

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2025-04**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR
APPROVING A USE PERMIT (UP2025-0004) FOR A NEW ASSEMBLY USE FOR
A CHURCH LOCATED AT 2511 DELTA FAIR BOULEVARD**

WHEREAS, Ruben Herrera requests approval of a Use Permit to operate a church at 2511 Delta Fair Blvd which is an existing unit in a commercial shopping center (APN 076-432-032);

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and

WHEREAS, the Zoning Administrator duly gave notice of a public hearing as required by law; and

WHEREAS, the Zoning Administrator on June 26, 2025, duly held a public hearing and received and considered evidence, both oral and documentary; and

WHEREAS, the Zoning Administrator does determine:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The proposed church will not be detrimental to the surrounding property or improvements. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Regional Commercial (C-3). The City of Antioch Municipal Code (AMC) permits churches with the approval of a use permit in the Regional Commercial District.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed church will take place in an existing commercial building and will not require any alterations to the site, besides restriping part of the parking lot. Based on the conditions imposed, the project site provides sufficient off-street parking.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is currently developed and is located on Delta Fair Blvd and Somersville Rd, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because assembly uses are allowed in the General Plan designation for the site of Western Antioch Commercial Focus Area, Regional Commercial and is in an existing retail center.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE**, UP2025-0004, for a church located at 2511 Delta Fair Blvd (APN 076-432-032), subject to the conditions of approval contained in Exhibit A.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 26th day of June 2025.

Zoe Merideth

**ZOE MERIDETH
ACTING ZONING ADMINISTRATOR**

EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)

EXHIBIT A: CONDITIONS OF APPROVAL
PALABRAS DE DIOS | UP2025-0004

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City of Antioch and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Zoning Administrator and the standards of the City.
5. This approval expires two years from the date of approval (expires June 26, 2027), unless operations have commenced, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. This approval supersedes previous approvals that have been granted for this site.

B. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.
2. All requirements of the Contra Costa Environmental Health Division (CCEHD) shall be met.

C. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay all required fees at the time of building permit issuance.

D. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

E. PROJECTS SPECIFIC REQUIREMENTS

1. Any outdoor events held in the parking lot shall require the issuance of an Administrative Use Permit by the Zoning Administrator.
2. Music and all other noise shall be kept within the 80-decibel limit and at the property line cannot exceed 75 decibels as required by the City of Antioch Municipal Code. Audible music should not be heard outside the premises.
3. All striping of parking spaces shown on the project plans shall be in conformance with City Standards and be completed prior to building permit occupancy.
4. All signage shown on the building permit submittal shall conform to Antioch Municipal Code section 9-5.513, and shall not exceed 400 square feet.
5. At building permit submittal, the applicant shall submit updated elevations complying with Antioch Commercial Design Guideline 3.1.4. C. Wall Articulation and shall exhibit a minimum of 45% void (openings) to 55% solid (wall) ratio, with minor modifications allowed by the Zoning Administrator.





2025-04_Palabra de Dios

Final Audit Report

2025-07-01

Created:	2025-07-01
By:	Monique Villagrana (mvillagrana@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO52YdTyggNC9HELs1qt1JyJ_FnU_Cfj4

"2025-04_Palabra de Dios" History

-  Document created by Monique Villagrana (mvillagrana@antiochca.gov)
2025-07-01 - 3:44:08 PM GMT
-  Document emailed to Zoe Merideth (zmerideth@ci.antioch.ca.us) for signature
2025-07-01 - 3:44:11 PM GMT
-  Email viewed by Zoe Merideth (zmerideth@ci.antioch.ca.us)
2025-07-01 - 3:51:11 PM GMT
-  Document e-signed by Zoe Merideth (zmerideth@ci.antioch.ca.us)
Signature Date: 2025-07-01 - 3:51:31 PM GMT - Time Source: server
-  Agreement completed.
2025-07-01 - 3:51:31 PM GMT