

**PLANNING COMMISSION
RESOLUTION # 2022-28**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE TO REZONE
PARCEL 5 OF LAKEVIEW CENTER TO INCLUDE THE COMMERCIAL INFILL HOUSING
(CIH) OVERLAY DISTRICT (Z-22-06)**

WHEREAS, the City of Antioch (City) is seeking approval for a rezone of Parcel 5 of Lakeview Center (APN: 072-510-005) from Planned Development District (PD 09-01) to include the Commercial Infill Housing (CIH) Overlay District;

WHEREAS, the project site consists of an approximately 2.25 acre parcel, known as Parcel 5 of Lakeview Center, located at Lone Tree Way and Golf Course Road (APN: 072-510-005);

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15061(b)(3), the “Common Sense” Exemption, there is no possibility that this project will have a significant impact on the physical environment. The rezone does not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs on the project site, it will be subject to environmental review pursuant to CEQA, if applicable;

WHEREAS, on September 23, 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 on for the public hearing held on October 5, 2022; and

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 09-01), which allows for office uses at the site. The rezone to include the CIH Overlay District will allow for the development of residential and mixed-use projects on the site, while maintaining the ability to develop office uses. The site has not developed under the current designation and adding additional uses would provide greater development opportunities.

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 site is adjacent to a parcel which already contains the CIH Overlay District and this rezone will enact the same zoning on the subject parcel as the three adjacent parcels.

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

Finding: Since 2009, the site has been entitled for an office development. To date, the site has remained undeveloped. By adding the option to develop residential and mixed use projects at the site, the development opportunity will be increased at the site.

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

Finding: The proposed zoning change to CIH Overlay District would be consistent with General Plan Section 4.4.8, which allows for certain vacant commercial sites meeting be eligible to be rezoned to the CIH Overlay District. The subject parcel meets the intent and requirements of Section 4.4.8.

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 approximately 2.25 acre parcel, known as Parcel 5 of Lakeview Center, located at Lone Tree Way and Golf Course Road (APN: 072-510-005) to include the CIH Overlay District.

* * * * *


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 5th day of October 2022, by the following vote:

AYES: Gutilla, Hills, Lutz, Martin, Motts, Riley, Scheiderman

NOES:

ABSENT:

ABSTAIN:


Forrest Ebbs (Oct 10, 2022 10:48 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 AN
ORDINANCE TO REZONE PARCEL 5 OF THE LAKEVIEW CENTER (APN: 072-510-
005) TO INCLUDE THE COMMERCIAL INFILL HOUSING (CIH) OVERLAY DISTRICT
(Z-22-06)**

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

SECTION 1:

The City Council determined on _____, 2022 pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15061(b)(3), the “Common Sense” Exemption, there is no possibility that this project will have a significant impact on the physical environment. The rezone does not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs on the project site, it will be subject to environmental review pursuant to CEQA, if applicable.

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 (PD 09-01) to include the Commercial Infill Housing (CIH) Overlay District.

SECTION 3:

The real property shown in Exhibit A, attached hereto, is hereby rezoned from Planned Development District (PD 09-01) to include the CIH Overlay District, and the zoning map is hereby amended accordingly.

SECTION 4:

The City Council finds that the that the proposed zone reclassification will allow uses more suitable 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 Antioch General Plan Section 4.4.8.

Section 5

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:

Lamar Thorpe, Mayor

ATTEST:

Elizabeth Householder, City Clerk

EXHIBIT A

MAP OF PROPERTY



APN: 072-510-005




Resolution 2022-28 Lakeview Center Rezone

Final Audit Report

2022-10-10

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"Resolution 2022-28 Lakeview Center Rezone" History

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