



## **ANNOTATED**

### **AGENDA**

#### **CITY OF ANTIOCH PLANNING COMMISSION**

**WEDNESDAY, NOVEMBER 17, 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 NOVEMBER 24, 2021**.

#### **ROLL CALL**

**6:30 P.M.**

***(CALL TO ORDER 6:30 PM)***

Commissioners

Schneiderman, Chair  
Martin, Vice Chair  
Barrow  
Gutilla  
Motts  
Parsons  
Riley

***(all present)***

#### **PLEDGE OF ALLEGIANCE**

#### **PUBLIC COMMENTS**

#### **NEW PUBLIC HEARING**

- 1. KWMA Collective (UP-21-16)** – The Applicant, KWMA Collective LLC, requests approval of a Use Permit to operate a commercial cannabis cultivation facility in a 5,000 square foot tenant space identified as Suites E and F at 2101 W 10th Street (APN 074-051-005). This project has been determined to be Categorically Exempt from the provisions of CEQA, pursuant to Section 15301 – Class 1 (Existing Facilities), because the cannabis business will occupy space within an existing commercial building and involves negligible expansion of the use.

**RECOMMENDED ACTION(S):**

Adopt the resolution recommending that the City Council APPROVE a Use Permit (UP-21-16) for a commercial cannabis cultivation facility, subject to conditions of approval.

**RESOLUTION NO. 2021-24**

***Added Condition of Approval – Cannabis businesses in this complex will coordinate the use of the security guard during the transfer of products.***

***(ADOPTED 7/0)***

**2. Amendment of Antioch Municipal Code to Remove Oil and Gas Drilling, Production, and Exploratory Operations as Permitted Uses in the M-2 and S Zones**

**RECOMMENDED ACTION(S):**

It is recommended that the Planning Commission recommend that the City Council adopt an ordinance amending the Antioch Municipal Code to remove oil and gas drilling, production, and exploratory operations as permitted uses in the “heavy industrial” (M-2) zone and in the designated portion of the Sand Creek Focus Area of the “S” Study District.

**RESOLUTION NO. 2021-25**

***(ADOPTED 7/0)***

**NEW ITEMS**

**3. Environmental Justice Presentation --** As a follow up to the Housing Element, Environmental Hazard Element, and Environmental Justice Requirements Presentation item from the October 6, 2021 Planning Commission meeting, the City’s consultant, Urban Planning Partners, will give a follow-up presentation focused on Environmental Justice. There will be an opportunity to ask questions at the end of the presentation.

**RECOMMENDED ACTION(S):**

Receive the presentation

***(Presentation Received)***

**4. City of Antioch 6th Cycle Housing Element Update -** The City of Antioch will hold a scoping meeting to receive verbal comments on the Notice of Preparation to prepare an Environmental Impact Report (EIR) for the proposed City of Antioch 6th Cycle Housing Element Update project. This is a Citywide project.

**RECOMMENDED ACTION(S):**

Receive public comments on the Notice of Preparation of the Environmental Impact Report for the City of Antioch 6th Cycle Housing Element Update

*(Presentation Received)*

**ORAL COMMUNICATIONS**

**WRITTEN COMMUNICATIONS**

**COMMITTEE REPORTS**

**ADJOURNMENT**

*(8:56 PM)*

**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 (3 days) in advance of the scheduled 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).