

**PLANNING COMMISSION
RESOLUTION # 2022-10**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN
AMENDMENT AMENDING THE LAND USE DESIGNATION FOR THE UNITED PACIFIC GAS
STATION PROJECT FROM COMMERCIAL OFFICE TO CONVENIENCE COMMERCIAL**

WHEREAS, the City of Antioch received an application from Embree Asset Group for approval of an Initial Study / Mitigated Negative Declaration, General Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a gas station, convenience store, car wash and associated site improvements at 5200 Lone Tree Way (GP-21-01, PD-21-01, UP-21-02, AR-21-03) (APNs 056-270-059);

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act ("CEQA") Guidelines Section 15162, and considered by the Planning Commission on May 4, 2022;

WHEREAS, on May 4, 2022, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

WHEREAS, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan;

WHEREAS, the primary purpose of the General Plan Amendment is to ensure consistency between the City of Antioch General Plan and the Project;

WHEREAS, the proposed project requires amendments to the General Plan Land Use Map to redesignate the site from Commercial Office to Convenience Commercial;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on April 15, 2022 for the Planning Commission public hearing held on May 4, 2022;

WHEREAS, on May 4, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings for recommendation to the City Council approval of the General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan because the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan;
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan because the project will provide additional jobs and sales taxes to the City;
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City because the Amendment will result in a logical placement of land uses consistent with the overall intent of the General Plan;
4. The proposed project will not cause environmental damage because the United Pacific Gas Station IS/MND determined that all potential environmental impacts would be less than significant with mitigations incorporated;
5. The Proposed General Plan Land Use Map Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission hereby recommends the City Council adopt the General Plan Land Use Map Amendment (GP-21-01) re-designating the site identified by Assessor's Parcel Number 056-270-059 from Commercial Office to Convenience Commercial.

* * * * *


I **HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of May 2022, by the following vote:

AYES: Hills, Martin, Riley, Schneiderman

NOES: Gutilla, Lutz

ABSTAIN:

ABSENT: Motts


Forrest Ebbs (Jun 30, 2022 11:48 PDT)

Forrest Ebbs
Secretary to the Planning Commission





Resolution 2022-10 UP Gas Station GPA

Final Audit Report

2022-06-30

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