

**PLANNING COMMISSION
RESOLUTION NO. 2023-27**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING CITY COUNCIL ADOPTION OF AN ORDINANCE REZONING 22.65
ACRES TO PLANNED DEVELOPMENT DISTRICT (PD-22-02) FOR THE EAST 18TH STREET
WEST WAREHOUSE PROJECT (APNs 051-052-072-9 AND 051-072-086-9)**

WHEREAS, the City of Antioch (“City”) received an application from DECA Company for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, Lot Merger, and Design Review for the development of a 442,111-square-foot light industrial warehouse and associated site improvements located at 2901 East 18th Street and 1699 Vineyard Drive (APNs 051-052-072-9 and 051-072-086-9);

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 August 16, 2023, the Planning Commission recommended City Council adoption of the IS/MND and MMRP;

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 August 4, 2023 for the Planning Commission public hearing held on August 16, 2023;

WHEREAS, on August 16, 2023, 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 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 rezone to PD District (PD-22-02) 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 on a 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 Eastern Waterfront Employment Focus Area.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend City Council ADOPTION of the Ordinance (Exhibit A) rezoning 22.65 acres located at 2901 East 18th Street and 1699 Vineyard Drive (APNs 051-052-072-9 and 051-072-086-9) to Planned Development District (PD-22-02).

* * * * *

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 16th day of August 2023 by the following vote:

AYES: Schneiderman, Martin, Motts, Riley, Gutilla

NOES: None

ABSTAIN: None

ABSENT: Hills, Lutz

Kevin Scudero

KEVIN SCUDERO
Secretary to the Planning Commission

Exhibit A

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
22.65 ACRES TO PLANNED DEVELOPMENT (PD-22-02) DISTRICT
(APNs 051-052-072-9 & 051-072-086-9),**

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

SECTION 1:

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 East 18th Street West Warehouse Project should be certified.

SECTION 2:

At its regular meeting of August 16, 2023, Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Planned Development (PD-22-02) District for the East 18th Street West Warehouse Project.

SECTION 3:

The East Eighteenth Street Specific Plan, adopted by City Council Ordinance 986-C-S, passed on December 11, 2001, establishes the land plan to implement the proposed PD zoning. The real property description, attached hereto, is hereby rezoned to Planned Development (PD-22-02) District for the East 18th Street West Warehouse Project, and the City of Antioch Zoning Map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property (**APNs 051-052-071 and -086**), known as the East 18th Street West Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the Proposed East 18th Street West Warehouse Planned Development District (PD-22-02)

Development Standards	PD Zoning Standards for East 18th Street West Warehouse Project
Maximum height	45'
Maximum Lot Coverage	50%
Minimum Front Yard Landscaping Setback	20'
Minimum Street Side Yard Landscaping Setback	20'

Development Standards	PD Zoning Standards for East 18th Street West Warehouse Project
Minimum Interior Side Setback	0'
Minimum Rear Yard Setback	0'
Minimum Lot Size	40,000 Square Feet
Parking	As shown on the approved Final Development Plan and section 9-5.17 of the Antioch Municipal Code

SECTION 5

The allowed uses, as defined below, for the subject property (**APNs 051-052-071 and -086**), known as the West Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Permitted uses shall be those identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of Land Use Table 4.A of the City of Antioch General Plan and hereby listed below:

- Administrative and Professional Offices
- Light Manufacturing and Assembly
- Research and Development
- Storage and Distribution (Entirely within an enclosed building)

Permitted Ancillary Uses:

- Showrooms associated with permitted uses
- Truck and trailer parking in the parking area specifically designated for trailer stalls on the site plan

The following uses identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of the Land Use Table 4.A of the City of Antioch General Plan are not permitted at the project site:

- Recreational Vehicle Park
- Personal Storage

Temporary outdoor storage uses shall be subject to the approval of an Administrative Use Permit. Any other Light Industrial/Business Park employment generating use not specifically listed here shall be subject to the review and approval of the Zoning Administrator.

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 ___, 2023, and passed and adopted at a regular meeting thereof, held on the ___ of ___, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor of the City of Antioch

ATTEST:

City Clerk of the City of Antioch






Resolution 2023-27_DECA West GPA

Final Audit Report

2023-10-27

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