

**PLANNING COMMISSION  
RESOLUTION # 2022-11**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE TO REZONE  
TO PLANNED DEVELOPMENT DISTRICT (PD-21-01) FOR THE UNITED PACIFIC GAS  
STATION PROJECT**

**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**, on May 4, 2022 the Planning Commission recommended to the City Council approval of a 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;

**WHEREAS**, in consideration of the rezone, the granting of such rezone will not adversely affect the comprehensive General Plan:

**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 for approval of the proposed zone change:

1. That the public necessity requires the proposed zone change. The subject property is zoned Planned Development (PD) with no adopted Planned Development District. The rezone to Planned Development District (PD-21-01) would apply zoning and development standards to the site to implement the proposed project.

2. That the subject property is suitable to the use permitted in the proposed zone change. The subject property is located a corner property with frontage on a major arterial street. The site is suitable for the proposed zone change.
3. That said permitted use is not detrimental to the surrounding property. The said permitted use will not be detrimental to the surrounding property because the proposed use has been developed and conditioned to mitigate any impacts to the surrounding properties.
4. That the proposed zone change is in conformance with the Antioch General Plan. The proposed zone change conforms to the requirements of the General Plan for Convenience Commercial.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the site located at 5200 Lone Tree Way (APN 056-270-059) to Planned Development District (PD-21-01).

\* \* \* \* \*


**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4<sup>th</sup> day of May 2022, by the following vote:

**AYES:** Hills, Martin, Riley, Schneiderman

**NOES:** Gutilla, Lutz

**ABSENT:** Motts

**ABSTAIN:**

  
Forrest Ebbs (Jun 30, 2022 11:49 PDT)

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**Forrest Ebbs**  
**Secretary to the Planning Commission**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE  
THE APPROXIMATELY 2.00 ACRE UNITED PACIFIC GAS STATION PROJECT  
SITE (APN 056-270-059) FROM PLANNED DEVELOPMENT DISTRICT TO  
PLANNED DEVELOPMENT DISTRICT (PD-21-01)**

The City Council of the City of Antioch does ordain as follows:

**SECTION 1:**

The City Council determined on \_\_\_\_\_, 2022, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for project, and on the basis of the whole record before it, the IS/MND and MMRP for the United Pacific Gas Station Project should be adopted.

**SECTION 2:**

At its regular meeting of May 4, 2022, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Planned Development District to Planned Development District (PD-21-01) for the United Pacific Gas Station Project.

**SECTION 3:**

The real property described in Exhibit A, attached hereto, is hereby rezoned from Planned Development District to Planned Development (PD-21-01) for the United Pacific Gas Station Project, and the zoning map is hereby amended accordingly.

**SECTION 4:**

The development standards, as defined below, for the subject property (APN 056-270-059), known as the United Pacific Gas Station Project, are herein incorporated into this ordinance, and are binding upon said property.

**Development Standards for the United Pacific Gas Station Project Planned  
Development District (PD-21-01)**

<b>Development Standards for Wild Horse Multifamily Project</b>	<b>PD Zoning Standards for Multifamily Residential Project</b>
Maximum height	35'
Maximum Lot Coverage	35%
Minimum Front Yard Landscaping Setback	From Lone Tree Way: 30'
Minimum Street Side Yard Landscaping Setback	From Vista Grande Drive: 20'
Minimum Interior Side Setback	20'
Minimum Rear Yard Setback	20'
Minimum Lot Size	20,000 Square Feet
Parking	As required in Section 9-5.17 of the Antioch Municipal Code

**SECTION 5**

The allowed uses, as defined below, for the subject property (APN 056-270-059), known as the United Pacific Gas Station Project, are herein incorporated into this ordinance, and are binding upon said property.

Convenience Commercial Uses. Allowed uses shall be those uses as allowed in the C-1 Convenience Commercial District as established in Section 9.5.3803 of the City of Antioch Municipal Code.

**SECTION 6:**

The City Council finds that the that the proposed zone reclassification will allow uses more suitable uses for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

**SECTION 7:**

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

\* \* \* \* \*

**I HEREBY CERTIFY** that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_\_ of \_\_\_\_\_, 2022, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_\_ of \_\_\_\_\_, 2022, by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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**Lamar Thorpe, Mayor**

**ATTEST:**

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**Ellie Householder, City Clerk**


# Resolution 2022-11 UP Gas Station Rezone

Final Audit Report

2022-06-30

Created:	2022-06-30
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## "Resolution 2022-11 UP Gas Station Rezone" History

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