

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

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

**December 16, 2020
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.

Chairperson Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, December 16, 2020 in the City Council Chambers. She announced that because of the shelter-in-place rules issued as a result of the coronavirus crisis, tonight's meeting was being held in accordance with the Brown Act as currently in effect under the Governor's Executive Order N-29-20, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by electronic conference. She stated anyone wishing to make a public comment, may do so by submitting their comments using the online public comment form at www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/. Public comments that were previously submitted by email have been provided to the Planning Commissioners.

ROLL CALL

Present: Commissioners Motts, Barrow, Martin and Chairperson Schneiderman
Absent: Commissioner Parsons and Soliz

Staff: City Attorney, Thomas Lloyd Smith
Director of Community Development, Forrest Ebbs
Captain, Tony Morefield
Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS - None

CONSENT CALENDAR

1. Approval of Minutes: November 4, 2020
November 18, 2020

Chairperson Schneiderman requested the minutes of November 4, 2020 be continued due to the lack of Planning Commissioners present this evening that attended the meeting.

On motion by Vice Chair Martin, seconded by Chairperson Schneiderman the Planning Commission continued the minutes of November 4, 2020. The motion carried the following vote:

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

A motion was made by Vice Chair Martin, seconded by Commissioner Barrow to approve the November 18, 2020 minutes. Without a majority of Planning Commissioners present who attended the November 18, 2020 meeting, the maker of the motion and second withdrew the motion and made the following motion:

On motion by Vice Chair Martin, seconded by Commissioner Barrow the Planning Commission continued the minutes of November 18, 2020. The motion carried the following vote:

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

NEW PUBLIC HEARING

2. **UP-20-05, AR-20-16 – Delta Family Pharms Cannabis Cultivation** – Delta Family Pharms requests a use permit and design review for a cannabis cultivation business in +/- 7,500 square feet of an existing commercial building. Design review is requested to make minor exterior changes. This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act. The project site is located at 2101 W 10th Street, Suites G, H, I (APN: 074-051-005).

Associate Planner Merideth presented the staff report dated December 16, 2020 recommending the Planning Commission approve the use permit and design review request subject to the conditions contained in the attached resolution.

In response to Vice Chair Martin, Associate Planner Merideth explained that this was a cultivation business with no retail sales involved and the tenant improvements would require building permits. She clarified that project specific condition #12 required security guards for Delta Dispensary to be used for this business and if it changed ownership then they would have to provide an agreement that they have the same security guards as required for Delta Dispensary.

In response to Vice Chair Martin, Captain Morefield reported that there was quite a bit of crime related to the black market cannabis business; however, there had been relatively few issues related to the two operating cannabis businesses which he attributed to strong security measures businesses had in place. He noted other jurisdictions experienced quite a bit of crime at their cannabis businesses.

Commissioner Barrow stated he had confidence in the Antioch Police Department.

In response to Commissioner Barrow, Captain Morefield reported this project was an extension of Delta Dispensary and security measures in place were more than sufficient. He stated that he drove by the two operating businesses on a regular basis, and they had done a good job at creating a strong security picture at their existing business. He noted the proposed extension would be equally secure.

In response to Commissioner Barrow, the applicant stated the building had a sprinkler system.

In response to Commissioner Motts, Associate Planner Merideth explained that in order to provide security but also provide a professional look to the building they wanted to make sure cannabis cultivation was hidden from view, so they required a false painted or decorative wall behind the windows with security mesh placed behind the wall.

Commissioner Motts commented that there were a lot of cannabis businesses in the area and suggested Council and the Planning Commission consider expanding overlays.

In response to Chairperson Schneiderman, Associate Planner Merideth stated the City did not receive any public comments from the Al Saddiq Community Center or otherwise regarding this project.

Chairperson Schneiderman opened the public hearing.

Rick Hoke, Project Applicant and Owner of Delta Dispensary, gave a PowerPoint presentation of the projects floor plan, trays and sliding rack systems, lighting, nutrients and nutrient pump as well as security and tax information.

In response to Vice Chair Martin, a representative from the applicant explained that the soil would be changed every cycle and they would be 100% organic so there would be no build up of chemicals in the soil.

Commissioner Barrow congratulated the applicant on his family business and questioned what his plan was for giving back to the community.

City Attorney Smith responded that this business would be participating in the Social Equity Program, which would be included in their Operating Agreement. He noted they would have the same requirements in terms of contributions to be made by cannabis businesses and they participated in one currently under their existing business, Delta Dispensary.

Commissioner Barrow voiced his support for supporting educational/vocational programs for the youth in Antioch.

In response to Commissioner Barrow, Mr. Hoke reiterated that the building was fully sprinklered and there were drains throughout the building, which tied into the sewer system. He noted that currently under their Delta Dispensary Operating Agreement, their Social Equity donation was going to Beat the Streets, which was geared toward youth of Antioch. He added that approximately 80% of their employees were Antioch residents and they would create 10 new jobs for Antioch residents with this application. He commented that local businesses could advertise in their dispensary for free and local food trucks could set up in their parking lot. In addition, they supported other small charities.

Commissioner Barrow urged the applicant to be mindful of their reciprocity to the City.

In response to Chairperson Schneiderman, Mr. Hoke stated they would primarily be growing a house brand for their own logo and it would be between 5% and 10% of their total inventory.

Chairperson Schneiderman closed the public hearing.

Chairperson Schneiderman voiced her support for the project and acknowledged Antioch Police Department for their input regarding safety/security measures.

Vice Chair Martin stated he believed this location was appropriate for this business.

Commissioner Barrow stated he was pleased with the project. He noted that based on the Antioch Police Department analysis, this project was in good hands. He further noted City Attorney Smith would exemplify attachment "D". He reiterated his support for educational/vocational as well as construction entities fulfilling social equity obligations. He reiterated that he expected some reciprocity to the City of Antioch particularly for the citizens

Commissioner Motts stated he agreed with the previous comments on this item.

RESOLUTION NO. 2020-29

On motion by Commissioner Motts, seconded by Vice Chair Martin the Planning Commission unanimously approved a Use Permit (UP-20-05, AR-20-16) for a cannabis cultivation business. The motion carried the following vote:

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

Chairperson Schneiderman thanked Mr. Hoke for doing business in Antioch and wished him good luck on his project.

Commissioner Barrow wished the applicant good luck.

ORAL COMMUNICATIONS - None

WRITTEN COMMUNICATIONS – None

COMMITTEE REPORTS – None

ADJOURNMENT

On motion by Vice Chair Martin, seconded by Commissioner Barrow the Planning Commission unanimously adjourned the meeting at 7:18 P.M. The motion carried the following vote:

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

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk