

# PLANNING COMMISSION STAFF REPORT



## Buchanan Crossings Parcel 7 Rezone

October 5, 2022

Buchanan Road /APN: 074-480-007  
Z-22-05



### Quick Facts

**Applicant:** City of Antioch

**Zoning:** Planned  
Development (PD 07-01)

**GP Land Use:** Regional  
Commercial

**Land Area:** 0.79 Acres

### Project Description

The City of Antioch is proposing to rezone Parcel 7 of the Buchanan Crossings project to include the Commercial Infill Housing (CIH) Overlay Zoning District. The CIH Overlay District will allow residential development on the subject site. The adjacent parcel was rezoned to include the CIH Overlay District on April 26, 2022 (Ord. No. 2210-C-S).

### Requested Approvals

REZONE OF PARCEL

**STAFF RECOMMENDATION: APPROVE**

## BACKGROUND

### Subject Site

The subject site is 0.79 acres in size. The site fronts onto Buchanan Road and is located 935 feet west of Somersville Road and 7,445 feet east of Loveridge Road. The site is an undeveloped pad parcel (Parcel 7) within the Buchanan Crossings commercial development. The adjacent parcel to the west of the subject site was rezoned to include the CIH Overlay District on April 26, 2022 (Ord. No. 2210-C-S).



### Site History

In 2008, the 13.5 acre Buchanan Crossings commercial project was approved by City Council. The project approvals included a rezone of the project to Planned Development, a Final Development Plan, a Use Permit, and a Vesting Tentative Map. The project consisted of a 103,139 square foot shopping center with 12 separate buildings. Currently, only part of the eastern half of the project has been developed. The rest of the project, including the subject rezone site, is currently vacant. As part of the City's Strategic Infill Housing Study, the adjacent Buchanan Crossings parcel to the west of the subject site (Parcel 1) was rezoned to include the CIH Overlay District on April 26, 2022 (Ord. No. 2210-C-S).

## ANALYSIS

### Overview

The City of Antioch is seeking to rezone the subject site from Planned Development District to include the CIH Overlay District. The CIH Overlay District will allow for the development of residential uses at the site, which will be required to conform to the detailed site development regulations of the CIH Overlay District.

### General Plan, Zoning, and Land Use

The General Plan designation of the site is Regional Commercial. As part of the City's Strategic Infill Housing Study (Study), the General Plan Land Use Element was amended to include Commercial Infill Housing policies in section 4.4.8. The policy allows the development of mixed use or residential projects on sites zoned with the CIH Overlay District. The policy direction allows the CIH Overlay District to be placed on vacant and/or underutilized infill sites a minimum of 20,000 square feet in size.

The zoning of the site is Planned Development (PD-07-01). The site's Planned Development standards only allow commercial uses. With the rezone to the CIH Overlay District, the site will be able to accommodate mixed use or residential developments with a density of 12 to 35 dwelling units per gross developable acre. Densities of up to 50 dwelling units per gross developable acre are allowed with a Use Permit. The CIH Overlay District will not replace the Planned Development zoning on the site and the commercial uses and standards codified for the Buchanan Crossings project will remain for the site. The proposed rezone will create flexibility on the parcel by supporting the creation of medium/high residential development, mixed-use development, or commercial development.

The Buchanan Crossings Parcel 1 was rezoned to the CIH Overlay District on April 26, 2022, as part of the Study. The subject parcel was not originally included in the Study because staff fielded preliminary inquiries into the development of commercial uses at the Buchanan Crossings' pad sites. Therefore, staff excluded the subject parcel from the Study to prevent potential entitlement conflicts. Ultimately, the preliminary development inquiries did not result in entitlement submittals. Since the Study and the rezone of Parcel 1 to the CIH Overlay District, staff has received inquiries to develop residential uses on Parcel 1. To facilitate residential development on and access to Parcel 1, staff would now like to rezone Parcel 7 to include the CIH Overlay District. Rezoning Parcel 7 would allow for a larger residential development with better access to the existing Buchanan Crossings project entrance off Buchanan Road.

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Regional Commercial	Planned Development (PD 07-01)	Vacant
South	High Density Residential	Medium Density Residential with Manufactured Housing Combining District (R-20T)	Mobile Home Park
East	Regional Commercial	Planned Development (PD 07-01)	Vacant
West	Regional Commercial	Planned Development (PD 07-01)	Commercial Center

**ENVIRONMENTAL ANALYSIS**

The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), the “Common Sense” Exemption. This exemption can be used when it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. This project merely rezones the subject parcel to allow a wider range of uses on the parcel. The rezone does not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs on the project site, it will be subject to environmental review pursuant to CEQA, if applicable. Based on the above information, this rezone is exempt from CEQA under the “Common Sense” Exemption.

**ATTACHMENT**

- A. Resolution recommending City Council approve the Rezone
  - a. Exhibit A: Ordinance to City Council

**ATTACHMENT A**

**RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE REZONING  
PARCEL 7 OF BUCHANAN CROSSINGS TO INCLUDE THE COMMERCIAL INFILL  
HOUSING (CIH) OVERLAY DISTRICT (Z-22-05)  
WITH EXHIBIT A DRAFT ORDINANCE  
(SEPARATE PAGE)**



**PLANNING COMMISSION  
RESOLUTION # 2022-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE TO REZONE  
PARCEL 7 OF BUCHANAN CROSSINGS TO INCLUDE THE COMMERCIAL INFILL  
HOUSING (CIH) OVERLAY DISTRICT  
(APN: 074-480-007) (Z-22-05)**

**WHEREAS**, the City of Antioch (City) is seeking approval for a rezone of Parcel 7 of Buchanan Crossings (APN: 074-480-007) from Planned Development District (PD 07-01) to include the Commercial Infill Housing (CIH) Overlay District;

**WHEREAS**, the project site consists of an approximately .79 acre parcel, known as Parcel 7 of Buchanan Crossings, located on Buchanan Road between Somersville Road and Loveridge Road (APN: 074-480-007);

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15061(b)(3), the “Common Sense” Exemption, there is no possibility that this project will have a significant impact on the physical environment. The rezone does not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs on the project site, it will be subject to environmental review pursuant to CEQA, if applicable;

**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 September 23, 2022 for the public hearing held on October 5, 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.

**WHEREAS**, in consideration of the rezone, the granting of such rezone will not adversely affect the comprehensive General Plan.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby make the following findings pursuant to Section 9-5.2802 “FINDINGS REQUIRED” of the Antioch Municipal Code for recommendation to the City Council for approval of the proposed zoning change:

1. That the proposed zone reclassification will allow uses more suitable for the site than the present classification.

**Finding:** The subject property is currently zoned Planned Development (PD 07-01), which allows commercial uses at the site. The rezone to include the CIH Overlay District will allow for the development of residential and mixed-use projects on the site, while maintaining the ability to develop commercial uses. The site has not developed under the current commercial designation and adding additional uses would provide greater development opportunities.

2. That uses permitted by the proposed zoning will not be detrimental to adjacent or surrounding properties.

**Finding:** The uses permitted by the proposed zone change will not be detrimental to adjacent or surrounding properties. The site is adjacent to a parcel which already contains the CIH Overlay District and this rezone will enact the same zoning on the subject parcel as the adjacent parcel.

3. That evidence has been presented documenting land use changes in the area to warrant a change in zoning.

**Finding:** Since 2008, the site has been approved for commercial uses. To date, no commercial uses have been developed on the site. By adding the option to develop residential and mixed use project at the site, the development opportunity will be increased at the site.

4. That the requested zoning change is in conformance with the General Plan

**Finding:** The proposed zoning change to CIH Overlay District would be consistent with General Plan Section 4.4.8, which allows for certain vacant commercial sites meeting be eligible to be rezoned to the CIH Overlay District. The subject parcel meets the intent and requirements of Section 4.4.8.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend to the City Council **APPROVAL** of the draft Ordinance (Exhibit A) to rezone the approximately .79 site, known as Parcel 7 of Buchanan Crossings, located on Buchanan Road between Somersville Road and Loveridge Road (APN: 074-480-007) to include the CIH Overlay District.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 5th day of October 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**FORREST EBBS**  
**Secretary to the Planning Commission**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO AN  
ORDINANCE TO REZONE PARCEL 7 OF BUCHANAN CROSSINGS (APN: 074-480-  
007) TO INCLUDE THE COMMERCIAL INFILL HOUSING (CIH) OVERLAY DISTRICT  
(Z-22-05)**

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

**SECTION 1:**

The City Council determined on \_\_\_\_\_, 2022 pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15061(b)(3), the “Common Sense” Exemption, there is no possibility that this project will have a significant impact on the physical environment. The rezone does not directly or indirectly authorize or approve any actual changes in the physical environment. When a specific development project occurs on the project site, it will be subject to environmental review pursuant to CEQA, if applicable.

**SECTION 2:**

At its regular meeting of October 5, 2022, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Planned Development District (PD 07-01) to include the Commercial Infill Housing (CIH) Overlay District.

**SECTION 3:**

The real property shown in Exhibit A, attached hereto, is hereby rezoned from Planned Development District (PD 07-01) to include the CIH Overlay District, and the zoning map is hereby amended accordingly.

**SECTION 4:**

The City Council finds that the that the proposed zone reclassification will allow uses more suitable for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with Antioch General Plan Section 4.4.8.

**Section 5**

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 forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_\_ of \_\_\_\_\_, 2022, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_\_ of \_\_\_\_\_, 2022, by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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**Lamar Thorpe, Mayor**

**ATTEST:**

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**Elizabeth Householder, City Clerk**

**EXHIBIT A**

**MAP OF PROPERTY**



APN: 074-480-007