



ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

WEDNESDAY, July 21, 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

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 JULY 28, 2021**.

ROLL CALL

6:30 P.M.

(CALL TO ORDER: 6:30PM)

Commissioners

Schneiderman, Chair

Martin, Vice Chair

Barrow

Gutilla

Motts

Parsons

(ABSENT)

Riley

(ABSENT)

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under consent calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the consent calendar for separate action.

1. APPROVAL OF MINUTES:

(APPROVED 5/0)

A. May 19, 2021

B. June 16, 2021

CONTINUED PUBLIC HEARING

2. **Deer Valley Estates Project PD-19-03, UP-19-12, AR-19-19** -- The applicant, Blue Mountain Communities, requests certification of an Environmental Impact Report and approval of the following entitlements: Vesting Tentative Map, Final Development Plan, Use Permit, and Design Review for the Deer Valley Estates Project. The project would subdivide two undeveloped parcels totaling 37.56 acres to construct 121 new single family homes along with new infrastructure, parking, detention basins, lighting, landscaping, and a private park. The Project is located at 6100 Deer Valley Road (APNs 055-071-026 and 057-022-013). This item was continued from the June 16, 2021 Planning Commission meeting. An Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA).

RECOMMENDED ACTION(S):

Adopt the resolution recommending that the City Council approve a Vesting Tentative Subdivision Map, Final Development Plan, Use Permit, and Design Review subject to conditions of approval (PD-19-03, UP-19-12, AR-19-19).

RESOLUTION NO. 2021-16

w/ added Conditions of Approval with added conditions of approval

1) Non invasive plants will be used by the developer, and

2) Disclosures required for pipelines through property

(UNANIMOUS)

NEW PUBLIC HEARING

3. **PW 357-303-21 – Trevista Lot Split** – The applicant, TREG Antioch I Prop, LP requests approval of a Tentative Minor Parcel Map of a 3-lot minor subdivision for an approximately 9.22-acres commercial parcel. The parcel is currently serving as a site for an assisted living facility. The parcel is located at 3950 Lone Tree Way (APN: 072-011-052).

RECOMMENDED ACTION(S):

It is recommended that the Planning Commission adopt a resolution approving Tentative Parcel Map (PW 357-303-21) for a 3-lot minor subdivision of Trevista Senior Living Facility parcel (APN: 072-011-052) located at 3950 Lone Tree Way.

RESOLUTION NO. 2021-17

(UNANIMOUS)

4. **UP-21-06 – Delta Labs, Inc** – The applicant, Rick Hoke/Delta Labs Inc, requests approval of a Use Permit for a cannabis operation of a non-hydrocarbon (non volatile) extraction lab that produces THC concentrate. The proposed project would consist of operating out of an existing suite and occupy is less than 2,000 sf and located on the southwest corner of the building. The operations would include using cold extraction equipment to produce the product. The Project is located at 2101 W. 10th Street (APNs 074-051-005). This project has been found Categorically Exempt from the requirements of the California Environmental Quality Act.

RECOMMENDED ACTION(S): Continuance

***CONTINUED TO DATE UNCERTAIN
(UNANIMOUS)***

5. **Strategic Infill Housing Study** -- The City of Antioch received a grant from the State of California to pursue rezoning up to 10 commercial sites to allow infill housing and/or mixed use development and to develop objective development standards for those sites. The City and its consultants have been studying the development potential of the sites and will be presenting their initial findings from the study.

RECOMMENDED ACTION(S):

It is recommended that the Planning Commission receive the presentation.

***Presentation Received
NO MOTION***

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

(9:00 PM)

Notice of Availability of Reports

Copies of the documents relating to this proposal are available for review at antiochca.gov/planningprojects

The staff report and agenda packet will be posted on Friday April 2nd, at 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. 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

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

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