

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**August 17, 2022  
Meeting Conducted Remotely**

*The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Planning Commission meetings live stream (at <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>). The Planning Commission meeting was conducted utilizing Zoom Audio/Video Technology.*

**1. CALL TO ORDER**

Chair Gutilla called the meeting to order at 6:30 P.M. on Wednesday, August 17, 2022. She announced that tonight's meeting was being held in accordance with the Brown Act as currently in effect under AB 361, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by teleconference. She stated anyone wishing to make a public comment, may do so by using the raise your hand tool or submitting their comments using the online public comment form at [www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/](http://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/). Public comments that were previously submitted by mail or email have been provided to Planning Commissioners.

**2. ROLL CALL**

Present: Commissioners Schneiderman, Motts, Hills, Lutz and Chair Gutilla  
Absent: Commissioner Martin and Vice Chair Riley  
Staff: Planning Manager, Anne Hersch  
Lieutenant, Desmond Bittner  
Community Development Technician, Hilary Brown  
Minutes Clerk, Kitty Eiden

**3. PLEDGE OF ALLEGIANCE**

Chair Gutilla led the Pledge of Allegiance.

**4. EX-PARTE COMMUNICATIONS - None**

**5. PUBLIC COMMENT – None**

**6. CONSENT CALENDAR**

***On motion by Commissioner Motts, seconded by Commissioner Lutz, the Planning Commission members present unanimously moved to take separate action on the Minutes of June 15, 2022, and July 20, 2022. The motion carried the following vote:***

**AYES:** *Schneiderman, Motts, Hills, Lutz, Gutilla*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Martin, Riley*

**6-1. Planning Commission Meeting Minutes June 15, 2022**

Commissioners Schneiderman, Motts and Hills stated they were absent at the June 15, 2022 Planning Commission meeting and would abstain from voting on approval of the minutes.

Planning Manager Hersch stated the minutes would be placed on the next agenda when hopefully there would be a quorum to take action.

***On motion by Commissioner Hills, seconded by Commissioner Motts, the Planning Commission members present unanimously tabled the Minutes of June 15, 2022. The motion carried the following vote:***

**AYES:** *Schneiderman, Motts, Hills, Lutz, Gutilla*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Martin, Riley*

**6-2. Planning Commission Meeting Minutes July 20, 2022**

***On motion by Commissioner Motts, seconded by Commissioner Hills, the Planning Commission members present unanimously approved the minutes of July 20, 2022. The motion carried the following vote:***

**AYES:** *Schneiderman, Motts, Hills, Lutz, Gutilla*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Martin, Riley*

**7. PUBLIC HEARING**

- 7-1. UP-22-09 Use Permit for 2615 Somersville Rd. Cannabis Dispensary** - The applicant is seeking Use Permit approval to operate a new retail cannabis dispensary at 2615 Somersville Rd. The subject site is a 25,000 sq. ft. lot with an existing 4,057 sq. ft. commercial building built in 1975. Tenant improvements include a new lobby, a large retail showroom, secure storage, order processing area, and office space. The business is proposed to operate from 9am-8pm, seven (7) days a week. The business will employ up to thirty-five (35) employees including management, security personnel, and delivery drivers. A Type 10 license though the California Department of Cannabis Control is required for the business operation.

Planning Manager Hersch presented the staff report dated August 17, 2022, recommending the Planning Commission adopt the Resolution recommending the City Council approve UP-22-09, Use Permit for a new cannabis dispensary at 2615 Somersville Rd.

In response to Commissioner Hills, Planning Manager Hersch clarified that if this project were approved it would not preclude any future housing development.

Commissioner Lutz questioned if there were any improvements proposed for the parking lot space.

Planning Manager Hersch deferred the question to the applicant.

Vinayak Shastry, Project Applicant, clarified it was their intent to bring the site and building up to a level that beautified the neighborhood. He confirmed that it would include remediation for the parking lot surface.

Chair Gutilla opened and closed the public comment period with no speakers requesting to speak.

In response to Commissioner Schneiderman, Lieutenant Bittner reported he attended the pre-application meeting with the applicant, reviewed the staff report and visited the site and he had no concerns related to this application. He stated that he believed this location no longer being vacant would prevent some of the homeless from congregating in the area.

Commissioner Hills stated her concerns were regarding how this project would improve the quality of life and if it would have an impact on those wanting to invest in the area.

Commissioner Motts expressed interest in what the City Council would do with regards to the number of cannabis businesses in Antioch. He stated he was pleased this application was for a business in a new cannabis overlay district.

Chair Gutilla stated she was excited to see an improvement in this area and noted that once there was a thriving business it may increase interest for other businesses.

**RESOLUTION NO. 2022-22**

***On motion by Commissioner Motts, seconded by Commissioner Lutz, the Planning Commission members present unanimously adopted the Resolution recommending the City Council approve UP-22-09, Use Permit for a new cannabis dispensary at 2615 Somersville Rd. The motion carried the following vote:***

**AYES:** *Schneiderman, Motts, Hills, Lutz, Gutilla*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Martin, Riley*

Chair Gutilla congratulated the applicant and thanked him for investing in Antioch.

Mr. Shastry stated they were thrilled to be part of the community and thanked the Planning Commission for the approval.

- 7-2 UP-22-06 Use Permit for Delta View Nursery 2101 W. 10th St. Suite C-** The applicant is seeking Use Permit approval for a new cannabis nursery at 2101 W. 10th Suite C. 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 C for plant genetics including clones, plants, and seeds. The products will be sold wholesale to permitted cultivators and dispensaries. Hours of operation are proposed to be 8am-8pm, seven (7) days week. The nursery will have five (5) employees with a minimum of two employees on-site during operating hours.

Planning Manager Hersch presented the staff report dated August 17, 2022, recommending the Planning Commission adopt the Resolution recommending the City Council approve UP-22-06, Use Permit for a cannabis nursery at 2101 W. 10th St.

Rick Hoke, Delta Nursery, displayed the proposed floor plan for their project. He explained that approximately 90% of what they produced would be utilized in their existing cultivation and the other 10% would be sold through the dispensary. He reported that they anticipated scheduled deliveries once a month with an armed guard present. He noted there would be no cash coming through the site because there was no retail business proposed for this location.

In response to Commissioner Lutz, Lieutenant Bittner stated he had no security concerns because this location would only house one retail business and the requirements for the armed guards would be sufficient.

Chair Gutilla questioned if having this use would reduce deliveries for the other parts of the business.

Mr. Hoke responded that there would be ongoing deliveries for the dispensary and the cultivation would be minimal.

Chair Gutilla opened the public comment period.

Teki Flow questioned why they were approving more cannabis businesses and if the taxes would be helping the areas of the City where it was needed the most.

Planning Manager Hersch explained requirements of the Operating Agreements.

Chair Gutilla closed the public comment period.

Commissioner Schneiderman spoke in support of the expansion of the existing business.

**RESOLUTION NO. 2022-23**

***On motion by Commissioner Lutz, seconded by Commissioner Hills, the Planning Commission members present unanimously adopted the Resolution recommending the City Council approve UP-22-06, Use Permit for a cannabis nursery at 2101 W. 10th St. The motion carried the following vote:***

**AYES:**                 *Schneiderman, Motts, Hills, Lutz, Gutilla*  
**NOES:**                 *None*  
**ABSTAIN:**            *None*  
**ABSENT:**             *Martin, Riley*

Chair Gutilla thanked Mr. Hoke for expanding his business in Antioch.

**8. ORAL/WRITTEN COMMUNICATIONS - None**

**9. COMMITTEE REPORTS**

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

**10. NEXT MEETING: September 7, 2022**

Chair Gutilla announced the next Planning Commission would be held September 7, 2022, at 6:30 P.M.

**11. ADJOURNMENT**

***On motion by Commissioner Motts, seconded by Commissioner Schneiderman. the Planning Commission members present unanimously adjourned the meeting at 7:10 P.M. The motion carried the following vote:***

**AYES:**                 *Schneiderman, Motts, Hills, Lutz, Gutilla*  
**NOES:**                 *None*  
**ABSTAIN:**            *None*  
**ABSENT:**             *Martin, Riley*

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk