

**CITY OF ANTIOCH  
PLANNING COMMISSION**

**Regular Meeting  
6:30 p.m.**

**March 20, 2019  
City Council Chambers**

Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, March 20, 2019 in the City Council Chambers. She stated that 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, March 27, 2019.

**ROLL CALL**

Present: Commissioners Schneiderman, Motts, Martin, Zacharatos, Vice Chair Turnage and Chair Parsons  
Absent: Commissioner Soliz  
Staff: Director of Community Development, Forrest Ebbs  
Interim City Attorney, Thomas Smith  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

Azell Vickers reiterated that she was interested in working with the City to build a homeless shelter in Antioch. She requested that someone from the City contact her to let her know if they were interested in partnering with her regarding this effort. She provided the Commission with contact information and her proposal. She requested the City assign her a contact person.

Chair Parsons stated she would reach out again to have someone respond to her request. She noted after the last meeting Ms. Vickers information was emailed to the Commission and forwarded to others. She requested that the information presented this evening be scanned and emailed to the Commission. She thanked Ms. Vickers for her dedication to the homeless.

Director of Community Development Ebbs stated he would forward the information to the appropriate staff. He reported the City Council would be considering the formation of a Homeless Ad Hoc committee at a future meeting and there would be an opportunity to serve there and beyond.

City Attorney Smith added that Council's consideration of the Homeless Ad Hoc Committee would take place on March 26, 2019.

Chair Parsons noted that the meeting would take place at 7:00 P.M. in Council Chambers.

### **CONSENT CALENDAR**

1. **Approval of Minutes:** February 20, 2019

*On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission members present unanimously approved the minutes of February 20, 2019, as presented. The motion carried the following vote:*

**AYES:** Schneiderman, Motts, Martin, Zacharatos, Turnage and Parsons  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Soliz

### **NEW PUBLIC HEARING**

2. **Zoning Ordinance Amendment – Cannabis Business** – The City of Antioch is proposing an ordinance to amend Antioch Municipal Code Section 9-5.3845, Cannabis Business. The proposed ordinance would require that any party obtaining a conditional use permit for a cannabis business enter into a development agreement with the City as a condition for securing permit approval. Other minor amendments are also proposed.

Director of Community Development Ebbs presented the staff report dated March 5, 2019 recommending the Planning Commission adopt the resolution recommending approval of an ordinance to amend the Zoning Ordinance regarding Cannabis Businesses.

In response to Commissioner Zacharatos, Director of Community Development Ebbs reported that the 600-foot separation requirement did not include a child care facility; however, it could be included in the Planning Commission's recommendation forwarded to the City Council. He noted that the State of California had separation requirements that involved youth centers; however, the state deferred to the City's action.

In response to Commissioner Martin, Director of Community Development Ebbs explained that former Interim City Attorney Cole was working on a template Development Agreement that would go directly to the City Council due to the fact that it involved financial terms.

Chair Parsons opened the public hearing.

Zach Drivon, Attorney representing Natural Supplements, offered his endorsement for the proposed Development Agreement Ordinance. He noted the Development Agreement would offer a sense of reassurance and formalizes the rights and

responsibilities of stakeholders and municipalities. Additionally, the Development Agreement provided the opportunity to address impacts and community benefits.

In response to Chair Parsons, Mr. Drivon stated that community service could be part of a Development Agreement.

Director of Community Development Ebbs reported that the City did not have a tax on cannabis; however, if the City approved a tax in the future, the Development Agreement would have language that the tax would replace the Development Agreement or prompt a renegotiation. He noted the City did not intend to layer the Development Agreement and tax on cannabis businesses.

Commissioner Schneiderman stated that she hoped the City would have a favorable Development Agreement and questioned if they were considering existing Development Agreements in other communities.

Director of Community Development Ebbs responded that the City was considering existing Development Agreements. He noted they would create the metric element framework and consider rates, and that was where they were considering the Development Agreements in other communities. He further noted the City Council would be setting that policy.

Chair Parsons closed the public hearing.

In response to Commissioner Motts, Director of Community Development Ebbs stated that when the Cannabis One project goes before the City Council it would include a condition of approval that specifically stated that they would participate in a Development Agreement.

**RESOLUTION NO. 2019-08**

***On motion by Commissioner Motts, seconded by Commissioner Zacharatos, the Planning Commission members present unanimously adopted the resolution recommending approval of an ordinance to amend the Zoning Ordinance regarding Cannabis Businesses. The motion carried the following vote:***

**AYES:** **Schneiderman, Motts, Turnage, Martin, Zacharatos and Parsons**  
**NOES:** **None**  
**ABSTAIN:** **None**  
**ABSENT:** **Soliz**

**ORAL COMMUNICATIONS**

Commissioner Martin stated he had received emails regarding desert items so he brought cranberry orange scones to share with the Commission and staff.

**WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

**ADJOURNMENT**

***Chair Parsons adjourned the Planning Commission at 6:53 P.M.***

Respectfully submitted:

KITTY EIDEN, Minutes Clerk