

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**June 19, 2019
City Council Chambers**

Vice Chair Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, June 19, 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, June 26, 2019.

ROLL CALL

Present: Commissioners Parsons, Motts, Martin, Zacharatos and Soliz and Vice Chair Schneiderman
Absent: Chair Turnage
Staff: Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Senior Civil Engineer, Ken Warren
City Attorney, Thomas L. Smith
Lieutenant Desmond Bittner
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** None

NEW PUBLIC HEARING

2. **UP-18-21 – Alluvium Cannabis Dispensary and Infusion** – Alluvium Inc. is requesting a Use Permit for a cannabis business consisting of a dispensary with delivery and Type N infusion license. The project site is located at 2625 Crow Court. This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (APN 074-052-022).

Vice Chair Schneiderman opened the public hearing.

Associate Planner Merideth presented the staff report dated June 14, 2019 recommending the Planning Commission adopt the resolution recommending the City Council approve a Use Permit (UP-18-21) for a cannabis business consisting of a dispensary with delivery and Type N infusion license.

In response to Commissioner Zacharatos, Associate Planner Merideth explained that the fire department commented on this proposal and did not voice any concerns regarding its proximity to the Costco Gas Station. She clarified that the infusion process would not use heat or involve extraction of the oil.

Patti O'Brien, CEO Alluvium and Nima Gabbay, gave a PowerPoint presentation of the project which included the following:

- Vision and Mission
- Biographies – Patti O'Brien and Nima Gabbay
- Location, Site Plan and Tenant Improvements
- Security and Surveillance
- Strategic Partnerships
- Economic Development

Mr. Gabbay explained that Costco was approximately 1000-feet from their facility. He clarified that the infusion process involved repackaging of the products with their own label.

Ms. O'Brien stated that a representative from Admiral Security Services was present this evening to provide an overview of security, if needed.

In response to Commissioner Martin, Ms. O'Brien clarified that there would be two armed security on site along with unarmed security. She explained that a guard position would be located in the intake room and another on the sales floor. She noted there would also be another officer onsite, most likely unarmed, outside of the facility or they would take staff's recommendation to hire one more armed security guard. She commented that they have never had to use armed security guards at their other business as they typically used multiple unarmed security guards in each room.

In response to Commissioner Soliz, Ms. O'Brien stated that they focused on medical clientele; however, they would have recreational sales because the State has made it difficult for terminally ill patients to maintain a medical card. She noted at this time there is no build out for a commercial kitchen to infuse food products, so their main focus would be pre-rolled products, which fell under the category of repackaging. She explained that edibles were a large market through the California Department of Health and they were approved; however, there was a separate licensing for most edible manufacturers.

In response to Vice Chair Schneiderman, Ms. O'Brien stated given the nature of the demographic in the Antioch area, she would estimate that 30% of their clientele would be medical patients.

Vice Chair Schneiderman closed the public hearing.

Commissioner Parsons commented that the Antioch Police Department would continue to follow up to make sure that all mitigation measures related to safety had been completed prior to occupancy.

Commissioner Soliz questioned what would be included in the Development Agreement and if the Planning Commission should know its contents in order to form their decision on the project.

Planning Manager Morris explained that there was a condition of approval to negotiate the Development Agreement, which was directed by Council to solely relate to economic issues and not land use decisions. She noted when the Development Agreement goes forward it would only be acted on by the City Council. She further noted entering into a Development Agreement was a condition of approval for the project and they could not open the business until they did so. She explained that the applicant would work on the details of the agreement with staff and then it would be brought to City Council.

In response to Vice Chair Schneiderman, Associate Planner Merideth reported that they had not received any comments from neighbors in the surrounding area regarding this application.

RESOLUTION NO. 2019-18

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission adopted the resolution recommending the City Council approve a Use Permit (UP-18-21) for a cannabis business consisting of a dispensary with delivery and Type N infusion license. The motion carried the following vote:

AYES:	<i>Motts, Parsons, Martin and Schneiderman</i>
NOES:	<i>Soliz and Zacharatos</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Turnage</i>

3. **The Ranch** - The City of Antioch will hold a public scoping meeting to receive verbal comments on the Notice of Preparation to prepare an environmental impact report (EIR) for the proposed The Ranch project. The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The site is identified by Assessor's Parcel Number (APN057-010-002, APN 057-010-003, and APN 057-021-003).

Planning Manager Morris presented the staff report dated June 14, 2019 recommending the Planning Commission receive public comment on the Notice of Preparation (NOP) (Attachment "A") of the Draft Environmental Report (DEIR) for The Ranch Residential Project.

In response to Commissioner Motts, Planning Manager Morris explained that this EIR was specific to The Ranch Development Project application and would analyze the project's consistency with The Ranch initiative.

Commissioner Martin provided the following comments on the scope of the EIR for The Ranch Residential Project:

- Analyze the impact of traffic north and south on Deer Valley Road, as well as east bound on the future extension of Sand Creek Road
- Analyze the carbon footprint of buildings and determine whether the project would need to be reduced
- Discussion on the ability of the City to provide water to this area in light of drought situations
- Discussion on whether the City could provide police protection for the area
- Analyze if it was a kit fox and burrowing owl migration area and if so, discuss mitigation measures
- Analyze traffic impacts of a roundabout on Deer Valley Road

In response to Commissioner Motts, Planning Manager Morris clarified that there was a 30-day comment period so the last comment should be received by July 11, 2019 by 5:00 P.M.

Vice Chair Schneiderman stated she was pleased that the project provided six (6) miles of trails and would continue Dallas Ranch Road to Sand Creek Road, connecting it to Deer Valley Road.

Commissioner Parsons stated she appreciated that the footprint of the project had been downsized.

Commissioner Zacharatos thanked the applicant for decreasing their unit count.

Vice Chair Schneiderman thanked staff for the comprehensive report.

ORAL COMMUNICATIONS

Planning Manager Morris announced that Council Chambers will be remodeled and closed to all meetings for approximately 6-months. She noted beginning July 17, 2019, Planning Commission meetings would be held at 6:30 P.M. in Hall "A" at the Antioch Community Center, on Lone Tree Way.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission adjourned the meeting. The motion carried the following vote:

AYES:	<i>Schneiderman, Parsons, Motts, Martin, Zacharatos and Soliz</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Turnage</i>

The meeting was adjourned at 7:12 P.M. to the next regularly scheduled meeting on July 17, 2019 at 7:00 P.M.

Respectfully submitted:
KITTY EIDEN, Minutes Clerk