Regulations” (Chapter 5, Article 5). The proposal includes:

- An update to the definition of a “billboard” in § 9-5.515
- Establish orientation and spacing requirements for billboards
- Expansion of allowable zoning districts for billboards

Recommendation: Adopt the Resolution recommending City Council approve the proposed billboard amendments.

CEQA: The project is Exempt from CEQA pursuant to Section 15061(b)(3), the “Common Sense” Exemption.

RESOLUTION NO. 2022-31

7-3. Cannabis Policy Amendments- The Cannabis Committee recommends the Planning Commission review and recommend approval of the following:

1. **Zoning Ordinance Amendments** to Section 9-5.3801 “Summary of Zoning Districts” and Section 9-5.3845 “Cannabis Businesses.”
2. **Zoning Map Amendments** establishing the CB 4, CB 5, and CB 6 Overlay Districts.
3. **Downtown Specific Plan Amendment**
4. **East Lone Tree Specific Plan Amendment**

Recommendation: Adopt the Resolutions recommending City Council approve the cannabis amendments.

CEQA: The project is Exempt from CEQA pursuant to Section 15061(b)(3), the “Common Sense” Exemption.

RESOLUTION NOS. 2022-32, 33, 34, 35

8. ORAL/WRITTEN COMMUNICATIONS

8-1. December 7, 2022 Meeting Canceled

9. COMMITTEE REPORTS

10. NEXT MEETING: December 21, 2022

11. ADJOURNMENT (7:46 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 November 23, 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