

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Antioch will hold a public hearing at 6:30 p.m. on August 19, 2020, on the following matter:

**PROJECT LOCATION:** The project site consists of 13.4 acres located at 3000 Delta Fair Boulevard in the City of Antioch, northeast of the intersection of Buchanan Road and Delta Fair Boulevard. State Route (SR) 4 is located approximately 500 feet north. The site is currently developed with three commercial buildings totaling 147,081 square feet (sf) and associated parking, known as the Delta Village Shopping Center. Surrounding existing land uses include a multi-family development to the east, commercial and retail development to the north and west, and office buildings, a church, and single-family residences to the south, across Buchanan Road (**APNs: 076-440-029, -030, and -031**).

**PROJECT DESCRIPTION:** The applicant is requesting approval of include demolition of 73,546 sf of the 147,081 sf Delta Fair Village Shopping Center to develop the site with approximately 210 multi-family residential units, which would be located in five four-story buildings above a single-story parking garage. The apartment complex would include a courtyard with a clubhouse, pool, and playground. Additionally, a new 4,174-sf retail building would be constructed on the western portion of the site. The new development would total 411,511 sf. Necessary entitlements from the City include a General Plan Amendment from Regional Commercial to Mixed Use; Rezone from C-3 to Planned Development (P-D); Lot Line Adjustment; and Use Permit and Design Review for the development of a new retail building and a multi-family residential development at a density of 35 du/ac within a P-D zoning district.

### VICINITY MAP

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**MEETING LOCATION:** PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING BEGINNING AT 6:30. Observers may view the meeting livestreamed via the Planning Division's website at:

<https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings-sp/>

**HAZARDOUS WASTE SITES:** The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

**SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS:** An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared pursuant to the California Environmental Quality Act (CEQA). Mitigation measures were required to reduce impacts to less-than-significant levels related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources.

If any person challenges the decision of the City in this matter in court, he or she may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

**DOCUMENT AVAILABILITY:** Copies of the Planning Commission staff report and IS/MND are available for review online at

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<http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>.

**QUESTIONS:** If you have any questions about this project, please contact Alexis Morris, City of Antioch Community Development Department at 925-779-7035.

**MEETING MATERIALS:** Copies of the documents relating to this proposal are available for review at <https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>. The staff report and agenda packet will be posted on Friday, August 14, 2020, at <https://www.antiochca.gov/government/agendas-and-minutes/planning-commission/>

**PUBLIC COMMENTS:** Written statements in favor of or in opposition to these matters may be submitted electronically to the Secretary to the Planning Commission at the following email address: [planning@ci.antioch.ca.us](mailto:planning@ci.antioch.ca.us). All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners at 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: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>.

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**Accessibility**

In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: [publicworks@ci.antioch.ca.us](mailto:publicworks@ci.antioch.ca.us).

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FORREST EBBS  
Secretary to Planning Commission

To Ledger: July 31, 2020  
To Property Owners: August 7, 2020