

## STAFF REPORT TO THE PLANNING COMMISSION

**DATE:** Regular Meeting of July 21, 2021

**SUBMITTED BY:** Vicky Lau, Assistant Engineer

**APPROVED BY:** John Samuelson, City Engineer/Public Works Director

**SUBJECT:** Tentative Parcel Map for Trevista 3-Lot Minor Subdivision  
(PW 357-303-21)

---

### **RECOMMENDED ACTION**

It is recommended that the Planning Commission adopt a resolution approving Tentative Parcel Map (PW 357-303-21) for a 3-lot minor subdivision of Trevista Senior Living Facility parcel (APN: 072-011-052) located at 3950 Lone Tree Way.

### **DISCUSSION**

#### **Requested Approvals**

The Applicant, TREG Antioch I Prop, LP, requests approval of a Tentative Parcel Map for a 3-lot minor subdivision of Trevista Senior Living Facility parcel (APN: 072-011-052).

#### **Environmental**

This 3-lot minor subdivision has been determined to be Exempt from the provisions of the California Environmental Quality Act (CEQA) under Article 5, Section §15061(b)(3). This section exempts projects where it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

#### **Background**

The 9.22-acre parcel is located at 3950 Lone Tree Way within a developed area. The site is currently serving as an existing 110-unit assisted living facility and is zoned within a Planned Development/Senior Housing Overlay District. The site is of satisfactory condition and does not call for improvements at this time. The parcel (APN: 072-011-052) is currently accessed through a private street/driveway, Trevista Place. Site circulation and access to site and resultant subdivided parcels will be maintained and will not be affected with the approval of Tentative Parcel Map for a 3-lot minor subdivision. Applicant is requesting to subdivide existing parcel into three parcels for future developments of a medical office and senior housing. Resultant parcels are of adequate sizing and area to accommodate such developments. Applicant shall seek approvals for future

developments at a later time. Future developments will be subject to Planning Commission approvals of a Use Permit and Design Review applications. Approval of the Tentative Parcel Map will not guarantee future approvals of developments on resultant lots subdivided from current parcel (APN: 072-011-052).

**ATTACHMENTS**

- A. Resolution
- B. Vicinity Map
- C. Tentative Parcel Map

# **ATTACHMENT A**

## **Resolution**

**PLANNING COMMISSION  
RESOLUTION NO. 2021-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING TENTATIVE PARCEL MAP FOR A 3-LOT SUBDIVISION OF TREVISTA  
SENIOR LIVING FACILITY PARCEL (APN:072-011-052)**

**WHEREAS**, the Planning Commission for the City of Antioch did receive an application from TREG Antioch I Prop, LP requesting approval of a Tentative Parcel Map (PW 357-303-21) to create three (3) lots from one parcel (APN 072-011-052) located at 3950 Lone Tree Way;

**WHEREAS**, this project has been deemed Exempt from CEQA under Article 5, Section §15061(b)(3) because the proposed subdivision is consistent with the General Plan, Zoning and involves no physical alteration to the project site; therefore, there is no possibility that the project will have a significant effect on the environment;

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

**WHEREAS**, on July 21, 2021, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary.

**NOW THEREFORE IT BE RESOLVED**, that the Planning Commission does hereby make the following findings for approval of the Tentative Parcel Map:

1. That the parcel map is consistent with the General Plan or Specific Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site is within a Planned Development/Senior Housing Overlay District and the Tentative Parcel Map will accommodate uses that are consistent with the proposed General Plan and Zoning designations.
2. That the Tentative Parcel Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The City's Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Tentative Parcel Map, complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

**NOW THEREFORE IT BE RESOLVED**, that the Planning Commission, after reviewing the staff report and considering testimony offered, does hereby approve Tentative Parcel Map (PW 357-303-21).

\* \* \* \* \*

**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 21<sup>st</sup> day of July 2021.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

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

## **ATTACHMENT B**

### **Vicinity Map**

## ATTACHMENT "B"

### VICINITY MAP

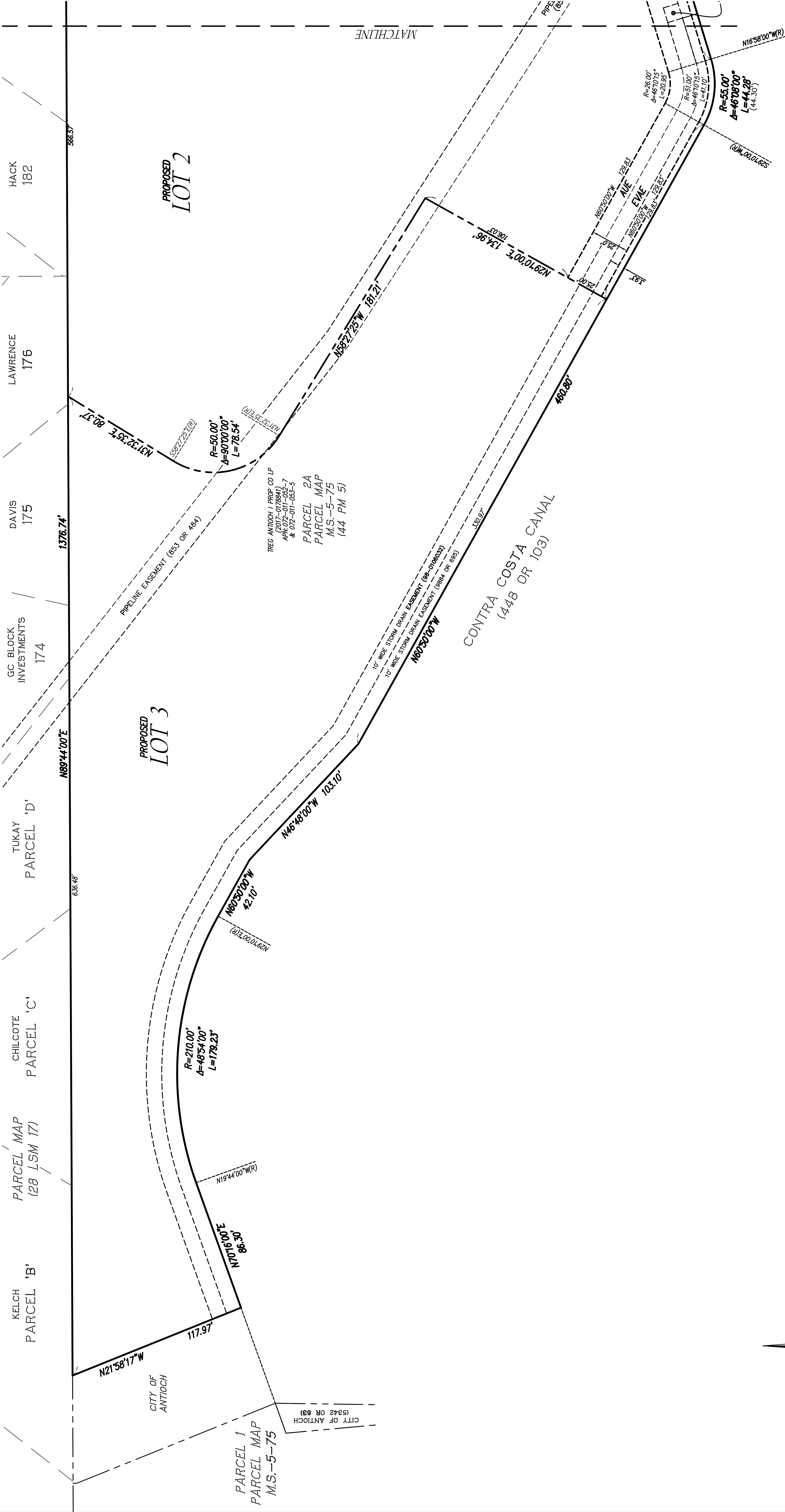


## **ATTACHMENT C**

### **Tentative Parcel Map**

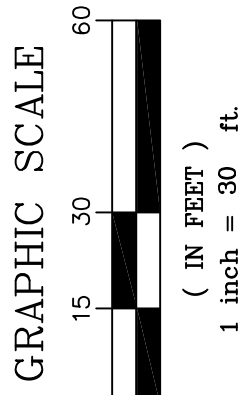






| LEGEND |                                      |
|--------|--------------------------------------|
|        | RECORD DATA                          |
|        | RADIAL BEARING                       |
|        | PROPOSED ACCESS AND UTILITY EASEMENT |
|        | EASEMENT                             |
|        | PROPOSED EASEMENT                    |
|        | MONUMENT LINE                        |
|        | HISTORIC PARCEL/LOT LINE             |
|        | TIE LINE                             |

- SUBJECT PROPERTY
- PROPOSED PROPERTY LINE
- ADJACENT PARCEL/LOT LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- MONUMENT LINE
- HISTORIC PARCEL/LOT LINE
- TIE LINE



# TENTATIVE PARCEL MAP

A 3 LOT SUBDIVISION  
PARCEL 2A, PARCEL MAP MS-5-75 (44-PM 5)  
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA  
MARCH, 2021 SCALE 1" = 30'  
BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167