

**STAFF REPORT TO THE CITY OF ANTIOCH ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF MAY 27, 2021**

Prepared by: Kevin Scudero, Associate Planner
Reviewed by: Forrest Ebbs, Community Development Director
Date: May 27, 2021
Subject: V-20-03, AR-20-17 Jack In The Box Remodel

RECOMMENDATION

It is recommended that the Zoning Administrator **APPROVE** a variance and design review application allowing the exterior remodel and the conversion of the existing dining patio into interior dining space at the existing Jack In The Box restaurant, located at 2505 A Street, subject to the conditions contained in the attached resolution.

REQUEST

Jack In The Box requests approval of a variance and design review application to remodel the exterior of their existing building and to convert their outdoor dining area located in the required front yard setback into interior dining space. The subject property is located at 2505 A Street (APN 068-142-222) (V-20-03, AR-20-17).

ENVIRONMENTAL

This project has been deemed Categorical Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1.

ANALYSIS

Issue #1: Project Overview:

Jack In The Box completed an interior tenant improvement to their site in early 2010 as well as some exterior improvements that included painting the building, bringing the front patio up to ADA standards and updating the landscaping on site. This exterior remodel project is a continuation of the same project and an effort to update the look of the aging building. The project proposes to add an additional 462 square feet to the dining room on the north side of the building. This area will occupy a portion of the existing outdoor patio area that is currently being under-utilized. The proposed building addition will encroach into the required front yard setback and therefore requires a variance. In addition to the dining room expansion, the applicant is also proposing a complete remodel of the existing façade. The proposed project will not change the overall site circulation, landscaping or parking lot areas. The applicant's project description is included as Attachment B.

The surrounding land uses and land use designations are as noted below:

North: Chevron Gas Station / Neighborhood Community Commercial District(C-2)
South: State Route 4
East: Multi-Family Housing / Medium Density Residential District (R-20)
West: Church / Single Family Residential District (R-6)

The use of the subject site is consistent with the C-2 Neighborhood Community Commercial Zoning District and the General Plan Commercial/Office designation.

Issue #2: Architecture, Design, Site Plan

The proposed building design has a contemporary, clean feel that will enhance the overall look of the site. The finishes on the exterior will be a mixture of stucco, tile and branding panels. According to the applicant, the branding panels are a Jack In The Box trademark look which have colored backlighting that creates a “soft glow” appearance, and the color can be changed based on the time of day. The main stucco colors are “Mindful Gray” and “Red Bay” with “Black Fox” as an accent color and the tile color is “Sweet Georgia Brown.” The existing shingled mansard roof will be removed and a parapet wall will be installed around the entire building. The height of the parapet wall will vary to give the building additional dimension, as well as providing screening of the existing rooftop equipment.

Signage

The proposed building signage shows three “Jack In The Box” logo signs. The signs are located on the north, south, and west elevations. No changes to the existing monument sign are being proposed; however, the material at the base of the monument sign is not architecturally compatible with the new building materials. Staff has added a condition that the material at the base of the monument sign be changed to be architecturally compatible with the new building.

Trash Enclosure and Masonry Wall

The project is not proposing any changes to the existing trash enclosure. Staff has conditioned that the existing slumpstone trash enclosure be covered with stucco and painted “Mindful Gray” to match the building and the black metal gate shall remain as is. Staff has also conditioned that the existing masonry wall on the east property line be painted “Repose Gray” to match the building.

Lighting

The project is proposing new LED lights on the façade; however, the lighting details that were submitted were not compatible with the overall design of the building. Staff has

conditioned that more substantial decorative lighting be installed. The review and approval of the exterior building lighting will be done with the building permit submittal.

Parking Lot

The project is not proposing any changes to the parking lot area; however, upon inspection staff observed that the parking lot striping was faded and in need of re-striping. Staff has conditioned that the entire parking lot be slurry sealed and re-striped to City of Antioch standards.

Issue #3: Variance Request

The applicant is requesting a variance from the required front yard setback specified in the Antioch Municipal Code. Section 9-5.601 of the Antioch Municipal Code requires non-residential uses in the C-2 zoning district fronting a local street to have a twenty foot setback with twenty feet of landscaping. The building currently meets the setback requirement of twenty feet; however, there is an outdoor dining patio located in the required twenty foot front yard landscape setback. The variance would allow the applicant to extend their interior dining room out approximately twelve feet while retaining approximately eight feet of patio space between the building and front property line.

To approve a variance, four findings must be made (Antioch Municipal Code Section 9-5.2703). If an application can meet all four of the findings, then the variance can be granted. Conversely, if any one of the findings cannot be made, the variance should be denied.

The four findings and their applicability to the variance request for an encroachment into the required front yard setback are as follows:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.**

The existing facility was originally approved with a dining patio in the required front yard setback. The patio was never fully utilized and it also creates safety issues due to people congregating there after business hours. The existing dining room is undersized based on store volume and extending it out into the front patio area will better utilize the potential dining space while limiting the area where people can congregate after hours.

- 2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.**

The proposed addition will not adversely affect the property because it will create a safer environment. The abandoned patio area has become a place where people congregate after business hours. This problem will be reduced with the addition of the interior dining room into the patio space.

3. **That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.**

As the building is currently constructed, there is nowhere else on the property to add additional interior dining space. The property was already approved with outdoor dining space in the front yard setback and the strict application of the zoning provisions would deprive the property from enclosing a portion of the space that would be better utilized by customers. This property is located in an older area where several other properties in the vicinity do not meet the current required front yard setback.

4. **That the granting of such variance will not adversely affect the comprehensive General Plan.**

The applicant's request would not adversely affect the comprehensive General Plan.

ATTACHMENTS

- A: Resolution
- B: Project Description
- C: Elevations and Site Plan

ATTACHMENT A

Resolution

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2021-****

WHEREAS, the Zoning Administrator for the City of Antioch did receive a request for approval of a variance and design review application from Jack In The Box to remodel the exterior of their existing building and to convert their outdoor dining area into interior dining space in the required front yard setback. The project site is located at 2505 A Street (APN 068-142-222) (V-20-03, AR-20-17).

WHEREAS, this project has been deemed Categorically Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1;

WHEREAS, notice of public hearing was given as required by law;

WHEREAS, the Zoning Administrator on May 27, 2021, duly held a public hearing, received and considered evidence, both oral and documentary;

WHEREAS, as conditioned, the Zoning Administrator can make the following required findings for approval of a variance for an expansion of the dining area into the required front yard setback:

1. **That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.**

The existing facility was originally approved with a dining patio in the required front yard setback. The patio was never fully utilized and it also creates safety issues due to people congregating there after business hours. The existing dining room is undersized based on store volume and extending it out into the front patio area will better utilize the potential dining space while limiting the area where people can congregate after hours.

2. **That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.**

The proposed addition will not adversely affect the property because it will create a safer environment. The abandoned patio area has become a place where people congregate after business hours. This problem will be reduced with the addition of the interior dining room into the patio space.

3. **That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.**

As the building is currently constructed, there is nowhere else on the property to add additional interior dining space. The property was already approved with outdoor dining space in the front yard setback and the strict application of the zoning provisions would deprive the property from enclosing a portion of the space that would be better utilized by customers. This property is located in an older area where several other properties in the vicinity do not meet the current required front yard setback.

4. **That the granting of such variance will not adversely affect the comprehensive General Plan.**

The applicant's request would not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED that the Zoning Administrator of the City of Antioch does hereby **APPROVE** the request for variance and design review approval to remodel the exterior of the existing building and the conversion of the outdoor dining area into interior dining space in the required front yard setback at the existing Jack In The Box restaurant located at 2505 A Street (APN 068-142-222) **V-20-03, AR-20-17**, subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.

4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Zoning Administrator and the standards of the City.
5. This approval expires two years from the date of approval (expires May 27, 2023), unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. This approval supersedes previous approvals that have been granted for this site.
8. The general contractor shall install and maintain the erosion and sedimentation devices around the work premises per NPDES law

B. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa Fire District shall be met.

C. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The developer shall pay all required fees at the time of building permit issuance.

D. USE REQUIREMENTS

1. This variance and design review approval applies to the exterior remodel and 462 square foot building addition at Jack In The Box Restaurant at 2505 A Street as depicted on the project plans submitted to the City of Antioch Community Development Department.
2. The existing trash enclosure shall be covered with stucco and painted "Mindful Gray" to match the building. The fence privacy slats around the trash enclosure shall also be painted "Mindful Gray" to match the building. The black metal gate shall remain as is.
3. The masonry wall on the east property line shall be painted "Mindful Gray" to match the building.

4. The parking lot shall be slurry sealed and re-stripped to the satisfaction of the City Engineer. Parking spaces shall be double-striped per AMC § 9-5.1719.
5. The rear of all parapets shall be finished in same colors and materials as the exterior of building.
6. Any cracked or broken sidewalks shall be replaced as required by the City Engineer.
7. All rooftop mechanical equipment shall be screened from the public right-of-way and the residential properties to the west of the subject property. A line of sight study shall be submitted with the building permit submittal confirming the equipment is screened.
8. The materials at the base of the monument sign shall be changed to be architecturally compatible with the new building. A revised monument sign plan shall be submitted with the building permit submittal and be subject to the review and approval of the Zoning Administrator.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Zoning Administrator of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Zoning Administrator held on the 27th day of May 2021.

Forrest Ebbs
Zoning Administrator

ATTACHMENT B

Project Description

May 12, 2021

Kevin Scudero
City of Antioch Planning
200 H Street
Antioch, CA 95677

RE: Jack in the Box; 2505 A Street - Project Description

Dear Mr. Scudero:

Jack in the Box completed an interior tenant improvement project at this site in early 2010. The exterior remodel is a continuation of the same project and an effort to update the look of the aging building. The new look has a contemporary clean feel that will enhance the experience of the patrons and the appearance of the overall neighborhood. As part of the 2010 project the building was painted, the front patio was brought up to ADA code and the landscaping was updated. The 2017 façade project had been submitted to build on the previous enhancements already completed at this site.

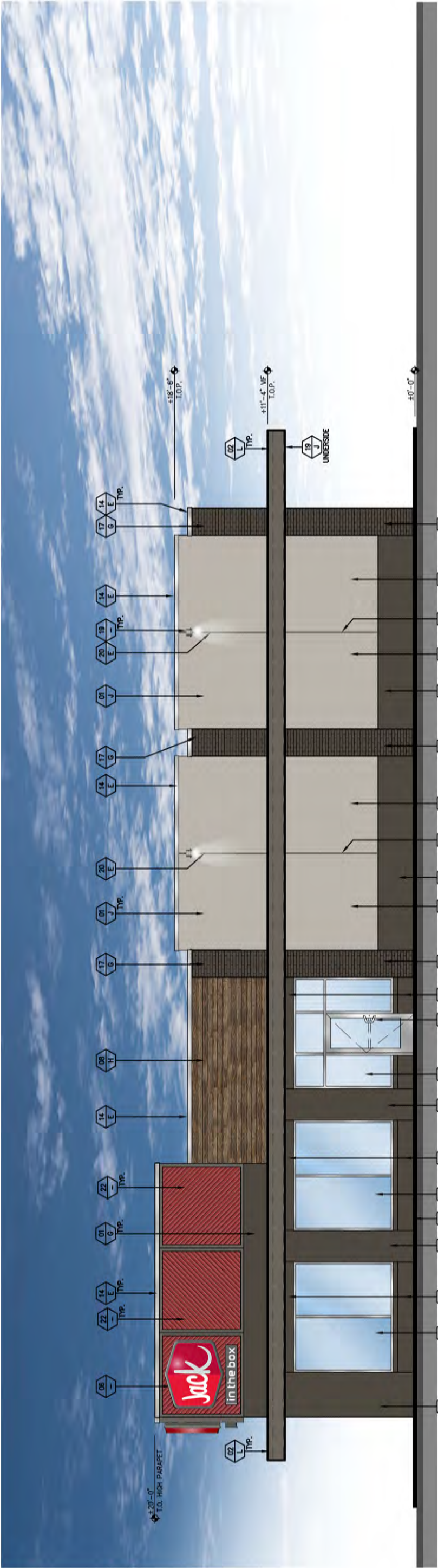
The project proposes adding an additional 462 square feet to the Dining Room on the North side of the building. This area will occupy a portion of the existing outdoor patio area which is not utilized. This addition will encroach into the required building setback along Bryan Ave. which will require a Variance for approval. We are also proposing to remove the existing mansard roofing and install a parapet wall around the entire building. The new parapet will be built to a height to screen the existing rooftop equipment. The height will vary to give the building additional dimension. The overhangs will be wrapped in aluminum to give the building a clean new feel. A mixture of new finishes including porcelain wall tile, painted stucco, and Jack in the Box "Branding Panels", as well as updated LED lighting will complement and add appeal to the overall elevations. To complete the updated look we are proposing to cover the existing slumpstone with stucco. New ADA accessible parking stalls and path of travel from the public right-of-way will also be installed.

The propose façade project will not change the overall site circulation, landscaping or parking lot areas. We believe the proposed project will tie the entire Jack in the Box re-image project together with the work that was previously done at this site.

Thank you,

ATTACHMENT C

Elevations and Site Plan



WEST ELEVATION - A. STREET

SCALE: 1 / 4" = 1' - 0"

EXTERIOR FINISH SCHEDULE

MATERIAL/FINISH
COLOR

USE CHECKED BOX ONLY

MATERIAL/FINISH:

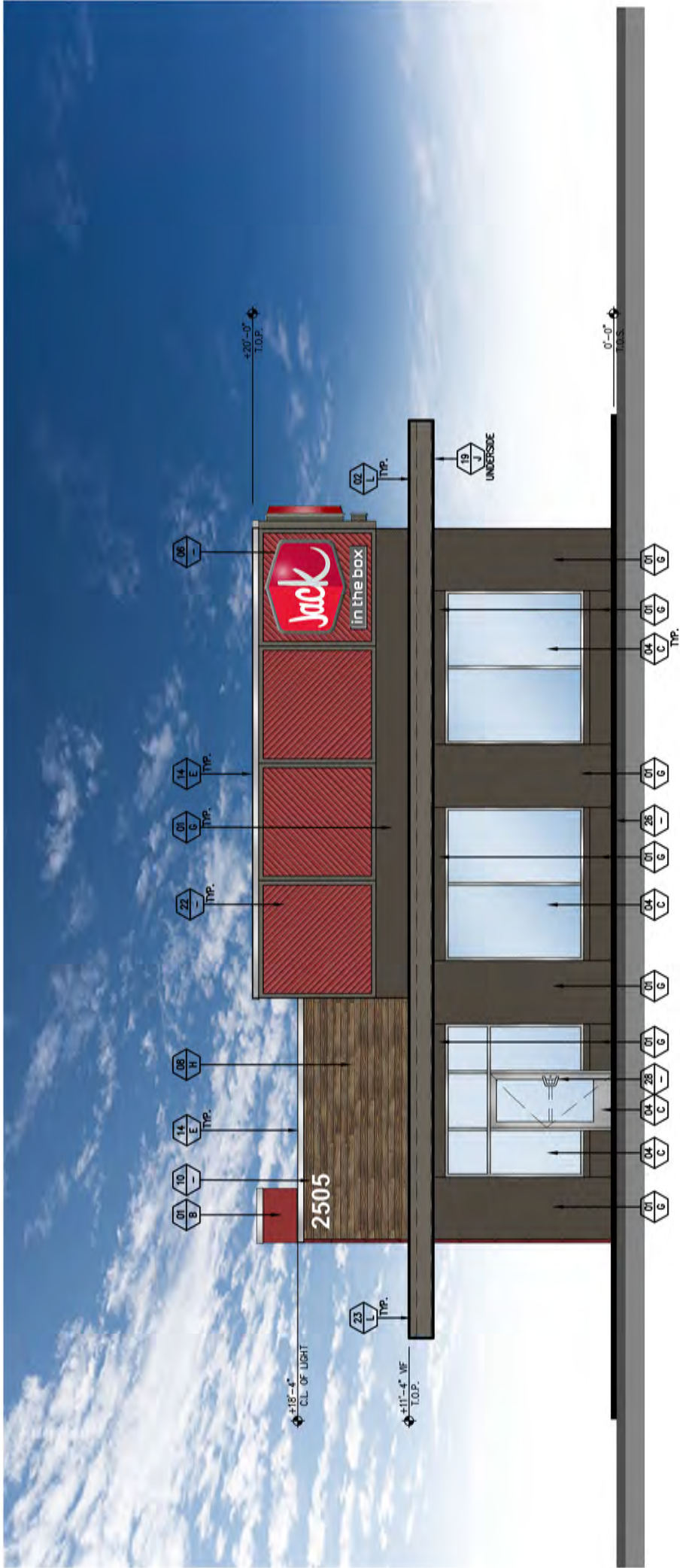
- 01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)
- ☒ INTEGRAL COLOR
- ☒ SHERWIN WILLIAMS ACRYLIC COATING
- ☐ EXTERIOR INSULATION FINISHING SYSTEM (EIFS) AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS IN LIEU OF EXTERIOR CEMENT PLASTER
- 02 AWNING/CANOPY & SUPPORTS (O.F.O.I.) (EF-E003) (EF-E004)
- 03 GREASE TANK / BULK OIL SYSTEM BOX
- 04 ALUMINUM STOREFRONT SYSTEM (SEE SPECS FOR MORE INFORMATION)
- ☒ 1" CLEAR INSULATED GLASS
- ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 70XL COATING
- ☐ W/ SOLARBAN 60 COATING
- ☐ ANTI-GRAFFITI FILM
- 05 NOT USED
- 06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
- 07 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.3 FOR FIXTURE ATTACHMENT.
- 08 8" PORCELAIN WALL TILE
- 09 NOT USED
- 10 ILLUMINATED ADDRESS WITH 12" HIGH LETTERS (AS REQUIRED PER LOCAL JURISDICTION) (EF-E08)
- 11 MAIN ELECTRICAL SERVICE
- 12 NOT USED
- 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
- 14 ALUMINUM COPING
- 15 CO2 FILL BOX METAL COVER
- 16 (E) BRICK VENEER SLURPSTONE
- 17 THIN BRICK VENEER TO MATCH EXISTING MASONRY
- 18 MOUNT LIGHTING FIXTURE WITHIN CANOPY
- 19 EXTERIOR WALL MOUNTED PLASTER REVEAL
- 20 3/4" ALUMINUM PLASTER REVEAL
- 21 DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 2/A9.3, 3/A9.3, (EF-E019) & (EF-E019)
- 22 CORRUGATED WALL PANELS (O.F.O.I.) <----- (EF-E01)
- 23 EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN.
- 24 DRIVE THRU/ CASHIER WINDOW TREATMENT AND DISPLAY PANEL
- 25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK PANELS ILLUMINATED LIGHT BOX
- 26 SMOOTH FINISH CONCRETE BASE
- 27 NOT USED
- 28 DOOR PULL, SEE DOOR SCHEDULE (EF-E013)
- COLOR:
- A SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
- B SHERWIN WILLIAMS: SW 6321 "REDBAY"
- C STANDARD STOREFRONT: CLEAR ANODIZED
- D WHITE TEXT ON RED BACKGROUND
- E CLEAR ANODIZED
- F COLOR/FINISH TO MATCH ADJACENT SURFACE
- G SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
- H CROSSVILLE SPEAKEASY AN283, SWEET GEORGIA BROWN, WITH SAND BEIGE H148 GROUT (GC-T3)
- I SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
- J NATURAL CONCRETE, GRAY
- K RAL-7039 QUARTZ GREY
- L RAL-7022 UMBER GREY
- M

GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. C.J. = PLASTER CONTROL JOINT
3. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.O.N.)
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
5. R.J. = 3/4" PLASTER REVEAL JOINT
6. SEE FINISH SCHEDULE ON SHEET A8.0, ID4.0, & ID4.2 FINISHES. INTERIOR FINISHES ARE DESIGNATED BY (#)
7. ALL OUTSIDE CORNERS WITH CROSSVILLE SPEAKEASY TO GET (GC-T28)

NORTH ELEVATION - BRYAN AVENUE

SCALE: 1/4" = 1'-0"



in the box.

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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RELEASE: _____

P.M. UPDATES: _____

SUBMITTAL DATE: 1: _____ 2: _____ 3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____

P/M DESIGN

Architectural Solutions Group

6630 DESNEY DRIVE
SUITE 100
ROCKLIN, CA 95677

(916) 415-9398
rpm@pmdesign.com

Ryan W. Probst, Architect

SITE INFORMATION

MK TYPE: MKS

JIB #: 500

ADDRESS: 2505 A STREET
ANTIOCH, CA 94509

DRAWN BY: _____

PROJECT #: JIB20005.0

SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS A2.1



EAST ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

01 MATERIAL/FINISH
A COLOR

01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)
✓ INTEGRAL COLOR

✓ SHERWIN WILLIAMS ACRYLIC COATING
✓ EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
AS ALTERNATE CONTRACTOR TO SUBSTITUTE EIFS
IN LIEU OF EXTERIOR CEMENT PLASTER

02 AWNING/CANOPY & SUPPORTS (O.F.O.I.) (F-E003) (F-E004)
03 GREASE TANK / BULK OIL SYSTEM BOX
04 ALUMINUM STOREFRONT SYSTEM (SEE SPECS FOR MORE INFORMATION)

✓ 1" CLEAR INSULATED GLASS
✓ 1" CLEAR INSULATED GLASS
1" W/ SOLARBAN 70XL COATING
W/ SOLARBAN 60 COATING
ANTI-CRAFTITI FILM

05 NOT USED
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.3 FOR FIXTURE ATTACHMENT.

08 8" PORCELAIN WALL TILE
09 NOT USED
10 ILLUMINATED ADDRESS WITH 12" HIGH LETTERS (AS REQUIRED PER LOCAL JURISDICTION) (F-E08)

11 MAIN ELECTRICAL SERVICE
12 NOT USED
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM

14 ALUMINUM COPING
15 CO2 FILL BOX METAL COVER
16 (E) BRICK VENEER SLUMPSTONE
17 THIN BRICK VENEER TO MATCH EXISTING MASONRY

18 MOUNT LIGHTING FIXTURE WITHIN CANOPY
19 EXTERIOR WALL MOUNTED PACK LIGHT FIXTURE
20 3/4" ALUMINUM PLASTER REVEAL
21 DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 2/A9.3, 3/A9.3 (F-E018 & F-E019)

22 CORRUGATED WALL PANELS (O.F.O.I.) (F-E019)
23 EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN
24 DRIVE THRU/ CASHIER WINDOW TREATMENT AND DISPLAY PANEL
25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK PANELS ILLUMINATED LIGHT BOX

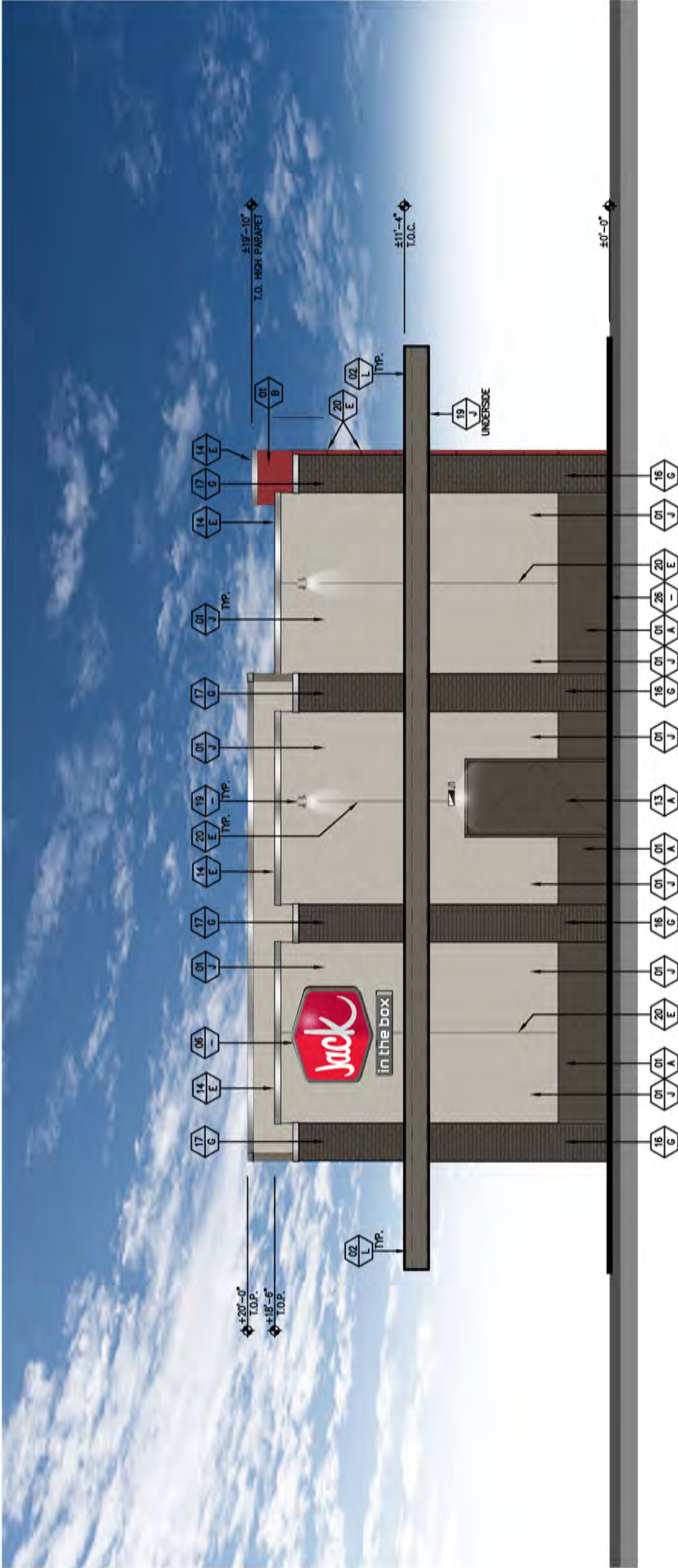
26 SMOOTH FINISH CONCRETE BASE
27 NOT USED
28 DOOR PULL, SEE DOOR SCHEDULE (F-E013)

COLOR:

- A SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
- B SHERWIN WILLIAMS: SW 6321 "REDBAY"
- C STANDARD STOREFRONT: CLEAR ANODIZED
- D WHITE TEXT ON RED BACKGROUND
- E CLEAR ANODIZED
- F COLOR/FINISH TO MATCH ADJACENT SURFACE
- G SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
- H CROSSVILLE SPEAKEASY AV283, SWEET GEORGIA BROWN, WITH SAND BEIGE H148 GROUT (SC-T3)
- J SHERWIN WILLIAMS: SW 7016 "WINDFUL GRAY"
- K NATURAL CONCRETE, GRAY
- L RAL-7039 QUARTZ GREY
- M RAL-7022 UMBRA GREY

GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. C.J.I. = PLASTER CONTROL JOINT
3. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.O.N.)
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
5. R.J.I. = 3/4" PLASTER REVEAL JOINT
6. SEE FINISH SCHEDULE ON SHEET A8.0, ID4.0, & ID4.2 FINISHES. INTERIOR FINISHES ARE DESIGNATED BY #
7. ALL OUTSIDE CORNERS WITH CROSSVILLE SPEAKEASY TO GET (F-E028)



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



in the box.

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE: _____
P.M. UPDATES: _____

SUBMITTAL DATE: _____
1: _____
2: _____
3: _____

BID: _____
CONSTRUCTION: _____

REVISIONS

△ _____
△ _____
△ _____
△ _____
△ _____
△ _____



6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677
(916) 415-5358
pmdesign@pmdesign.com
Roy W. Fyden, Architect

SITE INFORMATION

MK TYPE: MK5
JIB #: 500

ADDRESS: 2505 A STREET
ANTIOCH, CA 94509

DRAWN BY: _____
PROJECT #: JIB20005.0

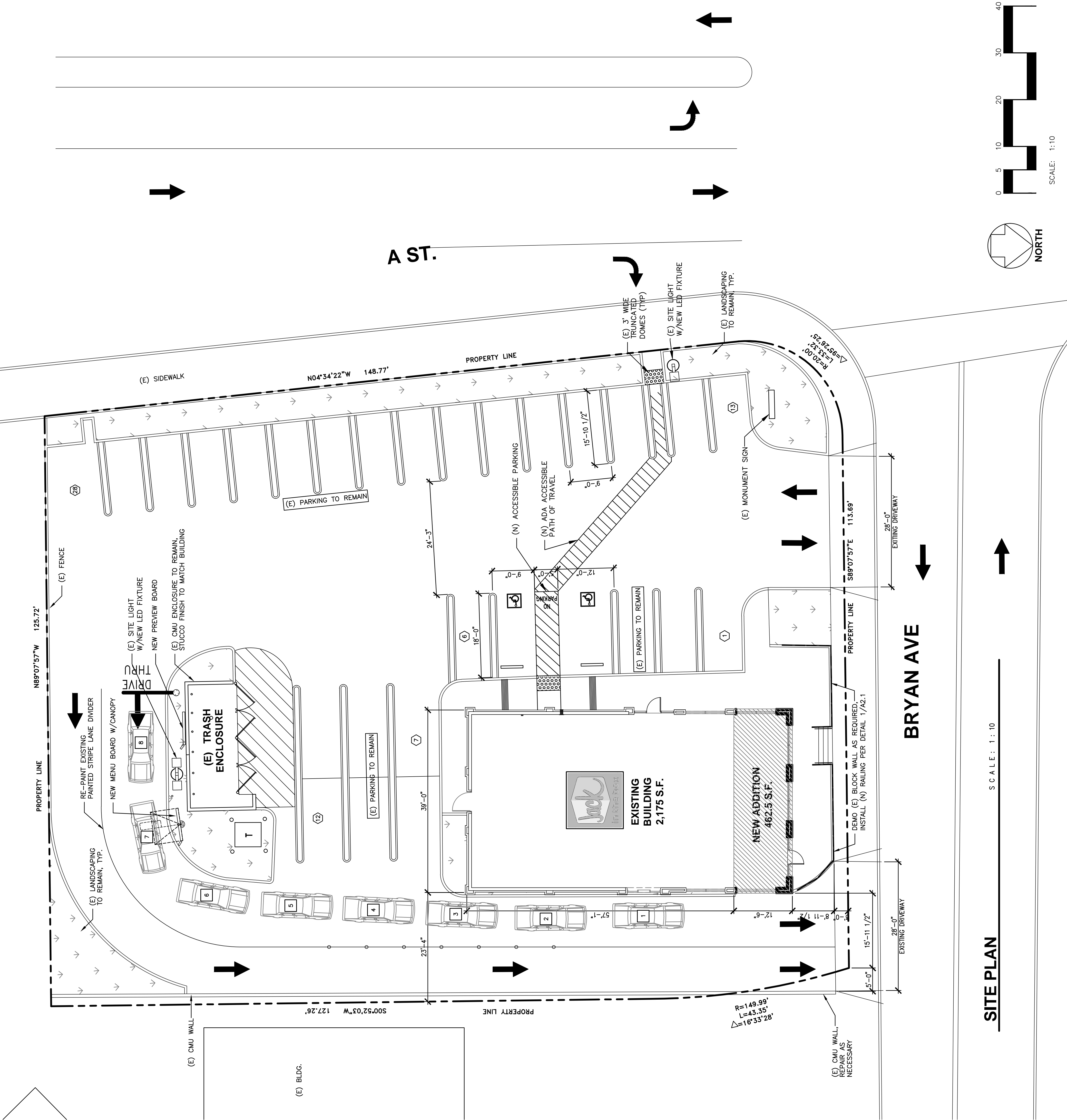
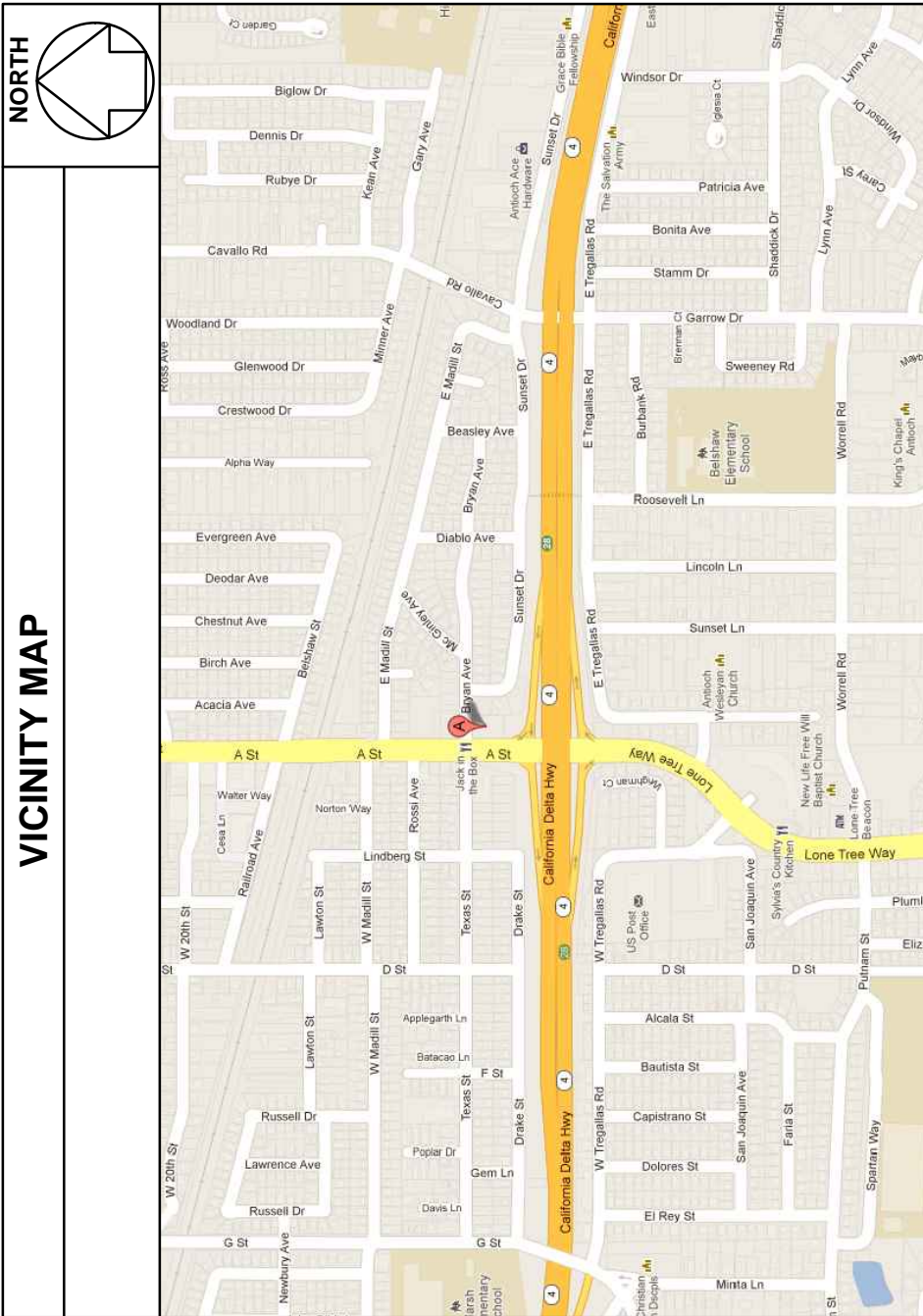
SCALE: 1/4" = 1'-0"

PROPOSED
EXTERIOR
ELEVATIONS
A2.2

BUILDING DATA

JACK IN THE BOX #
BUILDING ADDRESS:
2505 A. ST.
ANTIOCH, CA 94509
LEGAL JURISDICTION:
CITY OF ANTIOCH
GENERAL PLAN
PLANNING ZONE:
C-2
ASSESSOR'S PARCEL NO.
068-142-022
MUNICIPAL CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
EXISTING BUILDING AREA:
NEW BUILDING AREA:
TOTAL:
F.A.R.
PERCENT LOT COVERAGE:
LANDSCAPING:
BUILDING HEIGHT:
TOTAL SITE AREA:
EXISTING SEATING:
PROPOSED SEATING:
OCCUPANCY:
TYPE OF CONSTRUCTION:
PARKING REQUIREMENTS:
EXISTING:
PROPOSED:
HOURS OF OPERATION:

0500
2505 A. ST.
ANTIOCH, CA 94509
CITY OF ANTIOCH
C-2
068-142-022
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
±2,175 S.F. (EXISTING)
462.5 S.F. (NEW)
= 2,637.5 S.F. (TOTAL)
1.185
11.85%
2,179.4 S.F. (9.1% OF LOT AREA)
1 STORY, 22'-2"
±22,259 S.F. OR 0.511 ACRES
35 SEATS
45 SEATS
A-2 - RESTAURANT
V-B
1 PER 75 S.F. = 36 SPACES (2861.5/75 = 35.48)
28 TOTAL PARKING SPACES
(26 SPACES, 2 ADA ACCESSIBLE PARKING SPACE)
28 SPACES (EXISTING TO REMAIN)
6:30AM-2:00AM FOR DINING AREA
24 HOUR FOR DRIVE-THRU



in the box.
9330 BALBOA AVENUE
SAN DIEGO, CA 92123
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RELEASE: _____
P.M. UPDATES: _____
SUBMITTAL DATE: _____
PLANNING 1: 2/1/2021
2: _____
3: _____
BID: _____
CONSTRUCTION: _____

REVISIONS

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P&M DESIGN
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Solutions Group
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Ray W. Peduto, Architect

SITE INFORMATION	
MK TYPE:	MK5F
JIB #:	500
ADDRESS:	2505 A STREET ANTIOCH, CA 94509
DRAWN BY:	BL
PROJECT #:	JIB20005.0
SCALE:	AS NOTED

SITE PLAN
SD1.0