

**PLANNING COMMISSION  
RESOLUTION # 2022-25**

**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 FOR THE TRAVIS CREDIT UNION PROJECT  
LOCATED AT 3500 HILLCREST AVENUE  
(PD-22-03) (APN: 052-370-010)**

**WHEREAS**, the City of Antioch received an application from Travis Credit Union for approval of a Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a Travis Credit Union building and associated site improvements at 3500 Hillcrest Avenue (PD-22-03, UP-22-08, AR-22-07) (APN: 052-370-010);

**WHEREAS**, the application was deemed complete on July 12, 2022;

**WHEREAS**, a rezone is required to codify development standards and land uses for the Planned Development District to implement the Final Development Plan for the proposed project;

**WHEREAS**, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development;

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

**WHEREAS**, on September 22, 2022, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the Planning Commission public hearing held on October 5, 2022;

**WHEREAS**, the Planning Commission held a public hearing and 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 pursuant to Section 9-5.2802 (A) (1-4) "FINDINGS REQUIRED" of the Antioch Municipal Code for recommendation to the City Council for approval of the proposed zoning change:

1. That the proposed zone reclassification will allow uses more suitable for the site than the present classification.

**Finding:** The subject property is currently zoned Planned Development (PD 04-09), which allows for medical and business office uses at the site. The rezone to Planned Development District (PD-22-03) will allow bank uses with a drive through and is required to implement the Final Development Plan. The application and implementation of new zoning and development standards will implement the proposed project.

2. That uses permitted by the proposed zoning will not be detrimental to adjacent or surrounding properties.

**Finding:** The uses permitted by the proposed zone change will not be detrimental to adjacent or surrounding properties. The subject property is located along a major arterial street adjacent to similar land uses. The site is suitable for the proposed zone change.

3. That evidence has been presented documenting land use changes in the area to warrant a change in zoning.

**Finding:** The permitted use will not be detrimental to the surrounding property because the proposed use has been designed to mitigate any impacts to the surrounding properties.

4. That the requested zoning change is in conformance with the General Plan.

**Finding:** The proposed zone change conforms to the requirements of the General Plan Land Use designation of Commercial Office.

**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 3500 Hillcrest Avenue (APN 052-370-010) to Planned Development District (PD-22-03).

\* \* \* \* \*


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 5<sup>th</sup> day of October 2022, by the following vote:

**AYES:** Gutilla, Hills, Lutz, Martin, Motts, Riley, Schneiderman

**NOES:**

**ABSENT:**

**ABSTAIN:**

  
Forrest Ebbs (Oct 10, 2022 10:49 PDT)

**FORREST EBBS**  
**Secretary to the Planning Commission**

**EXHIBIT A  
DRAFT ORDINANCE  
(SEPARATE PAGE)**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE  
THE APPROXIMATELY 1.48 ACRE TRAVIS CREDIT UNION PROJECT SITE (APN  
052-370-010) FROM PLANNED DEVELOPMENT DISTRICT TO PLANNED  
DEVELOPMENT DISTRICT  
(PD-22-03)**

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

**SECTION 1:**

The City Council determined on \_\_\_\_\_, 2022, that, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development.

**SECTION 2:**

At its regular meeting of October 5, 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-22-03) for the Travis Credit Union Project.

**SECTION 3:**

The real property described in Exhibit A, attached hereto, is hereby rezoned from Planned Development District to Planned Development (PD-22-03) for the Travis Credit Union Project, and the zoning map is hereby amended accordingly.

**SECTION 4:**

The development standards, as defined below, for the subject property (APN 052-370-010), known as the Travis Credit Union Project, are herein incorporated into this ordinance, and are binding upon said property.

**Development Standards for the Travis Credit Union Project Planned Development District (PD-22-03)**

<b>Development Standards for Travis Credit Union Project</b>	<b>PD Zoning Standards for Travis Credit Union Project</b>
Maximum Height	35'
Maximum Lot Coverage	35%
Minimum Front Yard Landscaping Setback	From Hillcrest Avenue: 20'
Minimum Interior Side Setback	0'
Minimum Rear Yard Setback	10'
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 052-370-010), known as the Travis Credit Union Project, are herein incorporated into this ordinance, and are binding upon said property.

Commercial Office Uses. Allowed uses shall be those uses as allowed in the C-O Commercial Office 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 2022-25 Travis Credit Union Rezone

Final Audit Report

2022-10-10

Created:	2022-10-06
By:	Anne Hersch (ahersch@antiochca.gov)
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-  Document emailed to Forrest Ebbs (febbs@ci.antioch.ca.us) for signature  
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-  Email viewed by Forrest Ebbs (febbs@ci.antioch.ca.us)  
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