

**CITY OF ANTIOCH ZONING ADMINISTRATOR  
RESOLUTION NO. 2022-01**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR  
APPROVING A USE PERMIT (UP-21-18) FOR A CONVENIENCE STORE AT 1721  
ALHAMBRA DRIVE**

**WHEREAS**, Muthanna Naser requests approval of a use permit for a convenience store, located at 1721 Alhambra Drive (APN 065-235-023);

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA, pursuant 15301, Existing Facilities, Class 1;

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

**WHEREAS**, the Zoning Administrator on February 24, 2022, duly held a public hearing and received and considered evidence, both oral and documentary;

**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 convenience store and associated restaurant 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 Convenience Commercial District (C-1), which is intended to contain a mix of retail uses that provide goods and services to the immediate residential neighborhood area. The City of Antioch Municipal Code allows convenience stores with the approval of a use permit in the Convenience 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 convenience store will occupy an existing commercial building that had been previously used as a restaurant. The proposed convenience store is located within an existing commercial site with a developed parking lot that provides sufficient parking for commercial uses and, the proposed convenience store.

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 the corner of Alhambra Drive and East 18<sup>th</sup> Street, 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 the project is consistent with the General Plan designation for the site of Neighborhood Community Commercial and is located in an existing commercial building.

**NOW, THEREFORE, BE IT RESOLVED**, the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP-21-18, for a convenience store at 1721 Alhambra Drive (APN 065-235-023), subject to the following conditions:

**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 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 February 24, 2024), unless 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. FEES**

1. The applicant shall pay all fees as required by the City Council.

**C. AGENCY REQUIREMENTS**

1. All requirements of the Contra Costa Fire District shall be met.
2. All requirements of the Contra Costa Environmental Health Department shall be met.

**D. PROPERTY MAINTENANCE**

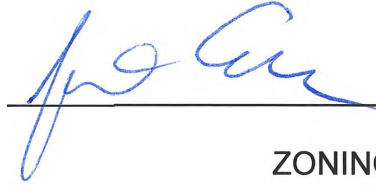
1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

**E. PROJECT SPECIFIC CONDITIONS**

1. This use permit approval applies to the convenience store at 1721 Alhambra Drive, and as depicted on the project plans submitted to the City of Antioch on December 13, 2021.
2. The hours of operation for the convenience store shall be from 8:00 AM - 10:00 PM
3. The hours of operation for the restaurant shall be from 8:00 AM - 8:00 PM.
4. Any changes to the hours of operation shall be subject to the review and approval of the Zoning Administrator.
5. Alcohol/liquor sales are prohibited as part of this entitlement.
6. Tobacco sales are prohibited and are not approved as a part of this entitlement.

\* \* \* \* \*

**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 24th day of February 2022.



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FORREST EBBS  
ZONING ADMINISTRATOR

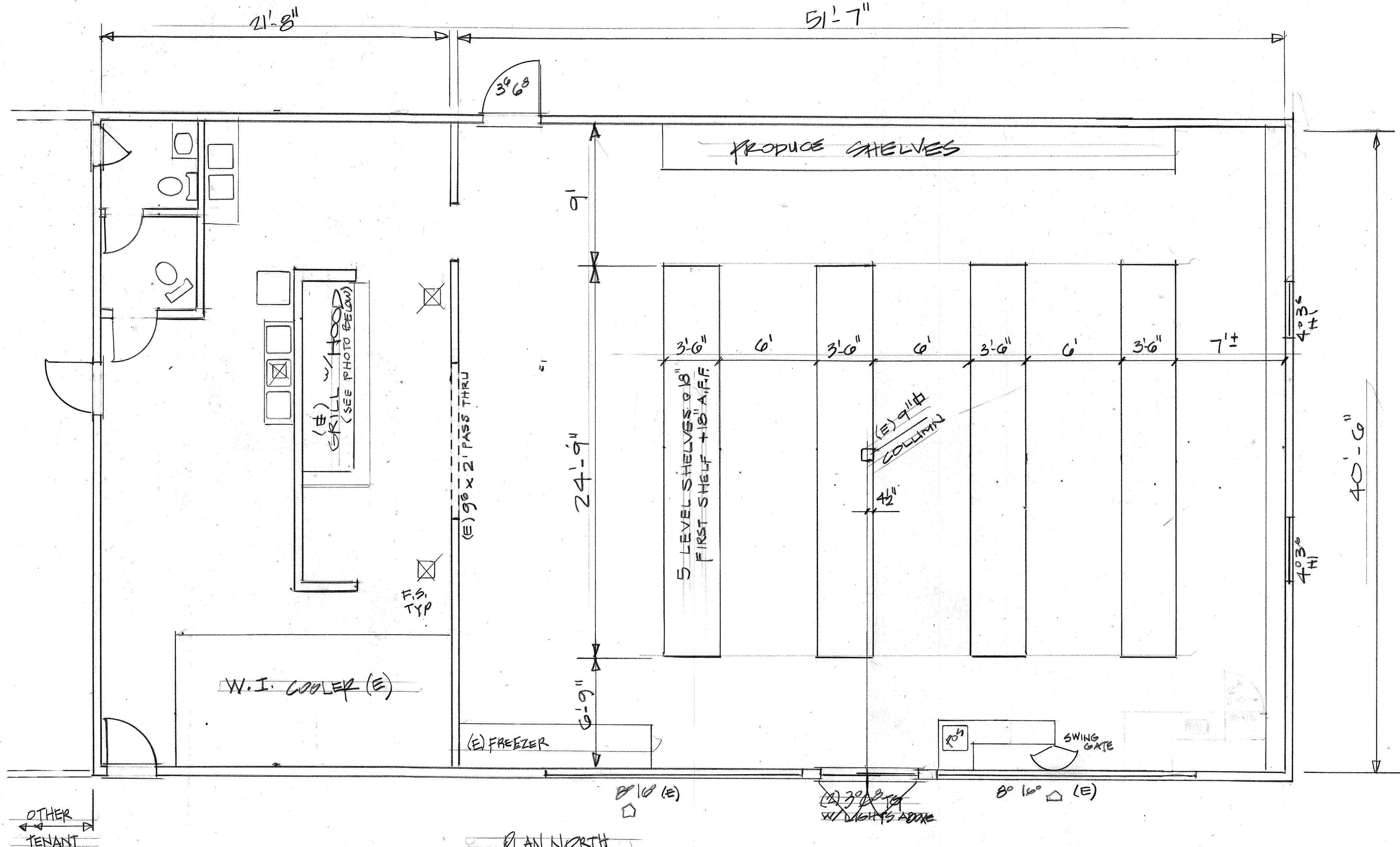
# **Project Plans**



DRAWN  
TL  
CHECKED  
LD  
DATE  
10/21  
SCALE  
1" = 10'  
JOB NO.  
21034  
SHEET  
ONE

OF 2 SHEETS





PLAN NORTH

## REMODEL FLOOR PLAN

NO EXTERIOR CHANGES, NO NEW GLAZING. ALL WALLS (E)



REVISIONS	BY

TOM LINN DRAFTING & DESIGN  
P.O. BOX 313  
ANTIOCH, CA. 94509  
925-852-3643  
tomlinndrafting@bcsjournal.net

**Antioch La Princesa  
Market**  
1721 Alhambra Dr. ANTIOCH

NEW FLOOR PLAN

DRAWN  
TL  
CHECKED  
LD  
DATE  
10-21  
SCALE  
1/4" = 1'  
JOB NO.  
21034  
SHEET  
2



OF 2 SHEETS







# **Project Description**

## Project description

Changing the zoning from a restaurant to a small market in a restaurant. No alcohol beverages. Just food

Hours of operation:

7 days a week

Market: 8:00 AM to 10:00 PM

Restaurant: 10:00 AM to 8:00 PM.

**Contra Costa County Fire Protection District (CCFPD)  
Comment Letter**



# Contra Costa County



# Fire Protection District

January 19<sup>th</sup>, 2022

Jose Cortez  
Community Development Department  
200 H Street  
Antioch, CA 94509

**Subject:** La Princesa Market  
1721 Alhambra Drive, Antioch  
File # UP-21-18  
**CCCFPD Project No.: P-2022-015922**

Dear Mr. Cortez:

We have reviewed the use permit application to establish a grocery store with an attached restaurant in an existing building at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), and Local and County Ordinances and adopted standards:

1. The owner/contractor shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project to the Fire District for review and approval ***prior to*** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (107) CBC
2. Submit plans to Contra Costa County Fire Protection District at the address below.
3. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

A handwritten signature in black ink, appearing to be "SB" or "Sofia Bach".

Sofia Bach  
Fire Inspector I

File: 1721 ALHAMBRA DRIVE – PLN – P-2022-015922

ANNA M. ROTH, RN, MS, MPH  
HEALTH SERVICES DIRECTOR  
RANDALL L. SAWYER  
DEPUTY HEALTH DIRECTOR  
JOCELYN STORTZ, MS, REHS  
ENVIRONMENTAL HEALTH DIRECTOR



CONTRA COSTA  
ENVIRONMENTAL HEALTH  
2120 Diamond Boulevard, Suite 100  
Concord, California 94520  
Ph (925) 608-5500  
Fax (925) 608-5502  
[www.cchealth.org/eh/](http://www.cchealth.org/eh/)

January 19, 2022

**RECEIVED**

JAN 25 2022

City of Antioch  
Planning Division  
Attn: Jose Cortez  
P.O. Box 5007  
Antioch, CA 94531

**CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT**

**RE:** UP-21-18 – Land Use Application For La Princesa Market  
1721 Alhambra Drive, Antioch, CA  
APN: 065-235-023  
Service Request #: SR0018487

Dear Mr. Cortez:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments [if the project is served by public sewer and public water]:

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) must be destroyed under permit from CCEH. If the existence of such wells are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. It is recommended that the project be served by public sewer and public water.
4. A health permit is required for retail food facilities. Food facilities include restaurants, stores, bars, cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students).
5. Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.



6. Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of sewer and water in dumpster areas during initial construction rather than install these afterwards.
7. All retail food facilities must have approved restrooms. This includes kiosks located at transit sites. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of restrooms during initial construction rather than install these afterwards.
8. Substantial construction and demolition (C & D) waste could result from this project. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
9. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5538.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Eric Fung', followed by a long horizontal line.

W. Eric Fung, REHS  
Environmental Health Specialist II

cc: Veronica Burell, Contra Costa Environmental Health

WEF:ap



**Contra Costa County Environmental Health  
Comment Letter**

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HEALTH SERVICES DIRECTOR  
RANDALL L. SAWYER  
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