

**CITY OF ANTIOCH ZONING ADMINISTRATOR  
RESOLUTION NO. 2023-04**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING  
A USE PERMIT AND DESIGN REVIEW FOR THE WILD HORSE MULTIFAMILY  
PROJECT (UP2023-0005 and DR2023-0010)**

**WHEREAS**, the City received an application for approval of a Use Permit and Design Review to review the placement of the trash enclosures and authorize the construction of the Wild Horse Multifamily Project. The property is located at the terminus of Wild Horse Road next to Highway 4 (APN: 041-022-003); and,

**WHEREAS**, an Environmental Impact Report for the Wild Horse Multifamily Project and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and was certified, with Findings of Fact and Overriding Considerations, by the City Council on January 11, 2023; and,

**WHEREAS**, the requested Use Permit and Design Review would be exempt from additional environmental review pursuant to CEQA Guidelines section 15305, Minor Alterations in Land Use Limitations; and,

**WHEREAS**, the City Council adopted a General Plan Amendment for the project site from Low Density Residential to High Density Residential on January 11, 2023; and,

**WHEREAS**, the City Council adopted the Vesting Tentative Map, Final Development Plan and Use Permit consisting of 126 units on January 11, 2023; and,

**WHEREAS**, the City Council adopted a Rezone of the project site from Planned Development District to Planned Development District (PD-20-01), on February 25, 2023; and,

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

**WHEREAS**, on December 14, 2023, the Zoning Administrator duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED**, that the Zoning Administrator does hereby make the following required findings for approval of the requested Use Permit:

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 because the project as conditioned has been designed to comply with the City of Antioch Municipal Code (AMC) requirements.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized because the Conditions for the project and the City of Antioch Zoning Ordinance requires a Use Permit to be secured prior to development of the project.
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood, in accordance with the development standards included in the approved Planned Development for the site.
4. That the site abuts streets adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will provide off-site roadway improvements, which, as conditioned, are designed to meet City standards.
5. That the granting of such a Use Permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the City of Antioch General Plan and Citywide Design Guidelines. The Zoning designation for the project site is Planned Development, which allows for the type of residential development being developed by the project.
6. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

**NOW THEREFORE BE IT RESOLVED** that the Zoning Administrator of the City of Antioch does hereby APPROVE the Use Permit and Design Review to review the placement of the trash enclosures and authorize the construction of the Wild Horse Multifamily Project. The project The property is located at the terminus of Wild Horse Road next to Highway 4 (APN: 041-022-003) subject to the following conditions:

**A. GENERAL CONDITIONS**

1. 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.
2. 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.
3. This approval expires two years from the date of approval (expires December 14, 2025), unless a building permit has been issued and construction has diligently

commenced thereon and has not expired, 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.

4. 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.
5. This development shall comply with all previous project conditions of approval adopted for the Wild Horse Multifamily Project, including those found in the following adopted City Council resolutions:
  - Resolution certifying the Environmental Impact Report for the Wild Horse Multifamily Project, adopting findings of fact, overriding considerations, and a mitigation monitoring and reporting program (Resolution 2022-07);
  - Resolution approving a General Plan Amendment to designate the project site High Density Residential (Resolution 2022-08);
  - Resolution approving a Vesting Tentative Map/Final Development Plan, and Design Review for the Wild Horse Multifamily Project (Resolution 2022-09); and
  - Ordinance rezoning the site from Planned Development District to Planned Development District (PD-20-01) (Ordinance 2201-C-S).
6. The design, landscaping, and screening of the trash enclosures shall be provided in the subsequent Design Review application.

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**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Zoning Administrator of the City of Antioch, at a regular meeting thereof, held on the 14th day of December 2023.

*Kevin Scudero*

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**KEVIN SCUDERO  
ZONING ADMINISTRATOR**






# 2023-04\_Wildhorse Multi Family Project

Final Audit Report

2024-01-23

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