



**TO:** Antioch Planning Commission

**FROM:** Kevin Scudero, Senior Planner *AH*

**SUBJECT:** Acorn Business Park Extension (PD-18-02, UP-18-09, AR-18-09)

**DATE:** May 18, 2022

---

**Property Owner/Applicant:**

Jim Moita  
8117 Marsh Creek Rd.  
Clayton, CA 94517

PROJECT: Acorn Business Park FILE #: PD-18-02, UP-18-09, AR-18-09 APN: 051-052-112 and 051-052-11 GP LU: Regional Commercial and Business Park ZONING: Planned Development District PLANNER: Kevin Scudero	Original Approval: May 28, 2019 Expiration: May 28, 2021 First Extension: May 28, 2022 Second Extension: May 28, 2024
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------

**RECOMMENDED ACTION**

It is recommended that the Planning Commission take the following action:

- Adopt the resolution approving the extension of the project entitlements for the Acorn Business Park to May 28, 2024.

**DISCUSSION**

Requested Approvals

The Applicant, Jim Moita, requests approval of an extension of the project approvals for the Acorn Business Park project. The extension would extend the expiration date of the project approvals to May 28, 2024. The applicant's letter requesting the extension has been included as Attachment C to the staff report.

Background

On May 28, 2019 the City Council approved a Tentative Map, Rezone to Planned Development, Final Development Plan, Use Permit and Design Review for the Acorn Business Park project. The original approval was for two years with an expiration date of May 28, 2021. The staff report from

the May 28, 2019 City Council meeting has been included as Attachment B to the staff report. Per the conditions of approval for the project the Zoning Administrator granted a one-year extension of the project approvals on March 24, 2021. All other extension approvals are now subject to Planning Commission approval.

## Environmental

On May 28, 2019 the City Council adopted a Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP) for this project in conformance with the California Environmental Quality Act (CEQA). Potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, traffic and transportation, and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less than significant level with the implementation of mitigation measures. A subsequent environmental document does not need to be prepared because 1) no changes to the project are proposed requiring revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, 2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and 3) no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence or at the time the previous MND was adopted.



## ATTACHMENTS

- A. Resolution Extending Entitlement Approvals
- B. May 28, 2019 City Council Staff Report
- C. Applicant Extension Request Letter

**ATTACHMENT A  
RESOLUTION EXTENDING APPROVALS  
(SEPARATE PAGE)**

**PLANNING COMMISSION  
RESOLUTION NO. 2022-XX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING  
A TWO-YEAR EXTENSION FOR THE ACORN BUSINESS PARK APPROVALS  
PD-18-02, UP-18-09, AR-18-09**

**WHEREAS**, the City of Antioch received a written request from Jim Moita for a two-year extension of the project approvals for the Acorn Business Park Project. The extension would extend the expiration date of the approvals for the Final Development Plan, Use Permit and Design Review;

**WHEREAS**, a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program was prepared and adopted by the City Council on May 28, 2019 in conformance with CEQA;

**WHEREAS**, a subsequent environmental document does not need to be prepared because 1) no changes to the project are proposed requiring revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, 2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and 3) no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence or at the time the previous MND was adopted.

**WHEREAS**, on May 28, 2019 the City Council duly held a public meeting, received and considered evidence, both oral and documentary and approved the Final Development, Use Permit and Design Review;

**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 May 6, 2022 for the public hearing held on May 18, 2022; and

**WHEREAS**, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission of the City of Antioch does hereby approve an extension to the project approvals for the Acorn Business Park Project to May 28, 2024.

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 18th day of May 2022.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**Forrest Ebbs**  
**Secretary to the Planning Commission**

**ATTACHMENT B  
CITY COUNCIL STAFF REPORT MAY 28, 2019  
(SEPARATE PAGE)**



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of May 28, 2019

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Kevin Scudero, Associate Planner

**APPROVED BY:** Forrest Ebbs, Community Development Director

**SUBJECT:** Acorn Business Park  
(PD-18-02, UP-18-09, AR-18-09, PW-357-301-19)

---

### **RECOMMENDED ACTION**

It is recommended that the City Council take the following actions:

1. Adopt the Resolution adopting the Acorn Business Park Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Errata for the Project (Attachment "A").
2. Introduce the Ordinance approving a rezone of the project site from Planned Business Center (PBC) and Regional Commercial (C-3) to Planned Development District (PD-18-02) (Attachment "B").
3. Adopt the Resolution approving a Vesting Tentative Map/Final Development Plan, Use Permit and Design Review for Subsection B subject to conditions of approval (UP-18-09, AR-18-09, PW-357-301-19). (Attachment "C").

### **FISCAL IMPACT**

All improvements and infrastructure necessary to facilitate the development will be funded by the applicant and maintained by the property owner. The development of the site will result in an increase in property tax revenue and the potential future commercial uses would generate additional sales tax for the City.

### **DISCUSSION**

#### **Requested Approvals**

The applicant, Jim Moita, requests approval of an Initial Study / Mitigated Negative Declaration, a rezone to Planned Development District (PD), Vesting Tentative Map/Final Development Plan, Use Permit, and Design Review approval of a business park consisting of commercial, self-storage and light industrial uses located directly northwest of the intersection of East Eighteenth Street and Drive-In Way (APNs 051-052-112 and 051-052-113). A copy of the project plans can be viewed at the following link:

<https://www.antiochca.gov/fc/community-development/planning/ProjectDOCs/PD-18-02.pdf>

## Environmental

In accordance with CEQA, a Mitigated Negative Declaration was prepared for the project that determined that all significant environmental impacts could be mitigated to a less-than-significant level with incorporation of mitigation. A copy of the public review draft of the Initial Study/Mitigated Negative Declaration and Final IS/MND with the response to comment letters, Errata, Mitigation Monitoring and Reporting Program (MMRP) and appendices can be found at the following link:

<https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>

Potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, traffic and transportation, and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less than significant level with the implementation of mitigation measures.

The draft Mitigated Negative Declaration was released for public review from February 14, 2019 to March 15, 2019 and City staff received comment letters from four state agencies and one letter from the applicant. The four state agencies who submitted comments were the Native American Heritage Commission, Central Valley Regional Water Quality Control Board, California Department of Transportation, and California Department of Fish and Wildlife. Responses were prepared for each comment letter and some minor changes were made to the IS/MND as a result. The Final IS/MND consists of the public review draft IS/MND, responses to the comment letters, an Errata document detailing the minor text changes to the IS/MND, and the Mitigation Monitoring and Reporting Program (MMRP). The MMRP is Exhibit A and the Errata (without appendices) is Exhibit B to the attached CEQA resolution (Attachment "A").

## Background Information

At the Planning Commission Meeting on May 15, 2019 the Planning Commission voted 6-0 with one commissioner absent recommending that the City Council approve the project. During the public hearing the applicant discussed their request for allowing a cell tower 110 feet high on the project site while staff was recommending the height be limited to 50 feet. During the motion to approve the project the Planning Commission made no amendment to the 50-foot height limit in the proposed ordinance.

## Project Overview

The project proposes to develop 19.75 acres with commercial, self-storage, and light industrial business park uses. The project is divided into the three subsections (A, B and C). The applicant is proposing to construct the self-storage facility on Subsection B while marketing Subsections A and C for future construction by a separate developer(s). The three subsections are designed to function independently of each other and do not require any cross-access agreements or shared parking facilities.



### Subsection A

Subsection A is the commercial portion of the development located at the southern end of the property with frontage on East Eighteenth Street. The site is approximately 3.79 acres and the applicant has proposed two site plans for the property to account for potential development opportunities. Both site plans propose subdividing Subsection A into two parcels with one alternative incorporating a hotel on one parcel and a commercial building on the other parcel. The other alternative has a commercial building on each parcel. The lot and building square footage for each alternative is as follows:

<b>Commercial (Hotel Alternative)</b>		
	Building Size	Lot Size
Lot 1 (Hotel Site)	12,136 SF	108,198 SF
Lot 2	11,088 SF	57,008 SF
<b>Total</b>	<b>23,224 SF</b>	<b>165,206 SF</b>
<b>Commercial (No Hotel)</b>		
Lot 1	16,800	84,608 SF
Lot 2	16,800	80,598 SF
<b>Total</b>	<b>33,600</b>	<b>165,206 SF</b>

### Subsection B

Subsection B is the self-storage portion of the development located in the middle of the property with a small frontage with access from East Eighteenth Street as well as access from Drive-In Way. The site is approximately 5.44 acres and contains seven self-storage buildings and an office space where the on-site manager will reside. The self-storage facility would have a maximum of 1,025 storage units on site. The square footage of each building is as follows:

<b>Self-Storage</b>	
Building	Size
C	23,440 SF
D	20,448 SF
E	20,388 SF
F	17,490 SF
G	20,540 SF
H	14,575 SF
I (office)	1,200 SF
J	3,900 SF
<b>Total</b>	<b>121,981 SF</b>

### Subsection C

Subsection C is the light industrial business park portion of the development located at the northern end of the property with frontage on Drive-In Way and Sakurai Street. The site is approximately 10.52 acres and, similarly to Subsection A, the applicant has proposed two site plans for the property. One site plan proposes subdividing into nine parcels with eight of the parcels each containing a light industrial building and the ninth parcel containing the stormwater detention basin for the development. The alternative site plan proposes subdividing the property into two parcels with one parcel containing a large light industrial building and the other parcel will contain the stormwater detention basin. The lot and building square footage for each alternative is as follows:

<b>Business Park (Alternate A)</b>		
	Building Size	Lot Size
Lot 4	14,112 SF	47,954 SF
Lot 5	14,112 SF	49,298 SF
Lot 6	14,112 SF	53,157 SF
Lot 7	14,112 SF	53,157 SF
Lot 8	14,112 SF	53,296 SF
Lot 9	14,112 SF	52,829 SF
Lot 10	14,112 SF	51,615 SF
Lot 11	14,112 SF	50,186 SF
Lot A (Detention Basin)	N/A	46,740 SF
<b>Total</b>	<b>112,896 SF</b>	<b>458,232 SF</b>
<b>Business Park (Alternate B)</b>		
	Building Size	Lot Size
Lot 4	71,880 SF	358,204 SF
Lot A (Detention Basin)	N/A	100,028 SF
<b>Total</b>	<b>71,880 SF</b>	<b>458,232 SF</b>

### General Plan, Zoning Consistency and Land Use

The project site has a split General Plan designation of Regional Commercial and Business Park within the Eastern Waterfront Employment Focus Area. The project site is zoned Regional Commercial (C-3) and Planned Business Center (PBC). The project also falls within the boundaries of the East Eighteenth Street Specific Plan, which requires all development to rezone to Planned Development (PD).

The surrounding land uses and zoning designations are noted below:

North: Markstein Beverage Distribution / Planned Development (PD)  
South: Vacant Land (Current Development Application for High Density Residential) and various commercial uses / Planned Business Center (PBC)

East: Burger King Restaurant, Gas Station, Vacant K-Mart Building / Regional Commercial (C-3)  
West: Vacant Land / Regional Commercial (C-3)

#### Planned Development Rezone/Vesting Tentative Map

The existing zoning for the site is a combination of Regional Commercial (C-3) and Business Park (PBC). The East Eighteenth Street Specific Plan requires that the site be rezoned to Planned Development (PD). As such, the applicant has requested a zoning map amendment to rezone the entire site to PD to allow for the proposed mix of commercial, self-storage and light industrial uses and to be consistent with the split General Plan designations of Regional Commercial and Business Park. The proposed Planned Development zone contains development standards and a list of approved uses that effectively serve as the zoning code for the property.

The development standards are generally consistent with the Regional Commercial (C-3) and Light Industrial (M-1) zoning standards in the Antioch Municipal Code. The project has a thirty-foot landscape setback along East Eighteenth Street and a twenty-foot landscape setback along Drive-In Way and Sakurai Street with minimum lot sizes of 20,000 square feet.

The proposed land uses for the commercial portion of the project (Subsection A) permits a range of commercial uses that include retail, office, service commercial and hotel uses that are consistent with the General Plan designation on the property of regional commercial. The light industrial business park portion of the project (Subsection C) permits a range of uses that include warehousing and distribution, light manufacturing, offices uses, and research and development facilities.

For Subsection B the applicant has proposed allowing cell towers on the site up to 110 feet high. Staff is recommending that any cell tower in this Planned Development zoning district be restricted to fifty feet high. This would be consistent with the building height limit in a light industrial zoning district as well as neighboring cell towers in the area. For reference, the adjacent self-storage facility to the northeast of the project site has an existing cell tower on their property that is fifty feet in height. The location and design of any cell tower on the site would be subject to use permit and design review approval.

The proposed development standards and allowed uses are included in the Planned Development Rezone ordinance (Attachment "B"). The list of uses that the applicant proposed are consistent with the General Plan with one exception. The applicant proposed public and private schools as a use for the light industrial business park. The General Plan does not allow schools in the business park designation; therefore, staff did not include it in the master use list.

The proposed vesting tentative map would subdivide the 19.75-acre parcel into a maximum of twelve parcels. Initially the applicant will subdivide the parcels into the three subsections discussed above with the intent to market Subsections A and C to future developers who will then further subdivide the properties based on which alternative site plan they choose to develop. While Subsection A-C are designed to function

independently of each other, developers of the commercial development and the business park will be required to record a mutual access and parking agreement upon further subdivision of their property.

#### Architecture, Site Design and Landscaping

The applicant is only requesting design review approval for the architecture of the self-storage buildings at this time. While they have provided conceptual elevations of what the future commercial and light industrial business park buildings may look like, the future developer of those properties would need to obtain design review approval prior to constructing buildings on those sites. Staff has conditioned that the future commercial and light industrial business park buildings be architecturally compatible with the self-storage facility.

The proposed self-storage facility is located in the middle of the proposed development with frontage onto Drive-In Way and a narrow frontage onto East Eighteenth Street. The facility is designed so that the storage buildings function as the perimeter fencing of the property. This is consistent with Section 3.2.13b of the Citywide Design Guidelines for self-storage facilities which states that "In order to prevent views into the facility from the public right-of-way, all activities shall be confined to one building or building massing shall be located around the perimeter of the site."

The applicant provided an east elevation of self-storage building H along Drive-In Way that includes an earth tone color palette. The proposed colors include "Natural Linen" on the building facade, "Antler Velvet" on the tower and wainscot, "Foothills" on the cornice, fascia and arch, and "Marshmallow" on the window trim. Building H is well articulated with a stone veneer, metal awnings, metal trellises, dimensional columns and gabled roof elements used to break up the long blank façade. The proposed office/residence features a similar architectural treatment and also includes a clock tower feature at the top of the building.

While the architectural treatment for building H does comply with the Citywide Design Guidelines, no elevations were provided for the other perimeter buildings. Section 3.2.13c of the Citywide Design Guidelines for self-storage facilities states that "buildings shall be stylistically consistent on all sides and well articulated"; therefore, staff has conditioned that the sections of buildings C, J and G that are adjacent to the property line have a similar architectural treatment as building H. The applicant will be required to submit revised elevations as part of their building permit submittal to demonstrate that this requirement has been met.

The conceptual landscape plan includes a variety of drought tolerant trees, shrubs and ground cover. The proposed conifer and eucalyptus trees are not ideal for commercial properties as they pose long term maintenance issues due to the shedding of needles and leaves and shallow root systems. Appendix A-1 to the Citywide Design Guidelines provides a plant palette with acceptable tree species that could be used as a replacement. Staff has conditioned that a revised landscape plan be submitted with the building permit submittal that replaces the conifer and eucalyptus trees that are consistent with the Citywide Design Guidelines.

### Signage

The applicant has submitted a conceptual sign program that includes building and monument signage, as well as a forty-five-foot-tall freeway-oriented sign that would serve as signage for the entire business park. The only signage that is being approved as a part of this application is the freeway-oriented sign and the self-storage facility signage. The future developers of Subsections A and C will be required to submit sign programs as part of their development approvals.

The proposed freeway-oriented sign complies with Antioch Municipal Code § 9-5.508c which states that freeway elevated signs shall not exceed a maximum height of forty-five feet from ground level and shall be within 300 feet of a freeway right of way. The sign is architecturally compatible with the site as it incorporates some of the same architectural features as the building design such as a stone veneer base and gabled roof element. The sign has three panels and while the panel materials are not included in the sign program, the applicant has indicated that the panels are plexiglass and will be internally illuminated. The freestanding monument sign has the same architectural features as the freeway-oriented sign and is four-feet tall with one panel identifying the self-storage business. Staff has conditioned that a revised sign program with these additional details be submitted for Zoning Administrator approval. A copy of the sign program is included as Attachment D to this staff report.

The future developers of subsections A and C would need to include a sign program as part of their design review approval process to construct buildings on their site.

### Infrastructure and Off-Site Improvements

The developer is required to provide all infrastructure necessary to serve the site. This includes utility tie-ins such as water, streets, sanitary sewer and storm drainage systems.

The project would connect to the existing water, sewer and storm drain systems in the East Eighteenth Street, Drive-In Way and Sakurai Street right-of-way. In addition, the proposed stormwater system would include a bio-retention facility on the northwest edge of the site that would filter and release the majority of all on-site runoff.

The site currently has a six-foot sidewalk that extends along the entire East Eighteenth Street project frontage and continues approximately 180 feet along Drive-In Way where it ends. Staff has conditioned that the applicant install a six-foot sidewalk along the remaining Drive-In Way frontage, as well as the Sakurai Street frontage.

As part of the environmental analysis of the project, a traffic study was conducted that determined that the traffic generated by the proposed project warranted a traffic signal at the intersection of East Eighteenth Street and Drive-In Way. The study determined that the traffic signal would be necessary either prior to issuance of a certificate of occupancy for the business park or the self-storage facility. Staff has included a condition of approval with this requirement, as well as a provision for the applicant to establish a financing mechanism or reimbursement agreement for the traffic signal improvement so reimbursement is provided when adjacent properties develop.

### Commercial Property Maintenance

The project is required to comply with Antioch Municipal Code § 5-1.204 which requires that commercial projects with separate parcels within the project enter into a maintenance agreement that is reflective of the approved standards detailed in Antioch Municipal Code § 5-1.204. The property maintenance agreement ensures that the maintenance of landscaping, litter control, common areas and parking lots, undeveloped parcels, monument signage, and stormwater/erosion control measures are performed in a uniform and consistent manner. Staff has included a condition of approval that all parcels within the development shall enter into one property maintenance agreement that covers all of the parcels within the project.

### ATTACHMENTS

- A: Resolution adopting the Mitigated Negative Declaration, MMRP and Errata for the Acorn Business Park Project (Exhibit A – MMRP, Exhibit B – Errata)
- B: Ordinance approving rezone of the project site (APNs 051-052-112 and 051-052-113) from Regional Commercial (C-3) and Planned Business District (PBC) To Planned Development District (PD-18-02) (Exhibit A – Ordinance) (Exhibit B – Legal Description)
- C: Resolution approving the Vesting Tentative Map/Final Development Plan, Use Permit for Subsection B, and Design Review (PD-18-02, UP-18-09, AR-18-09, PW-357-301-19) for the Acorn Business Park Project.
- D: Sign Program
- E: Project Plans

# **ATTACHMENT “A”**

## **RESOLUTION NO. 2019/\*\***

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM AND ERRATA FOR THE ACORN BUSINESS PARK PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

**WHEREAS**, the City received an application from Jim Moita, for approval of an Initial Study / Mitigated Negative Declaration, a rezone to Planned Development District, a Final Development Plan/Vesting Tentative Map, Use Permit for Subsection B, and Design Review for Subsection B for the development of a business park consisting of commercial, self-storage, and light industrial uses on 19.75 acres (**PD-18-02, UP-18-09, AR-18-09, PW-357-301-19**);

**WHEREAS**, The project site is located directly northwest of the intersection of East 18<sup>th</sup> Street and Drive-in Way (APNs 051-052-112 and 051-052-113);

**WHEREAS**, the City prepared an Initial Study and Mitigated Negative Declaration, to evaluate the potential environmental impacts of the Project in conformance with Section 15070 of Title 14 of the California Code of Regulations (“**CEQA Guidelines**”);

**WHEREAS**, this document contains the City’s CEQA findings supporting adoption of the MND and MMRP. The MND has State Clearinghouse Number of 2019029069;

**WHEREAS**, a draft Initial Study and Mitigated Negative Declaration (“**IS/MND**”) was circulated for a 30-day review period, with the public review period commencing on February 14, 2019 and ending on March 15, 2019. Staff received five comment letters during the review period;

**WHEREAS**, Mitigation measures were added to the MMRP or modified, as appropriate, to address these comments;

**WHEREAS**, on May 15, 2019, the Planning Commission held a duly noticed public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption to the City Council of the Final IS/MND, Errata, and Mitigation Monitoring and Reporting Program (“**MMRP**”);

**WHEREAS**, the City Council duly gave notice of public hearing as required by law;

**WHEREAS**, the City Council has reviewed the IS/MND, the MMRP and Errata for this Project;

**WHEREAS**, on May 28, 2019, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary, and adopted the IS/MND, MMRP and Errata;

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 2

**WHEREAS**, the custodian of the Final IS/MND is the Community Development Department and the Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday - Friday 8:00 am – 5:00 pm and the MMRP and Errata (without appendices) are attached as Exhibit A and Exhibit B respectively to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED** as follows:

1. The foregoing recitals are true and correct.
2. The City Council of the City of Antioch hereby FINDS, on the basis of the whole record before it, including the Initial Study and all comments received, that:
  - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final Initial Study, Errata, and Mitigated Negative Declaration, and independently reviewed the Final IS/MND, Errata, and MMRP;
  - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the Zoning Ordinance amendment; and
  - c. The Final IS/MND, Errata, and MMRP reflect the City's independent judgment and analysis.
3. The City Council hereby approves and adopts the Initial Study / Mitigated Negative Declaration, Errata (**Exhibit B**), and Mitigation Monitoring and Report Program for the Project (**Exhibit A**).

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 28<sup>th</sup> day of May 2019, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**



**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 3

---

**ARNE SIMONSEN, CMC**  
**CITY CLERK OF THE CITY OF ANTIOCH**

**EXHIBIT A**

MMRP

## **EXHIBIT B**

Errata

# ATTACHMENT “B”

ORDINANCE NO. \_\_\_\_

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE 19.75 ACRES TO PLANNED DEVELOPMENT DISTRICT (PD-18-02) FOR THE ACORN BUSINESS PARK PROJECT (APNs 051-052-112, and 051-052-113)

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

**SECTION 1:** The City Council determined on May 28, 2019, pursuant to Section 15070 of the Guidelines of the California Environmental Quality Act, that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

**SECTION 2:** At its regular meeting of May 15, 2019, the Planning Commission recommended that the City Council approve the resolution adopting the Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Errata for the proposed project and recommended that the City Council adopt the ordinance to rezone the subject property to Planned Development District (PD-18-02) for the Acorn Business Park Project.

**SECTION 3:** At its regular meeting of May 28, 2019, the City Council approved the resolution adopting the Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Errata for the proposed project.

**SECTION 4:** The real property described in Exhibit A, attached hereto, is hereby rezoned to Planned Development District (PD-18-02) for the Acorn Business Park Project.

**SECTION 5:** The development standards, as defined below, for the subject property (APNs 051-052-112, and -051-052-113), known as the Acorn Business Park Project, are herein incorporated into this ordinance, and are binding upon said property.

### Development Standards for the Acorn Business Park Planned Development District (PD-18-02)

Development Standards for the Acorn Business Park Planned Development District	PD Zoning Standards for Subsection A (Commercial)	PD Zoning Standards for Subsection B (Self-Storage)	PD Zoning Standards for Subsection C (Light Industrial Business Park)
Maximum Building Height	70'	Storage Buildings 18' ; Storage Office 40' ; Cell Towers 50'	50'
Minimum Lot Size	20,000 SF	20,000 SF	20,000 SF
Maximum Lot Coverage	40%	65%	50%

<b>Development Standards for the Acorn Business Park Planned Development District</b>	<b>PD Zoning Standards for Subsection A (Commercial)</b>	<b>PD Zoning Standards for Subsection B (Self-Storage)</b>	<b>PD Zoning Standards for Subsection C (Light Industrial Business Park)</b>
Minimum Lot Width	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department and dated September 14, 2018	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department and dated September 14, 2018	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department and dated September 14, 2018
Minimum Front/Street Side Setbacks	30' along E. 18 <sup>th</sup> St.	30' along E. 18 <sup>th</sup> St.; 20' along Drive-In Way	20' along Drive-In Way and Sakurai Street
<b>Minimum Interior Side Yard Setbacks</b>	<u>0'</u>	<u>0'</u>	<u>0'</u>
<b>Minimum Rear Yard Setbacks</b>	<u>10'</u>	<u>0'</u>	<u>0'</u>
<b>Parking and Driveways</b>	Parking provided per approved Final Development Plan or subsequent use permit requirements	Parking provided per approved Final Development Plan.	Parking provided per approved Final Development Plan or subsequent use permit requirements.
<b>Driveway/Drive Aisle Width</b>	Driveway 36' max; Drive Aisle 26' min. Ultimate driveway width subject to City Engineer Approval	Driveways 36' max; Drive Aisles 25' min. Ultimate driveway width subject to City Engineer Approval	36' max; Drive Aisles 26' min. Ultimate driveway width subject to City Engineer Approval
<b>Landscape Requirements</b>	Project landscaping shall be consistent with the Acorn Business Park Landscape Plan submitted to the Community Development Department on September 14, 2018	Project landscaping shall be consistent with the Acorn Business Park Landscape Plan submitted to the Community Development Department on September 14, 2018	Project landscaping shall be consistent with the Acorn Business Park Landscape Plan submitted to the Community Development Department on September 14, 2018

**SECTION 6:** The allowed uses, as defined below, for the subject property (APNs 051-052-112 and 051-052-113), known as the Acorn Business Park Project, are herein incorporated into this ordinance, and are binding upon said property.

Similar Use Determination. Additional uses not specifically listed in the following table maybe be allowed where the Community Development Director determines a proposed use is substantially similar to a listed use. Such use would be subject to any reviews and limitations noted herein for the listed use that is identified as similar.

**Allowed Uses for the Acorn Business Park Commercial Sub-Section A Planned  
Development District (PD-18-02)**

Allowed Uses		Notes
Merchandise and/or General Retail Sales	Allowed	Broadly includes merchandise and general retail except as otherwise defined herein.
Supermarkets or Grocery	Allowed	Supermarkets and groceries over 5,000 s.f. allowed to have alcohol sales by right
Convenience Store	Allowed	Limited to one store as a permitted use within the project. Any additional convenience store must apply for a conditional use permit. Convenience store defined as a store less than 5,000 s.f. that sells primarily packaged food, household, and personal convenience items. Alcohol sales require a conditional use permit.
Pet supply stores with ancillary uses such as grooming services	Allowed	
Liquor Stores	CUP	Liquor Stores including by way of example, but not limited to, establishments that sell primarily beer, wine, or distilled spirits. No more than one liquor store is allowed within the center.
Cannabis Uses	CUP	All uses allowed in the Antioch Cannabis Overlay District per the Antioch Municipal Code and adopted Cannabis Guidelines
Restaurants (with or without liquor sales)	Allowed	Including, but not limited to: full-service sit-down restaurant establishments; take-out only establishments; delis; and, fast-food with no drive-through.
Bar, sports bar, lounge, nightclub and similar establishments	CUP	No more than one type of on-site sale of beer, wine, or distilled spirits establishment, including establishments which offer food as a secondary use, live entertainment and/or dancing.
Tasting room – beer, wine, distilled spirits	CUP	No more than one of each type (beer, wine, distilled spirits). Serving space may not exceed 30% of total square footage of business with limitation on hours of operation as determined appropriate during CUP review.
Indoor entertainment and recreation	Allowed	Indoor entertainment and recreation facilities such as video arcades, trampoline parks, batting cages and similar uses as approved by the Community Development Director.
Health clubs and fitness studios	Allowed	Ancillary outdoor facilities such as swimming pools or tennis courts require approval of a conditional use permit.
Clubs/Lodges/Cultural Institutions	CUP	Subject to analysis of site access, internal circulation, noise and other issues as identified by the City.
Commercial uses which manufacture and sell their primary product on the premises	Allowed	Uses include, but are not limited to, jewelry, bakeries, coffee roaster, ice cream

Commercial and personal services	Allowed	Broadly includes personal services such as hair salons and day spas and professional offices such as title companies, real estate offices, tutoring centers that provide services to the general public or to other businesses and that do not have the potential to generate noise, odors, fumes or hazards that could adversely impact surrounding uses.
Professional Office	Allowed	Including but not limited to business, institutional, administrative, financial, professional and governmental offices, public and quasi-public offices.
Acute Care/Rehabilitation Care/Psychiatric Care/other general medical care providers and offices	Allowed	
Pet Grooming and Veterinary Clinics	Allowed	Overnight boarding of pets requires an administrative use permit
Childcare/Daycare	CUP	Childcare/daycare smaller than 3,000 SF are allowed by right. Uses larger than 3,000 SF require a use permit approval supported by analysis of site access, internal circulation, noise and other potential impacts identified by the Community Development Director.
Wholesale showrooms and distribution centers	Allowed	Includes the sale of furniture, appliances and similar bulk retail as approved by the Community Development Director.
Medical/Dental/Optical Laboratories	Allowed	
Hotel	Allowed	Includes hotel as well as auxiliary uses and services to hotel such as a hotel bar, restaurant or conference room. Maximum number of rooms shall be determined by the ability to meet the parking requirements for hotels outlined in the Antioch Municipal Code.
Tobacco and Paraphernalia Retailer	Not allowed except as follows	Retail businesses larger than 5,000 square feet may sell tobacco where less than 5% of their sales area devoted to tobacco products.
Check cashing facilities, pawnshops and second-hand sales	CUP	Shall be limited to one such facility within the project. Second-hand sales that do not accept donations on site shall be considered an allowed use.
Outdoor display, dining, and/or sale of merchandise	Allowed with Administrative Use Permit	Outdoor display, dining, and/or sales areas are permitted as ancillary uses to existing tenants or as seasonal events not associated with a tenant, such as Christmas tree lots and pumpkin patches. These uses shall be subject to administrative use permit approval by the Zoning Administrator.
Drive Up Windows for all types of uses (i.e. restaurant, bank, etc.)	CUP	Any drive-through would require amendment of the project approvals per the requirements of § 9-5.2311 and use permit approval, supported by analysis of site access, internal circulation, noise and other potential impacts as identified by the Community Development Department.
Cell Towers	CUP	Subject to the requirements set forth in the Antioch Municipal Code.

Temporary parking lot display and/or sale areas	AUP	Are permitted as ancillary uses to existing tenants. These uses shall be subject to administrative use permit approval by the Zoning Administrator.
-------------------------------------------------	-----	-----------------------------------------------------------------------------------------------------------------------------------------------------

**Allowed Uses for the Acorn Business Park Self-Storage Facility Sub-Section B  
Planned Development District (PD-18-02)**

Allowed Uses		Notes
Self-Storage	Allowed	Maximum of 1,025 units allowed. Maximum building square footage of 121,981 square feet as depicted on the project plans submitted to the City of Antioch on September 14, 2018. Includes ancillary sales and truck rentals for self-storage customers. Trucks for rent must be parked in approved parking spaces on the interior of the site.
Solar Energy Generation	Allowed	Rooftop solar on self-storage building rooftops. Ground mounted solar is not allowed.
RV Parking	AUP	Utilization of the site for temporary RV parking during the phased construction of the self-storage facility.
Cell Towers	CUP	Subject to the requirements set forth in the Antioch Municipal Code. Maximum height allowed of 50 feet.

**Allowed Uses for the Acorn Business Park Light Industrial Business Park Sub-Section C Planned Development District (PD-18-02)**

Allowed Uses		Notes
Commissary	Allowed	Commissary uses related to the operation of commercial kitchens and food trucks.
Food and Beverage production	Allowed	Tasting rooms are allowed provided they are ancillary to the production of food and beverages.
Indoor entertainment and recreation	Allowed	Indoor entertainment and recreation facilities such as video arcades, trampoline parks, batting cages, athletic training facilities and similar uses as approved by the Community Development Director. Any outdoor component shall require approval of a conditional use permit.
Health clubs and fitness studios	Allowed	Ancillary outdoor facilities such as swimming pools or tennis courts require approval of a conditional use permit.
Professional Office	Allowed	Including but not limited to business, institutional, administrative, financial, professional and governmental offices, public and quasi-public offices. Professional offices that require the storage of fleet vehicles that leave the site daily such as maid services, ambulance services or repair services shall be considered an allowed use.



Acute Care/Rehabilitation Care/Psychiatric Care/other general medical care providers and offices	Allowed	
Pet Grooming and Veterinary Clinics	Allowed	Such uses must be confined to interior of the building.
Warehousing, distribution and storage	Allowed	Consists of the warehousing and storage of goods and materials for the purpose of distribution. All storage must occur within a building. Self-storage and automotive storage are not allowed.
Light Manufacturing – Production and Assembly	Allowed	Including but not limited to cabinetry, countertop, and furniture fabrication shops. All such uses must occur within a building.
Research and development facilities	Allowed	
Wholesale showrooms and distribution centers	Allowed	Includes the sale of furniture, appliances and similar bulk retail as approved by the Community Development Director.
Medical/Dental/Optical Laboratories	Allowed	
Cannabis Uses	CUP	All uses allowed in the Antioch Cannabis Overlay District per the Antioch Municipal Code and adopted Cannabis Guidelines
Cell Towers	CUP	Subject to the requirements set forth in the Antioch Municipal Code.
Outdoor storage	AUP	Outdoor storage of equipment and materials shall be subject to administrative use permit approval by the Zoning Administrator.
Temporary parking lot display and/or sale areas	AUP	Are permitted as ancillary uses to existing tenants. These uses shall be subject to administrative use permit approval by the Zoning Administrator.

Allowed: Allowed by right, subject to limitations as noted

CUP: Allowed subject to approval of a Conditional Use Permit

AUP: Allowed subject to approval of an Administrative Use Permit

**SECTION 7:** The City Council finds that the public necessity requires the proposed zone change, that the subject property is suitable to the use permitted in the proposed zone change, that said permitted use is not detrimental to the surrounding property, and that the proposed zone change is in conformance with the Antioch General Plan.

**SECTION 8:** 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 foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 28th day of May, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_\_, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
**Sean Wright, Mayor of the City of Antioch**

**ATTEST:**

\_\_\_\_\_  
**Arne Simonsen, CMC**  
**City Clerk of the City of Antioch**

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

The land referred to is situated in the County of Contra Costa, City of Antioch, State of California, and is described as follows:

The land referred to is situated in the State of California, in the County of Contra Costa, City of Antioch and in an unincorporated area of the County of Contra Costa, and is described as follows:

#### **PARCEL ONE:**

A portion of Parcel A and a portion of Parcel B as shown on the Record of Survey, filed May 3, 1967, in [Book 47 of Licensed Surveyors Maps, Page 50](#), Contra Costa County Records, shown as Parcel Two on that certain Lot Line Adjustment approved by the City of Antioch, recorded on April 6, 2007 in Official Records, under Recorder's Serial Number [2007-100573](#), more particularly described as follows:

Beginning at a point on the West line of Parcel A (47 LSM 50) that bears South 00° 01' 36" West 597.02 feet from the Northwest corner thereof; thence leaving last said West line of Parcel A, North 90° 00' 00" East 707.10 feet to the beginning of a curve concave to the Northwest and having a radius of 20.00 feet; thence Easterly 8.29 feet along said curve through a central angle of 23° 45' 29" to the beginning of a reverse curve concave to the Southwest and having a radius of 98.00 feet; thence Northerly, Easterly and Southerly 235.26 feet along said curve through a central angle of 137° 32' 34" to the beginning of a reverse curve concave to the East and having a radius of 20.00 feet; thence Southerly and Westerly 8.29 feet along said curve through a central angle of 23° 45' 29"; thence South 00° 01' 36" West 153.40 feet to a point on the exterior boundary line of said Parcel A (47 LSM 50); thence along the exterior boundary line of last said Parcel A, South 50° 35' 31" West 44.02 feet; thence South 00° 01' 36" West 536.11 feet; thence South 34° 58' 35" West 62.54 feet to the beginning of a curve concave to the Northwest and having a radius of 466.00 feet, a radial line to the beginning of said curve bears South 84° 53' 57" East; thence Southwesterly 69.12 feet along said curve through a central angle of 8° 29' 55" to the beginning of a reverse curve concave to the Southeast and having a radius of 534.00 feet; thence Southerly 126.50 feet along said curve through a central angle of 13° 34' 22"; thence South 00° 01' 36" West 56.80 feet to the beginning of a curve concave to the Northwest and having a radius of 20 feet; thence Southerly and Westerly 31.11 feet along said curve through a central angle of 89° 08' 16", thence South 01° 59' 45" West 2.43 feet to a point on the Northerly right of way line of East 18<sup>th</sup> Street; thence along last said right of way line South 88° 25' 31" West 122.73 feet; thence leaving last said right of way line North 00° 00' 00" East 210.89 feet; thence South 89° 09' 10" West 200.00 feet; thence South 00° 00' 00" West 213.43 feet to a point on the Northerly right of way line of East 18<sup>th</sup> Street; thence South 88° 25' 31" West 404.47 feet to the West line of Parcel A (47 LSM 50); thence along last said West line of Parcel A, North 00° 01' 36" East 1196.94 feet to the Point of Beginning.

EXCEPTING THEREFROM :

Mineral rights reserved in the Deed from William E. Moore, et ux, recorded January 20, 1971, in [Book 6299, in Official Records, Page 157](#), as follows:

"All minerals and mineral rights and all hydrocarbons and rights to hydrocarbons 500 feet beneath the surface of the land without right of surface access thereto from the lands covered by this conveyance."

Being APN: 051-052-113

PARCEL TWO:

Parcel C, as shown on the Record of Survey, filed May 3, 1967, in [Book 47 of Licensed Surveyors Maps, Page 50](#), Contra Costa County Records.

EXCEPTING THEREFROM:

Mineral rights reserved in the Deed from William E. Moore, et ux, recorded January, 20, 1971, in [Book 6299, in Official Records, Page 157](#), as follows:

"All minerals and mineral rights and all hydrocarbons and rights to hydrocarbons 500 feet beneath the surface of the land without right of surface access thereto from the lands covered by this conveyance."

APN: 051-052-112

# **ATTACHMENT “C”**

## **RESOLUTION NO. 2019/\*\***

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A VESTING TENTATIVE MAP (PW-357-301-19), FINAL DEVELOPMENT PLAN (PD-18-02), USE PERMIT FOR SUBSECTION B (UP-18-09), AND DESIGN REVIEW (AR-18-09) FOR THE ACORN BUSINESS PARK PROJECT**

**WHEREAS**, the City received an application from Jim Moita, for approval of an Initial Study / Mitigated Negative Declaration, a rezone to Planned Development District, a Final Development Plan/Vesting Tentative Map, Use Permit for Subsection B, and Design Review for Subsection B for the development of a business park consisting of commercial, self-storage, and light industrial uses on 19.75 acres (**PD-18-02, UP-18-09, AR-18-09, PW-357-301-19**).

**WHEREAS**, the project site is located directly northwest of the intersection of East Eighteenth Street and Drive-in Way (APNs 051-052-112 and 051-052-113);

**WHEREAS**, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Errata was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15070, and considered by the Planning Commission on May 15, 2019;

**WHEREAS**, on May 15, 2019, the Planning Commission held a duly noticed public hearing and recommended adoption of the Initial Study / Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Errata to the City Council;

**WHEREAS**, on May 15, 2019, the Planning Commission held a duly noticed public hearing and recommended approval of a rezone to Planned Development District (PD-18-02) to the City Council;

**WHEREAS**, the City Council duly gave notice of public hearing as required by law;

**WHEREAS**, on May 28, 2019, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

**WHEREAS**, on May 28, 2019, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary, and adopted the mitigated negative declaration, MMRP and Errata; and

**WHEREAS**, on May 28, 2019, the City Council introduced an ordinance to rezone the subject property to Planned Development District (PD-18-02).

**NOW THEREFORE IT BE RESOLVED** that the City Council does hereby make the following findings for approval of a Vesting Tentative Map:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 2

and the City's Subdivision Regulations. The site is designated Regional Commercial and Business Park in the General Plan and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,

2. That the subdivision proposed by the Vesting Tentative Parcel Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the parcel map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Map complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The Project's 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 all applicable City standards.

**BE IT FURTHER RESOLVED**, that the City Council makes the following findings for approval of a Final Development Plan:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present or potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district;
2. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development because the project will be constructing all the required streets and utilities to serve the project. The Project will be required to pay for all improvements to the site as well as its fair share of impacts to all public services. The project has been reviewed and no significant impacts on utilities or services has been identified;
3. The commercial components of the Project are justified economically at the location proposed;
4. There are no residential components of the project;
5. The industrial component conforms to applicable desirable standards and will constitute an efficient, well organized development with adequate provisions for truck access and necessary storage and will not adversely affect adjacent or surrounding development;

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 3

6. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted. The project is substantially in conformance with zoning requirements for commercial and light industrial development and the Planned Development District development standards established for the project site;
7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development; because the proposed development is surrounded by properties developed with commercial uses that are consistent with the proposed project and the undeveloped area around the Project will also be required to develop according to the General Plan policies;
8. The Project and the PD District conform to the General Plan of the City in that the commercial, self-storage and light industrial uses are consistent with the General Plan designation and policies of Regional Commercial and Business Park established for the project site.

**BE IT FURTHER RESOLVED**, that the City Council does hereby make the following findings for approval of a use permit for Subsection B of the final development plan:

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 has been designed to comply with the City of Antioch Municipal Code requirements.
2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all Planned Development District (PD) applications.
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. The site plan complies with the Planned Development standards established for the project's Planned Development District.
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 is located at the intersection of East Eighteenth Street and Drive-In Way. Both streets are adequate in width and pavement type to carry the traffic generated by the proposed use.
5. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses are consistent

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 4

with the General Plan designations of Regional Commercial and Business Park.

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.

**BE IT FURTHER RESOLVED** that the City Council of the City of Antioch does hereby **APPROVE** a Vesting Tentative Map, Final Development Plan, Use Permit, and Design Review for the development of a business park consisting of commercial, self-storage, and light industrial uses on 19.75 acres (PD-18-02, UP-18-09, AR-18-09, PW-357-301-19). The project site is located directly northwest of the intersection of East 18<sup>th</sup> Street and Drive-in Way (APNs 051-052-112 and 051-052-113) subject to the following conditions:

**A. GENERAL CONDITIONS**

1. This approval expires two years from the date of approval by the City Council (May 28, 2021), 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.
2. The development and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards, unless a specific exception is granted thereto or approved by the City Engineer.
3. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
4. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
5. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.
6. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.



**B. MAP CONDITIONS**

1. Approval of this tentative parcel map ("tentative map") is subject to the City of Antioch Municipal Code and the time lines established in the State of California Subdivision Map Act.
2. Approval of this tentative map shall not constitute approval of any improvements shown on the tentative map.
3. Approval of this tentative map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.
4. The applicant shall record the parcel map prior to issuance of a building permit.
5. Prior to or concurrent with recordation of the parcel map a mutual access and parking agreement shall be recorded between the parcels in each subsection, as approved by the City Engineer. Mutual access and parking agreements are not required across subsections.
6. Prior to recordation of the parcel map, the applicant shall annex into Street Light and Landscape Maintenance District 2A Zone 3 and accept a level of annual assessments sufficient to maintain street lights and landscaping adjacent to the project. The annual assessment shall cover the actual annual cost of maintenance as described in the Engineer's Report.
7. Prior to issuance of a certificate of occupancy for the self-storage facility or the business park, the applicant shall design and construct a traffic signal and interconnect to adjacent signal(s) (including conduits, wire, and pull boxes) at the intersection of E. 18<sup>th</sup> Street and Drive-In Way, as approved by the City Engineer. The City will require future developers of adjoining properties to pay their fair share of the traffic signal improvements. The City will cooperate with the developer in establishing a financing mechanism or reimbursement agreement for the traffic signal improvement so reimbursement is provided when adjacent properties develop. Should an adjacent developer construct the traffic signal first, the applicant shall pay 50% (as determined by the traffic impact analysis and approved by the City Engineer) of the cost of design and construction of the traffic signal to the City of Antioch for reimbursement to the adjacent developer(s). The applicant shall acquire and dedicate right-of-way or easements to the City of Antioch for the traffic signal at no cost to the City and to the satisfaction of the City Engineer.

**C. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code § 5-17.05. Requests for alternative days/times may be submitted in writing to the City Manager for consideration.
2. The project shall comply with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with the contact number of the Developer, the Bay Area Air Quality Management District and the City.
4. Driveway access to neighboring properties shall be maintained at all times during construction.

**D. UTILITIES**

1. All existing and proposed utilities (e.g. transformers and PMH boxes) shall be undergrounded and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any, or as approved by the City Engineer.
2. Prior to issuance of a building permit, the applicant shall submit hydrologic and hydraulic calculations for review to the City for design and construction of storm drain facilities that adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of watershed.
3. All storm water flows shall be collected onsite and discharged into an approved public storm drain system.
4. Trash enclosures shall drain to sanitary sewer, subject to the requirements of Contra Costa County Environmental Health and shall incorporate methods to contain runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure.
5. The sewer collection system shall be constructed to function as a gravity system.
6. A reduced pressure backflow preventer assembly shall be installed on all City water meter services.
7. All onsite utilities outside a public utility easement or as determined by the City Engineer shall be privately owned and maintained and connected to public facilities in accordance with City Standards.

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 7

8. Double detector check valve backflow assemblies shall be installed at each end of the private fire line and enclosed within easements granted to the City.
9. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
10. The applicant shall install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of a certificate of occupancy for the site.
11. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.

**E. LANDSCAPING**

1. Sight distance triangles shall be maintained per AMC § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.
2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
3. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELo). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.
4. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
5. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size.

**F. FIRE REQUIREMENTS**

1. Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 8

radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per fire district standard. (503) CFC

2. Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2016 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.
3. Access roadways of less than 28 feet unobstructed width shall have signs posted or curbs painted red with the words **NO PARKING-FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC
4. Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have **NO PARKING-FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING-FIRE LANE** clearly marked. Parking is permitted only on the side of the road that does not have hydrants. (22500.1) CVC, (503.3) CFC
5. Provide emergency escape and rescue openings in Group R occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders to the rescue windows.
6. Provide a drawing for areas under emergency escape and rescue openings showing clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction.
7. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the interior of the building. The building owner shall have the testing conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC
8. For the self-storage facility – A minimum size of 2"x2" means of viewing each sprinkler head shall be installed in each unit to allow for quarterly, annual and five-year inspection of the fire sprinkler system when units are secured.

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 9

9. Provide a striping and signing plan.
10. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District Lock. Contact the Fire District for information on ordering key-operated switch. (D103.5) CFC
11. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 4000 GPM. Required flow must be delivered from not more than 4 hydrants flowing simultaneously for a duration of 240 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
12. The developer shall provide hydrants of the East Bay Type. (C103.1) CFC
13. The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction for review and approval prior to obtaining a building permit. Final placement of hydrants shall be determined by the Fire District. (501.3) CFC
14. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC
  - Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross weight of 37 tons.
15. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
16. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
17. The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project, including plans for any of the following required deferred submittals, 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, (901.2) CFC, (107) CBC
  - Private underground fire service water mains
  - Fire Sprinklers

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 10

- Standpipe
- Fire Alarm
- High-pile storage
- Aboveground/underground flammable/combustible liquid storage tanks
- Commercial kitchen hood extinguishing systems
- Special suppression systems
- Photo-voltaic
- Provide safety during construction (Ch.33) CFC

**G. FEES**

1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The developer shall pay all pass-through fees. Fees include but are not limited to:
  - East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
  - Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.
  - Development Impact Fee
  - Traffic Signal Fees
  - Gravity Flow Sewer Assessment Fee
  - School Impact Fees
  - Delta Diablo Sewer Fee
  - Contra Costa Water District Fee
3. Prior to recordation of the parcel map the developer shall pay the Contra Costa County Flood Control District Drainage Area fee in effect at the time of the filing and per the letter dated October 23, 2018, and the Contra Costa County map maintenance fee.

**H. GRADING**

1. The grading operation shall take place at a time and in a manner so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The final grading plan for this development shall be approved by the City Engineer and signed by a California licensed civil engineer. No grading is allowed without a grading permit issued by the Building Department.

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 11

3. All elevations shown on the grading and improvement plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, or as approved by the City Engineer.
4. All slopes shall drain to approved drainage facilities as approved by the City Engineer.
5. Wall and fence locations and elevations shall be included on the grading plan.
6. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
7. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
8. Swales adjacent to structures shall have a minimum of a 1% slope or as directed by the City Engineer.
9. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
10. Retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
11. All retaining walls shall be reduced in height to the maximum extent practicable and any walls or signage shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.

**I. CONSERVATION/NPDES**

1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used.
2. That the project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC § 6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
3. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
  - a. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
  - b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of



**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 13

groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

- c. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and drive aisles in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install "No Dumping, Drains to River" decal buttons on all catch basins.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used,

wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.

- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
  - m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
  - n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
  - o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
  - p. Install full trash capture device(s) in storm water catch basins that collect water from the project site. A "full trash capture device" is defined as any device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour, storm in the tributary drainage catchment area. Selected devices must be detailed on the building permit plan submittal and approved by Public Works prior to installation.
4. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.

**J. PROPERTY MAINTENANCE**

1. The following requirements shall be the responsibility of the property owners of all parcels within the development:
  - a. Maintenance of the storm water detention basin per the requirements of the O&M plan.

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 15

- b. Compliance with all City Codes regarding property maintenance.
  - c. Maintenance of all slopes to property line.
  - d. Maintenance of all onsite and frontage landscaping.
- 2. A parking lot sweeping program shall be implemented on all parcels within the development that, at a minimum, provides for sweeping immediately prior to the storm season and prior to each storm event.
- 3. The project shall comply with AMC § 5-1.204. No final landscape and irrigation plans shall be considered complete without an approved maintenance agreement reflective of standards contained in AMC § 5-1.204(G). The approved maintenance agreement shall cover all of the parcels within the development.
- 4. The property maintenance agreement shall be recorded on all future parcels in the development.
- 5. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

**K. FINAL IS/MND AND MITIGATION MONITORING AND REPORTING PROGRAM**

- 1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program.
- 2. The applicant shall mitigate any impacts on wildlife, including State and Federally listed threatened and endangered species, and their habitat by compliance with one of the following:
  - a. Implementing, or making enforceable commitments to implement, all applicable mitigation measures in the project environmental documents, as well as any additional measures as may be required by the California Department of Fish & Wildlife (CDFW) or the U.S. Fish & Wildlife Service (FWS), and obtaining a letter(s) from CDFW and FWS stating that the project has fulfilled the requirements of applicable State and Federal wildlife protection laws and regulations; or
  - b. Complying with applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or
  - c. Complying with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.

**L. PROJECT SPECIFIC CONDITIONS**

1. This vesting tentative map, final development plan, use permit and design review approval applies to the development of Acorn Business Park with commercial, self-storage and light industrial business park uses as depicted on the project plans submitted to the Community Development Department dated September 14, 2018. The use permit and design review approval only applies to Subsection B of the development plan. Future phases are required to obtain use permit and design review approval prior to development.
2. The three proposed driveways along the E. 18<sup>th</sup> Street frontage shall be designated for “right-in/right-out” access only. The applicant shall remove existing merge arrows and striping along the E. 18<sup>th</sup> Street project frontage and install a continuous right turn lane and dashed centerline to denote two westbound travel lanes. The applicant shall stripe a buffer between the proposed driveways and right turn pockets, and after the westernmost driveway, to direct vehicles to the two travel lanes. The applicant shall install a bike lane between the two travel lanes and the right turn pockets with skip striping for the bike lane in the transition area between the striped buffer and right turn pockets, as approved by the City Engineer.
3. Prior to building permit, the applicant shall submit a detailed plan of the entry gates for review and approval by the City Engineer. The design shall allow for adequate vehicle storage and turnaround. Gated entrances to the site shall include rapid access technology for Fire, Police and other emergency responders.
4. The applicant shall install City standard six-foot (6') wide sidewalk along the Drive-In Way and Sakurai Street frontages, as directed by the City Engineer.
5. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
6. Asphalt paving shall be designed for a minimum traffic index (TI) of 6.5 (due to anticipated truck traffic) or as determined during the engineering design process, and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
7. All access drive aisles shall be constructed per current ADA and City standards, subject to review and approval by the City Engineer.
8. The applicant shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 17

9. The parking lot striping and signing plan shall be approved by the City Engineer.
10. All parking spaces shall be double-striped, and all parking lot dimensions shall meet minimum City of Antioch Municipal Code requirements.
11. The applicant shall show a turning template on the site plan verifying that trucks can safely ingress, egress, and successfully maneuver throughout the site.
12. All cracked, broken or damaged concrete curb, gutter and/or sidewalks along 18<sup>th</sup> Street (in the public right-of-way along the project frontage) shall be removed and replaced as required by the City Engineer and at no cost to the City.
13. The future buildings on Subsections A and C will require use permit and design review approval prior to construction.
14. The approved signage only applies to the self-storage facility and freeway-oriented monument sign. A revised sign program detailing the letters, panel materials, building signage and illumination shall be submitted for Zoning Administrator approval prior to issuance of building permits for the sign.
15. The sections of self-storage buildings C, J and G that are adjacent to the property line shall have a similar architectural treatment as building H. A revised elevation shall be submitted with the building permit submittal and shall be subject to the approval of the Community Development Director.
16. The conifer and eucalyptus trees shown on the landscape plan shall be replaced with drought tolerant trees consistent with the Citywide Design Guidelines plant palette and subject to the approval of the Community Development Director. A revised landscape plan shall be submitted with the building permit submittal

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 28<sup>th</sup> day of May 2019 by following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**ARNE SIMONSEN, CMC**  
**CITY CLERK OF THE CITY OF ANTIOCH**

**RESOLUTION NO. 2019/\*\***

May 28, 2019

Page 18

**ATTACHMENT C  
APPLICANT EXTENSION REQUEST LETTER  
(SEPARATE PAGE)**

## ACORN III SELF STORAGE LLC-----

8117 Marsh Creek Road,  
Clayton, CA 94517  
(925) 672-2200 Tel.

April 25, 2022

ATTN: Kevin Scudero, Senior Planner

City of Antioch  
City Hall 200 H Street,  
Antioch, Ca 94509

Re: PD-18-02, UP-18-09, AR-18-09, PW-357-301-19 - Request for a Two-Year Extension

Dear City of Antioch,

We are reaching out today to formally request a two-year extension for consideration by the Planning Commission on our current entitlements referenced above on our holdings located at the northwest corner of Drive-In Way and East 18<sup>th</sup> Street, Antioch, CA.

Our project was significantly affected by the COVID-19 Pandemic, delaying the start of construction on the Self-Storage component that was granted under UP-18-09. The COVID-19 Pandemic hindered labor availability, slowed material supply chain deliveries, and caused fixed price subcontractor bidding uncertainty.

We are formally requesting a Two-Year Extension on the current entitlement package.

Sincerely,



Vincent A. Moita, *JD, MBA*  
Development  
JMI Properties Corporation