

**PLANNING COMMISSION  
RESOLUTION NO. 2024-02**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE REZONING  
THE PG&E PROPERTY AT 2111 HILLCREST AVENUE TO PLANNED  
DEVELOPMENT (PD-21-05) DISTRICT (APN 051-160-002)**

**WHEREAS**, the City of Antioch (“City”) received an application from Richard Price of DGA, on behalf of PG&E, for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002);

**WHEREAS**, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the “CEQA Guidelines”);

**WHEREAS**, on January 17, 2024, the Planning Commission recommended City Council adoption of the IS/MND and MMRP;

**WHEREAS**, on January 17, 2024, the Planning Commission recommended City Council approval of a Planned Development Rezone (PD-21-05) for the Project;

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law;

**WHEREAS**, on January 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

**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 FURTHER RESOLVED** that the Planning Commission hereby makes the following findings for recommendation of approval of the requested Rezone pursuant to Section 9-5.2802 “Findings Required” (A)(1)-(4) of the Antioch Municipal Code:

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

The proposed zone reclassification is required in the Hillcrest Station Area Specific Plan, which requires projects to go through a Planned Development rezone process. The rezone clarifies which uses are allowed at the property.

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

The site is an existing PG&E Service Center. The uses proposed for the site already exist at the site. The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. Therefore, the proposed zoning will not be detrimental to adjacent or surrounding properties.

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

The Hillcrest Station Area Specific Plan requires the Planned Development rezone. As the guiding document for the subject parcel, the rezone is warranted in order to comply with the Specific Plan.

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

The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan requires this zone change. Therefore, the zone change is in conformance with the General Plan.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend the City Council ADOPT an Ordinance (Exhibit A, attached hereto) rezoning the PG&E property at 2111 Hillcrest Avenue to Planned Development (PD-21-05) District.

\* \* \* \* \*

**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 17th day of January 2024 by the following vote:

**AYES:** Riley, Hills, Jones ,Lutz

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Gutilla, Martin

*Kevin Scudero*

---

**Kevin Scudero**  
**Secretary to the Planning Commission**

**ORDINANCE NO. XXXX-C-S**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
TO REZONE THE PG&E PROPERTY AT 2111 HILLCREST AVENUE TO  
PLANNED DEVELOPMENT (PD-21-05) DISTRICT  
(APN 051-160-002)**

**WHEREAS**, the City of Antioch (“City”) received an application from Richard Price of DGA, on behalf of PG&E, for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002);

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

**SECTION 1: TITLE**

Rezone the PG&E Property at 2111 Hillcrest Avenue to Planned Development (PD-21-05) District.

**SECTION 2: PLANNING COMMISSION**

At its regular meeting of January 17, 2024, Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Planned Development (PD-21-05) District for the PG&E Service Station Project.

**SECTION 3: LOCATION**

The Hillcrest Station Area Specific Plan, adopted by City Council Ordinance 2024-C-S, passed on April 28, 2009, establishes the land plan to implement the proposed PD zoning. 2111 Hillcrest Avenue (APN 051-160-002) is hereby rezoned to Planned Development (PD-21-05) District for the PG&E Service Center Project, and the City of Antioch Zoning Map is hereby amended accordingly.

**SECTION 4: DEVELOPMENT STANDARDS**

The development standards, as defined below, for the subject property (APN 051-160-002), known as the PG&E Service Center Project, are herein incorporated into this ordinance, and are binding upon said property.

**Development Standards for the Proposed PG&E Service Center Project Planned Development District (PD-21-05)**

<b>Development Standards</b>	<b>PD Zoning Standards for PG&amp;E Service Center Project</b>
Maximum height	45'

<b>Development Standards</b>	<b>PD Zoning Standards for PG&amp;E Service Center Project</b>
Maximum Lot Coverage	50%
Minimum Front Yard Landscaping Setback	30'
Minimum Interior Side Setback	10'
Minimum Rear Yard Setback	0'
Minimum Lot Size	40,000 Square Feet
Parking	Per Title 9, Chapter 5, Article 17 of the Antioch Municipal Code

**SECTION 5: USES**

The allowed uses for the subject property 2111 Hillcrest Avenue (APN 051-160-002), known as the PG&E Service Center Project, are PG&E Service Center operations as outlined in the project description, attached as Exhibit A, and are herein incorporated into this ordinance, and are binding upon said property.

**SECTION 6: FINDINGS**

The City Council makes the following findings for recommendation of approval of the requested Rezone pursuant to Section 9-5.2802 "Findings Required" (A)(1)-(4) of the Antioch Municipal Code:

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

The proposed zone reclassification is required in the Hillcrest Station Area Specific Plan, which requires projects to go through a Planned Development rezone process. The rezone clarifies which uses are allowed at the property.

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

The site is an existing PG&E Service Center. The uses proposed for the site already exist at the site. The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. Therefore, the proposed zoning will not be detrimental to adjacent or surrounding properties.

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

The Hillcrest Station Area Specific Plan requires the Planned Development rezone. As the guiding document for the subject parcel, the rezone is warranted in order to comply with the Specific Plan.

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

The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan requires this zone change. Therefore, the zone change is in conformance with the General Plan.

**SECTION 7: CEQA**

The City Council determined on \_\_\_\_\_, 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 and Mitigation Monitoring and Reporting Program prepared for project, and on the basis of the whole record before it, the Initial Study/Mitigated Negative Declaration for the PG&E Service Center Project should be certified.

**SECTION 8: Severability**

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unreasonable, or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 9: Publication; Effective Date**

This Ordinance shall take effect and be enforced within thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

\* \* \* \* \*

**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 \_\_\_, 2024, and passed and adopted at a regular meeting thereof, held on the \_\_\_ of \_\_\_, 2024, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

**LAMAR A. THORPE**  
**MAYOR OF THE CITY OF ANTIOCH**

**ATTEST:**

---

**ELIZABETH HOUSEHOLDER**  
**CITY CLERK OF THE CITY OF ANTIOCH**



## ANTIOCH SERVICE CENTER

### City of Antioch Planning Department Submission

#### PROJECT DESCRIPTION

PG&E is renovating and replacing utility, site and building facilities at the current Antioch Service Center in order to update and improve safety and efficiency. These improvements will enable the service center to improve response time for emergencies and improve timely ongoing maintenance and installation services to the surrounding communities. The intent is to replace aging (some 60+ years old) and inadequately-sized facilities. The project also improves and enhances environmental safety. It will improve employee workplace experience by providing appropriate space accommodations and support functions. The project will allow PG&E to align with PG&E's Mission Statement: *"To ensure the well-being and vitality of (its) customers, employees, and the communities (they) serve"*.

This site has been owned and operated as a PG&E service center for many decades – there is no change in use and no additional functions added. The current Customer Service Center will remain in downtown Antioch to continue providing safe, convenient service to the community.

The Service Center site is located in the Hillcrest Station Area Specific Plan, 2111 Hillcrest Ave., APN 051-160-002. The service center occupies approximately 26 acres out of the 56.15 acre overall PG&E property. It is immediately adjacent to a single-family residential neighborhood to the north, our own electrical substation to the east with open fields beyond, SP railroad property and a BART station / arterial to the south, and Hillcrest Ave. on the west. There are few trees on the service center site, located in the existing employee parking area. As the main site entrance is being modified to allow for more stacking/queueing of vehicles off of Hillcrest, this lot becomes ineffective and unsafe. Therefore, the intention is to relocate the employee parking, develop one of the stormwater detention basins in that area, saving as many trees as possible. This keeps open/green space near the street and residential areas.

The proposed project conceptual plans and related information are included in this submission package for the City's consideration. The proposed project consists of 3 major facilities replacement/improvements:

- A. Fleet building – Approximately 20,000 SF single story building for fleet storage and minor maintenance. This building has a very low use intensity.
- B. Logistics/Warehouse building – Approximately 34,000 SF single story building consisting of shops and enclosed warehouse space, and another approximately 20,000 SF of unconditioned covered storage. This building has a low use intensity.
- C. Operations building – Approximately 28,000 SF single story building, primarily office and meeting room uses. This building has an average office use intensity, with a lower intensity from mid-morning thru the afternoon as crews disperse out to the field.

## ASC Narrative

These will replace a multitude of smaller, scattered facilities. PG&E will develop a specific list of those buildings that will be removed as the new buildings are completed, in order to provide an accurate tax database.

Additional smaller support structures include:

- Material Storage Building – Approximately 1,800 SF enclosed single story unoccupied building
- Covered (Canopy) Material Storage pad
- Covered Site Bulk Material Storage bins
- Power Pole storage bins
- Replacement Emergency Generator
- Fleet Fueling Station with fully compliant double containment above ground fuel tank
- Covered Outdoor Employee Break Area
- Covered Trash/Recycle enclosure
- PV Canopies over employee parking

In addition to the structures noted, the site will have employee and fleet parking, and paved and gravel surfaces for laydown/material storage. PG&E plans to exceed code minimums for Electric Vehicle Charging Stations in the employee lot and in the fleet parking area as they transition to more hybrid fleet vehicles. As PG&E expands their hybrid fleet, they also are expanding their alternative power generation capacities by placing PV canopies over employee parking. Additional PV panels on new building roofs and even small parapet-mounted wind turbines are being considered as well.

PG&E understands the proximity to sensitive environments, and is taking a responsible approach to containment, pre-treatment, and stormwater management. Two stormwater detention basins will be constructed, sized to consider the possibility of additional paved areas in the future.

The PG&E service center employees mostly full-time permanent employees, including field crews that disperse out to worksites after an initial check-in and gathering of materials at the service center. The facility is normally active Monday thru Friday from 6:30am to 5:00pm; although those hours can be extended if needed for emergency events or unique projects. The service center does not have a public counter and will only have a few visitors, primarily vendors, deliveries and other PG&E staff visiting on official business.

On behalf of the entire PG&E Antioch Service Center project team, we look forward to the City's input on this project so that together we can make these very important service function improvements a reality.

Sincerely,  
*Richard Price*

DGA Project Manager








# 2024-02\_PGE Service Center\_DR2023-0022

Final Audit Report

2024-02-01

Created:	2024-01-30
By:	Monique Villagrana (mvillagrana@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtyPR7r9uYdas3_3zxsRwEma_wOTf03SQ

## "2024-02\_PGE Service Center\_DR2023-0022" History

-  Document created by Monique Villagrana (mvillagrana@antiochca.gov)  
2024-01-30 - 6:26:54 PM GMT
-  Document emailed to Kevin Scudero (kscudero@ci.antioch.ca.us) for signature  
2024-01-30 - 6:26:58 PM GMT
-  Email viewed by Kevin Scudero (kscudero@ci.antioch.ca.us)  
2024-02-01 - 7:38:37 PM GMT
-  Document e-signed by Kevin Scudero (kscudero@ci.antioch.ca.us)  
Signature Date: 2024-02-01 - 7:38:46 PM GMT - Time Source: server
-  Agreement completed.  
2024-02-01 - 7:38:46 PM GMT