



**STAFF REPORT TO THE ZONING ADMINISTRATOR  
FOR CONSIDERATION AT THE MEETING OF JUNE 26, 2025**

**Prepared by:** Monet Boyd, Assistant Planner  
**Approved by:** Kevin Scudero, Principal Planner  
**Date:** June 26, 2025  
**Subject:** Palabras De Dios (UP2025-0004)

**RECOMMENDATION**

It is recommended that the Zoning Administrator approve a Use Permit (UP2025-0004) to operate a church that will hold services, workshops and classes and general assembly uses at an existing building within a shopping center. The project site is located at 2511 Delta Fair Blvd (076-432-032).

**REQUEST**

The applicant, Ruben Herrera, requests Use Permit approval to operate a church, Palabras De Dios, in an existing 28,984 square foot commercial building located at 2511 Delta Fair Blvd. The proposal includes interior tenant improvements, exterior improvements, new signage, and the addition of 16 new parking spaces located at the rear of the building, which would result in a total of 170 parking spaces.

Proposed hours of operation:

- Monday: 7:00pm – 9:00pm
- Tuesday: 7:00pm – 8:00pm
- Wednesday: 7:00pm – 8:00pm
- Thursday: 7:00pm – 9:00pm
- Sunday: 9:00am – 11:00am

One annual outdoor event is proposed in addition to the regular weekly services. Per the Antioch Municipal any event will require a separate use permit.

## **ENVIRONMENTAL**

This project is Categorically Exempt from the provisions of the California Environmental Quality Act CEQA, pursuant to Section 15301 – Existing Facilities. This section of CEQA exempts projects that:

- Consist of the operation of existing public or private structures.
- Involve negligible or no expansion of an existing use beyond that existing at the time of the lead agency determination.

The subject site is a 28,984 square foot unit in an existing fully developed commercial center. It is served by existing utilities, public services and surrounded by urban uses.

## **BACKGROUND**

The subject site is approximately 3.76 acres in size and is bounded by Delta Fair Boulevard to the north and east, Somersville Drive to the west, and Buchanan Road to the South. The site was previously occupied by a CVS Pharmacy. Surrounding land uses include the Somersville Towne Center (a commercial center) to the west, retail stores to the east and south, and Highway 4 to the north.



## **ANALYSIS**

### **Project Overview**

The applicant proposes to operate a church within an existing commercial center. The total tenant space is approximately 28,984 square feet, as detailed in the applicant's project description in Attachment B. The proposed exterior modifications include replacing portions of the existing storefront windows and filling them in with solid wall construction. Pursuant to the City of Antioch Commercial Design Guidelines: Chapter 3, commercial storefronts are required to maintain a minimum 45% void (windows/openings) to 55% solid (wall) ratio. The proposed alterations will be conditioned to ensure compliance with commercial design guidelines. In addition, wall signs displaying "Palabras De Dios" are proposed on the new exterior wall surfaces. To comply with the sign regulations outlined in the Antioch Municipal Code, the total area of all signage must not exceed 400 square feet.

Staff have discussed the proposed exterior improvements with the applicant and informed them of the applicable Commercial Design Guidelines. The applicant acknowledged these requirements, and staff has conditioned the requirement.

The General Plan designation of the property site is Western Antioch Commercial Focus Area, Regional Commercial, and the site is zoned Regional Commercial (C-3). Religious assembly is permitted in C-3 with approval of a use permit.

### **Parking and Occupancy**

The project site has a total of 154 parking spaces. According to the Antioch Municipal Code (AMC) § 9-5.1703.1 (Off-Street Parking Requirements by Use) requires Religious Assembly Uses:

- 1 per 4 fixed seats, and/or 1 per 50 sq ft of seating area if there are no fixed seats.

The proposed development includes 579 fixed seats and requires 145 parking spaces. There are currently 154 parking spaces on site and the proposed project exceeds this requirement by providing 16 more parking spaces than are currently on site.

### **Outside Agencies**

The Contra Costa County Fire Protection District (CCCFPD) reviewed the proposed plans for compliance with the Code and local requirements. CCCFPD submitted a letter detailing the requirements for Fire District approval. The letter is included as Attachment E to the staff report.

### **CONCLUSION**

Staff recommends that the Zoning Administrator approve the Use Permit application for the operation of a church at 2511 Delta Fair Blvd, subject to the Conditions of Approval described in Attachment A.

### **ATTACHMENTS**

- A.** Resolution  
Exhibit A. Conditions of Approval
- B.** Applicant's Project Description
- C.** Project Plans
- D.** Contra Costa County Fire Protection District

## **ATTACHMENT “A”**

### **CITY OF ANTIOCH ZONING ADMINISTRATOR RESOLUTION NO. 2025-XX**

#### **RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING A USE PERMIT (UP2025-0004) FOR A NEW ASSEMBLY USE FOR A CHURCH LOCATED AT 2511 DELTA FAIR BOULEVARD**

**WHEREAS**, Ruben Herrera requests approval of a Use Permit to operate a church at 2511 Delta Fair Blvd which is an existing unit in a commercial shopping center (APN 076-432-032);

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and

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

**WHEREAS**, the Zoning Administrator on June 26, 2025, duly held a public hearing and received and considered evidence, both oral and documentary; and

**WHEREAS**, the Zoning Administrator does determine:

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.

The proposed church will not be detrimental to the surrounding property or improvements. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Regional Commercial (C-3). The City of Antioch Municipal Code (AMC) permits churches with the approval of a use permit in the Regional Commercial District.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed church will take place in an existing commercial building and will not require any alterations to the site, besides restriping part of the parking lot. Based on the conditions imposed, the project site provides sufficient off-street parking.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is currently developed and is located on Delta Fair Blvd and Somersville Rd, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because assembly uses are allowed in the General Plan designation for the site of Western Antioch Commercial Focus Area, Regional Commercial and is in an existing retail center.

**NOW THEREFORE BE IT RESOLVED**, the Zoning Administrator of the City of Antioch does hereby **APPROVE**, UP2025-0004, for a church located at 2511 Delta Fair Blvd (APN 076-432-032), subject to the conditions of approval contained in Exhibit A.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 26th day of June 2025.

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**DAVID A. STORER**  
**ZONING ADMINISTRATOR**

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**(SEPARATE PAGE)**

**EXHIBIT A: CONDITIONS OF APPROVAL**  
**PALABRAS DE DIOS | UP2025-0004**

**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 of Antioch 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 June 26, 2027), unless operations have commenced, 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.
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.

**B. AGENCY REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met.
2. All requirements of the Contra Costa Environmental Health Division (CCEHD) shall be met.

**C. FEES**

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



**D. PROPERTY MAINTENANCE**

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

**E. PROJECTS SPECIFIC REQUIREMENTS**

1. Any outdoor events held in the parking lot shall require the issuance of an Administrative Use Permit by the Zoning Administrator.
2. Music and all other noise shall be kept within the 80-decibel limit and at the property line cannot exceed 75 decibels as required by the City of Antioch Municipal Code. Audible music should not be heard outside the premises.
3. All striping of parking spaces shown on the project plans shall be in conformance with City Standards and be completed prior to building permit occupancy.
4. All signage shown on the building permit submittal shall conform to Antioch Municipal Code section 9-5.513, and shall not exceed 400 square feet.
5. At building permit submittal, the applicant shall submit updated elevations complying with Antioch Commercial Design Guideline 3.1.4. C. Wall Articulation and shall exhibit a minimum of 45% void (openings) to 55% solid (wall) ratio, with minor modifications allowed by the Zoning Administrator.

## ATTACHMENT "B"

Palabra De Dios CC  
501 Auto Center Dr  
Antioch, CA 94509  
(925)-339-0222  
04/17/2025

Dear Planning Division of the City of Antioch

I hope this letter finds you well. My name is Ruben Herrera, and I represent Palabra De Dios CC, a passionate nonprofit ministry dedicated to serving and uplifting our community. We are excited to share that we have recently purchased the property located at 2511 Delta Fair Blvd, Antioch, CA, which has remained vacant for many years.

We recognize the significant issues in our area, and we are committed to contributing positively to the revitalization of our community. As an active ministry for many years, we have developed strong partnerships with various nonprofit organizations to enhance our community's well-being. Our love for Antioch drives us to help restore this area and create a welcoming environment for all.

Our ministry's hours of operation will focus on evening activities. We have a variety of programs intended to engage and empower our community:

- **\*\*Mondays\*\***: Dance Team
- **\*\*Tuesdays\*\***: Bible Studies
- **\*\*Fridays\*\***: Legendary Youth, providing empowering messages to our younger generations
- **\*\*Sundays\*\***: Sunday Celebration Services at 9 AM and 11 AM

At each service, we welcome approximately 300 members, and we have sufficient parking available to accommodate all attendees.

Currently, our team consists entirely of volunteers who are deeply committed to serving our community simply because we love Antioch and its people.

Thank you for your time, and we look forward to collaborating with you and other organizations to make a meaningful impact in our community. Please feel free to reach out if you have any questions or if there's a way we can work together.

Warm regards,



Ruben Herrera  
Pastor of Palabra De Dios CC



REMODELING/ ALTERATION OF EXISTING BUILDING

2511 DELTA FAIR BLVD. ANTIOCH CA, 94509

OWNER/S: RUBEN HERRERA

APN: 070-110-170-000

REVISIONS

BY



DESIGNERS

3028 Cherry St, Antioch  
CA 94509  
Cell Phone: (510-600-9356)  
Email: Gemmagqe@gmail.com



COVER SHEET

SHEET NAME:

REMODELING/ALTERATION OF EXISTING BUILDING

OWNER/REPRESENTATIVE  
RUBEN HERRERA

PROJECT ADDRESS  
2511 DELTA FAIR BLVD ANTIOCH, CA 94509

CONTACT PHONE/EMAIL  
(510)-600-9356 /GEMMAGQE@GMAIL.COM

DATE:  
04/24/2025

SCALE:  
AS NOTED

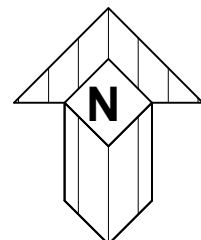
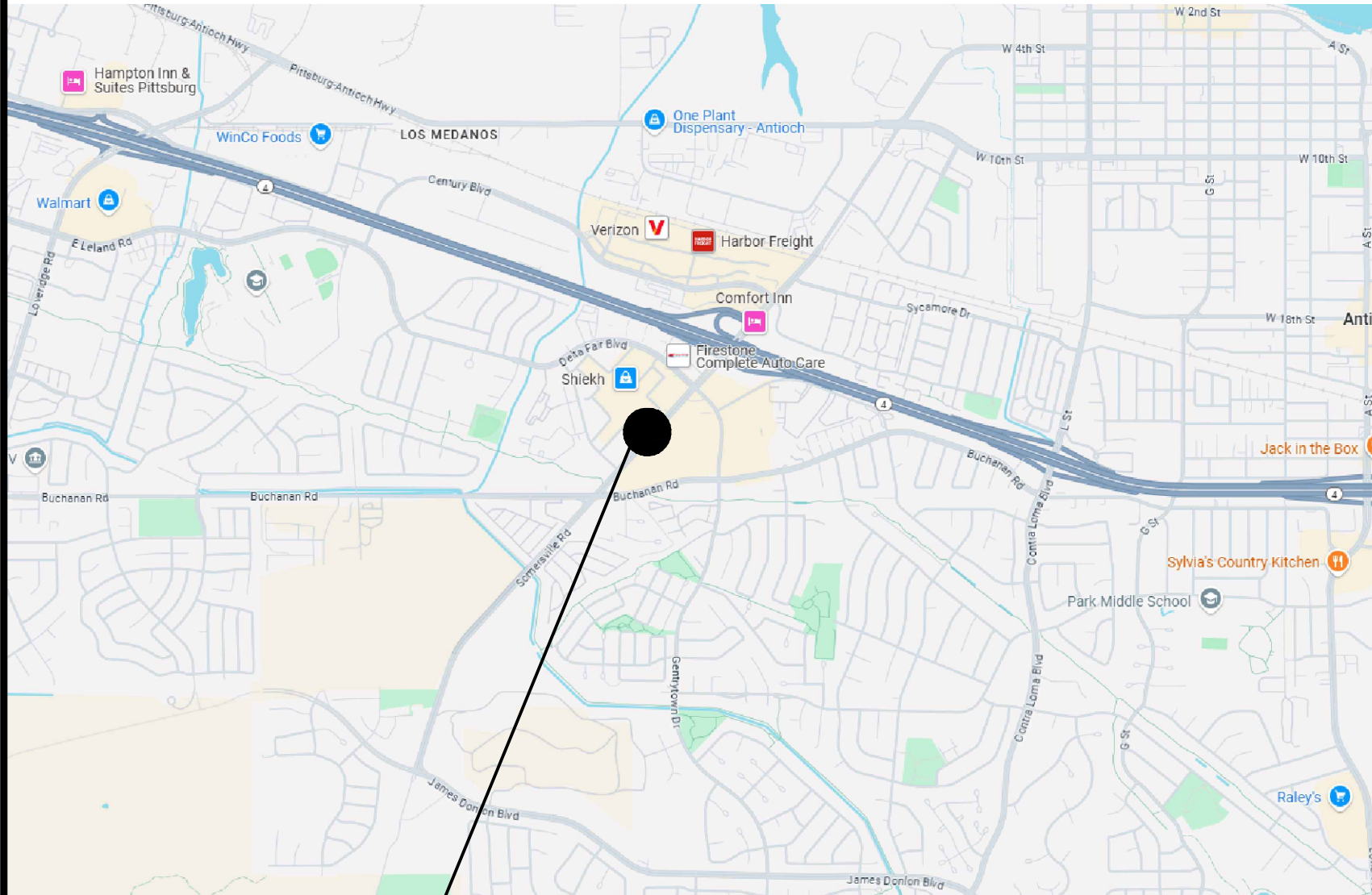
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GEMMA GARCIA

JOB FILE #:  
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SHEET #:

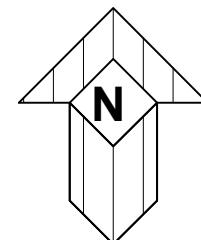
A-01

AREA MAP



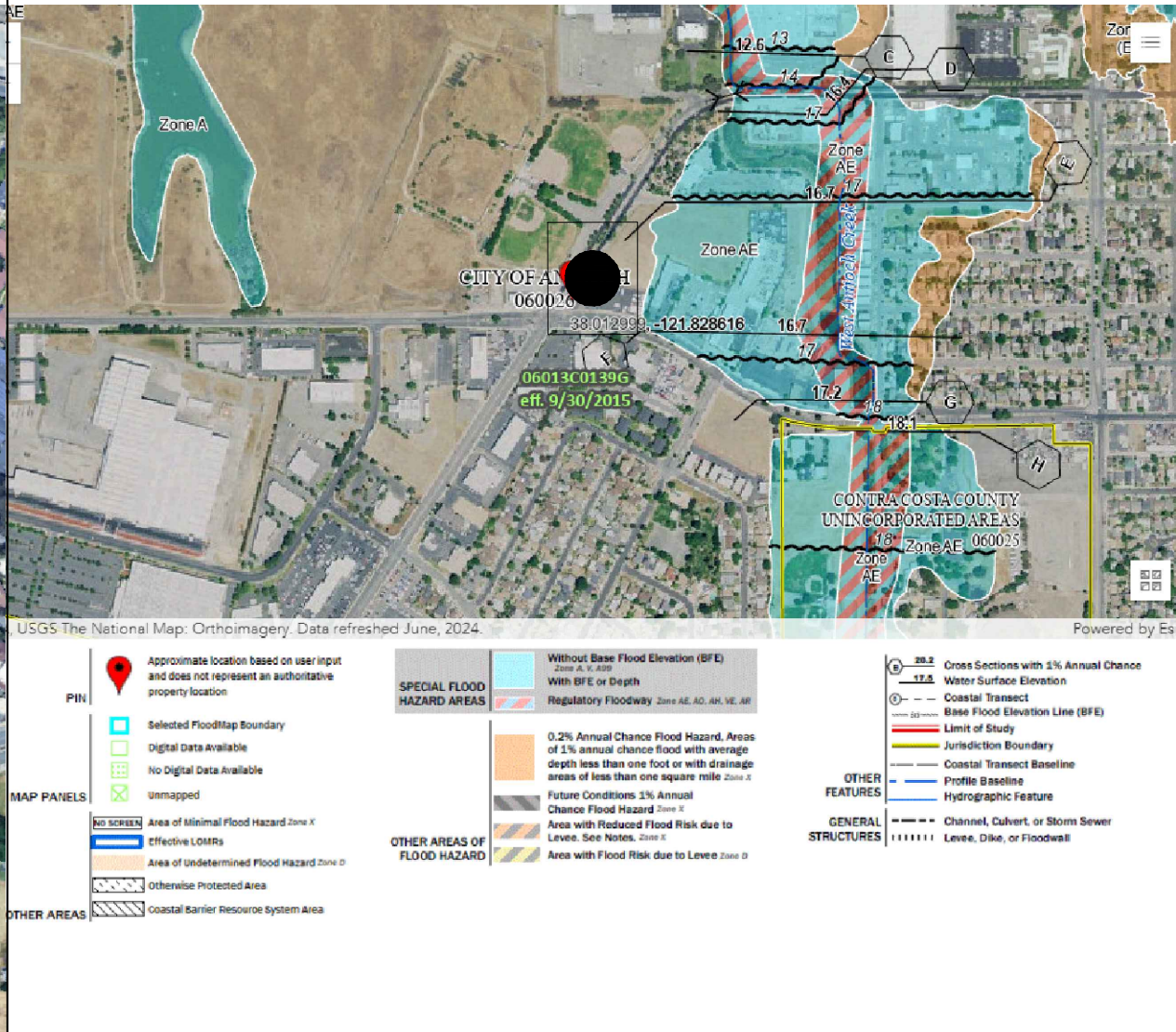
SITE:  
2511 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

VICINITY MAP



SITE:  
2511 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

FLOOD MAP



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ELECTRIC CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING CODE

2022 CITY OF ANTIOCH PLANNING & ZONING CODE

BUILDING DATA

OWNER: RUBEN HERRERA

CONTACT: 925-339-0222

APN 070-110-170-000 OCCUPANCY LOAD - BASED ON PARKING SPACES  
ZONING TBD PARKING SPACES: 170  
LOT AREA 159,240 SF (4) OCCUPANTS PER (1) PARKING SPACE: 680 FIXED SEATS /4 = 170 PARKING SPACES  
EXISTING BLDG AREA 28,984 SF  
BUILDING LEVELS 2 LEVELS  
BUILDING HAS SPRINKLER  
CONSTRUCTION TYPE V-A  
OCCUPANCY CLASSIFICATION A-3 (ASSEMBLY GROUP)

SCOPE OF WORK

REMODELING /ALTERATION OF EXISTING BUILDING  
ADDITION OF NEW OFFICE SPACES & NEW LOBBY

GENERAL NOTES

THESE NOTES ARE ARRANGED ACCORDING TO THE FOLLOWING DIVISIONS AS A CONVENIENCE TO THE CONTRACTOR. GENERAL NOTES ARE NOT LIMITED BY THEIR DIVISION HEADING AND APPLY AS NECESSARY THROUGHOUT THE ENTIRE PROJECT.

1. CODES

A) ALL CONTRACTORS WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE CODES, AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE CODES, OR THOSE ADOPTED BY CITY OF ANTIOCH. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

2. READING THE PLANS

A) DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE DRAWINGS.  
B) IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.  
C) SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.  
D) IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, WITHIN THE SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT.

3. PRIOR TO CONSTRUCTION

A) PRIOR TO CONSTRUCTION AND GRADING, VERIFY ALL EXISTING CONDITIONS AND CONTACT UTILITY COMPANIES AND AFFECTED CITY AGENCIES. CONTACT "UNDERGROUND SERVICE ALERT" PHONE: (800) 642-2444.  
B) THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.

4. SITE WORK

A) THE CIVIL ENGINEER IS RESPONSIBLE FOR PROVIDING THE FOLLOWING INFORMATION:

- 1) FINISHED AND EXISTING GRADES
- 2) ALL SITE DRAINAGE
- 3) SIZES AND TYPE OF CURB AND GUTTERS
- 4) SITE DIMENSION AND SETBACKS

B) VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



5. JOB SITE

- A) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL THE EXPENSE FOR REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTIONS WITH THE EXECUTION OF WORK.
- B) CONTRACTOR SHALL PROVIDE TEMPORARY PROJECT OFFICE, TELEPHONE, FAX MACHINE, SECURITY FENCE, WATER, POWER, AND TOILET FACILITIES. COORDINATE LOCATIONS WITH ALL APPROPRIATE AGENCIES. CONTRACTOR'S FIELD OFFICE SHALL ALSO CONTAIN A CURRENT COPY OF GOVERNING BUILDING CODE(S).
- C) CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX IN THE FIELD OFFICE AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL BE KEPT UP TO DATE, AND REFLECT THE SAME INFORMATION. THE CONTRACTOR SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS AND SPECIFICATIONS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- D) CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETE.
- E) CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. NO RADIOS, ALCOHOL, OR CONTROLLED SUBSTANCES ARE ALLOWED ON THE JOB SITE. ALL DEBRIS SHALL BE REMOVED FROM PREMISES, AND ALL AREAS SHALL BE LEFT IN A BROOM-CLEAN CONDITION ON A DAILY BASIS.

6. COMMUNICATION

- A) FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ENGINEER FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WORK.
- B) THE GENERAL CONTRACTOR SHALL PROVIDE OR MAKE AVAILABLE A COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS) TO EVERY SUBCONTRACTOR BIDDING ANY PORTION OF THIS PROJECT. THE CONSTRUCTION DOCUMENTS SHALL NOT BE SEPARATED INTO DISCIPLINES (ENGINEERURAL, MECHANICAL, ELECTRICAL, ETC.) FOR PURPOSE OF SUBCONTRACTOR BIDDING. THE GENERAL CONTRACTOR SHALL REQUIRE BIDDING SUBCONTRACTOR TO REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO OBTAIN CLARITY ON THE COMPLETE SCOPE OF THEIR WORK AND REFER TO CROSS DISCIPLINE DRAWINGS FOR FULL COORDINATION OF WORK WITH OTHER TRADES, AND TO BE AWARE OF ALL WORK WHICH DOES NOT APPEAR WITHIN THE PARTICULAR DISCIPLINE'S DRAWINGS FOR THE PARTICULAR TRADE. FURTHERMORE, THE GENERAL CONTRACTOR SHALL INSURE THAT EACH SUBCONTRACTOR WORKING ON THE PROJECT MAINTAINS A FULL SET OF CONSTRUCTION DOCUMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

7. COMPLETION

- A) ONE SET OF EQUIPMENT OPERATING AND MAINTENANCE MANUALS PER UNIT SHALL BE SUBMITTED TO OWNER UPON COMPLETION OF PROJECT, PRIOR TO REQUEST FOR FINAL PAYMENT.
- B) CONTRACTOR SHALL ASSURE OWNER IN OBTAINING "CERTIFICATE OF OCCUPANCY" OR "OCCUPANCY PERMIT" AS NECESSARY.

DRAWING INDEX

ARCHITECTURAL

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(A-01.2) -----AERIAL VIEW.

(A-02) ----- EXISTING SITE PLAN.

(A-02.1) -----PROPOSED SITE PLAN.

(A-03) ----- EXISTING FIRST FLOOR PLAN.

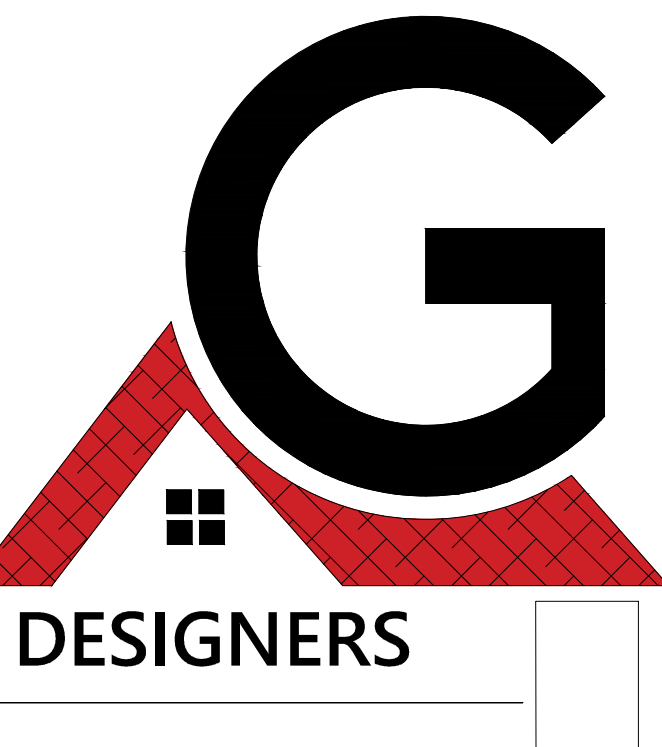
(A-03.1) ----- EXISTING SECOND FLOOR PLAN.

(A-04) ----- PROPOSED FIRST FLOOR PLAN.

(A-05) ----- PROPOSED SECOND FLOOR PLAN.

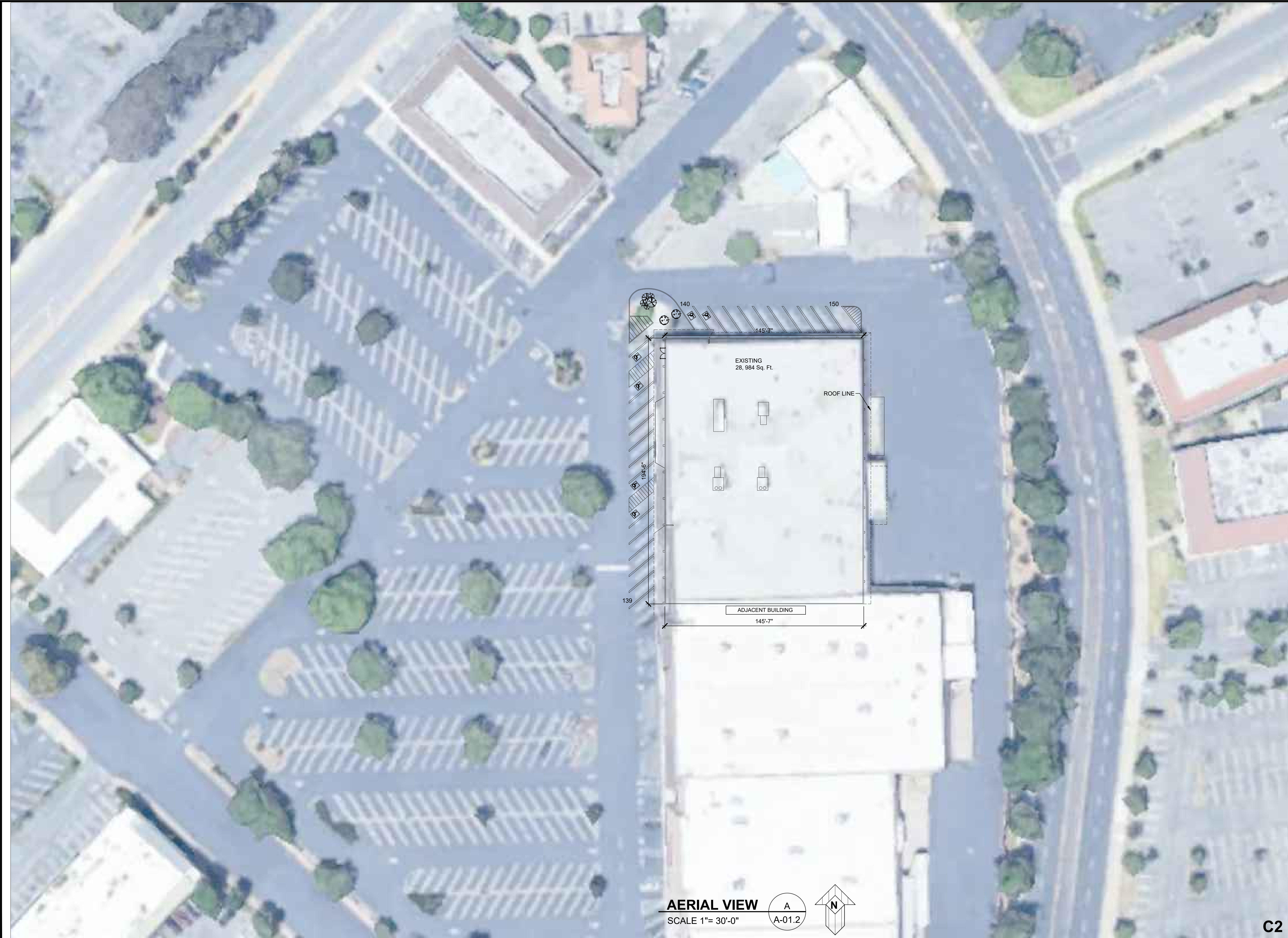
(A-06) ----- EXISTING NORTH, EAST & WEST ELEVATIONS.

(A-07) ----- PROPOSED NORTH & WEST ELEVATIONS / RENDERS.



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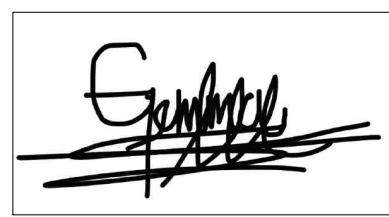




REVISIONS	BY



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Cell Phone: (510-600-9356)  
Email: Gemmagqe@gmail.com



AERIAL VIEW

SHEET NAME:

PROJECT NAME: REMODELING/ALTERATION OF EXISTING BUILDING  
OWNER/REPRESENT: RUBEN HERRERA  
PROJECT ADDRESS: 2511 DELTA FAIR BLVD ANTIOCH, CA 94509  
CONTACT PHONE/EMAIL: (510)-600-9356 /GEMMAGQE@GMAIL.COM

DATE:	04/24/2025
SCALE:	AS NOTED
DRAWING BY :	GEMMA GARCIA
JOB FILE :	(A-01.2) ANTIOCH CA
SHEET # :	

A-01.2

C2



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2- 31PM47 12/31/73  
3- 32PM33 5/6/74  
4- 32PM44 3/19/74  
5- 37PM31 4/24/75  
6- 67PM20 6/27/78  
7- 131PM21 12/24/87  
8- 159PM27 9/8/92  
9- 177PM48 11/17/99

P.B.  
74

SOMERVILLE ROAD

BUCHANAN ROAD

DELTA FAIR BLVD

SAN JOSE DRIVE

170-110-170-000

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PROPERTY LINE

150

145'-7"

ING  
4 Sq. Ft.

ROOF LINE

LOADING DOCK

ROOF LINE

PROPERTY LINE

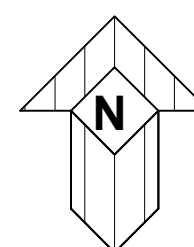
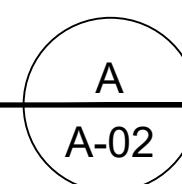
EXISTING TRANSFORMER

CENT BUILDING

145'-7"

64'-0"

SCALE 1"= 30'-0"



REVISIONS	BY



3028 Cherry St, Antioch  
CA 94509.  
Cell Phone: (510-600-9356)  
Email: Gemmagqe@gmail.com

~~Signature~~

## EXISTING SITE PLAN

SHEET NAME:

PROJECT NAME: REMODELING/ALTERATION OF EXISTING BUILDING

OWNER/REPRESENT: RUBEN HERRERA

PROJECT ADDRESS: 2511 DELTA FAIR BLVD ANTIOCH, CA 94509

CONTACT PHONE/EMAIL: (510)-600-9356 / GEMMAGQE@GMAIL.COM

DATE: 04/24/2025

SCALE: AS NOTED

DRAWING BY :  
GEMMA GARCIA

JOB FILE :  
(A-02) ANTIOCH CA

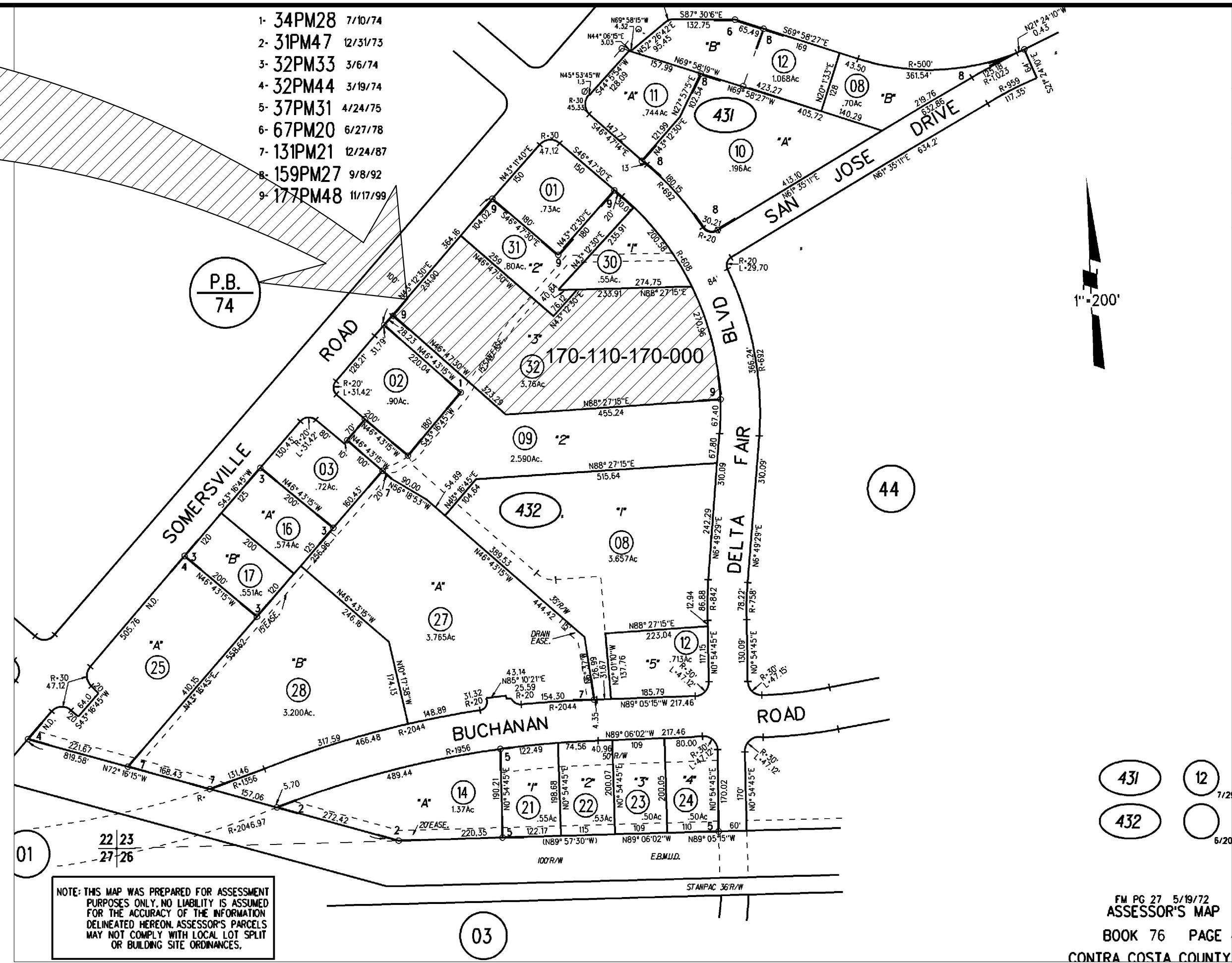
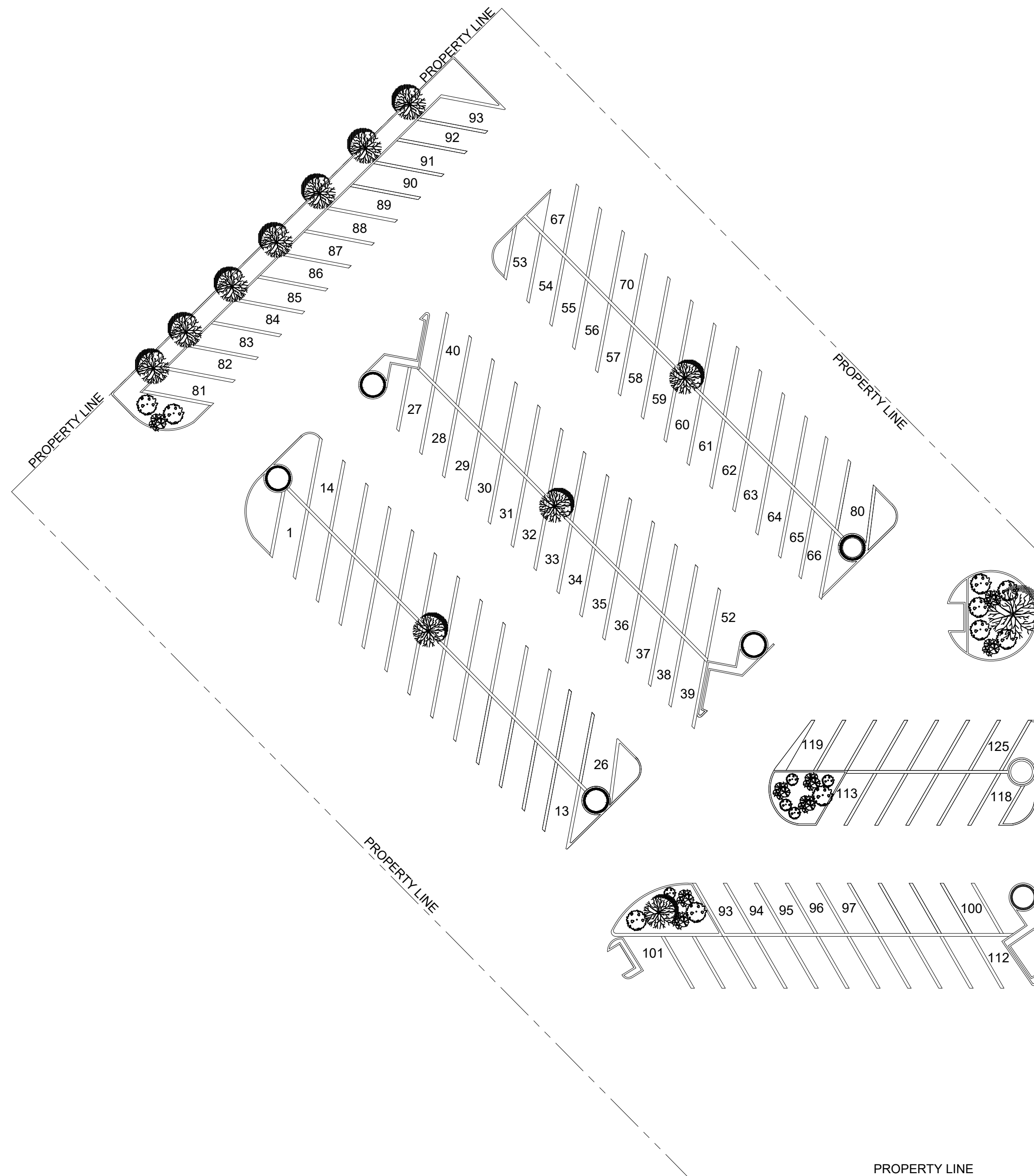
SHEET # :

**C3**

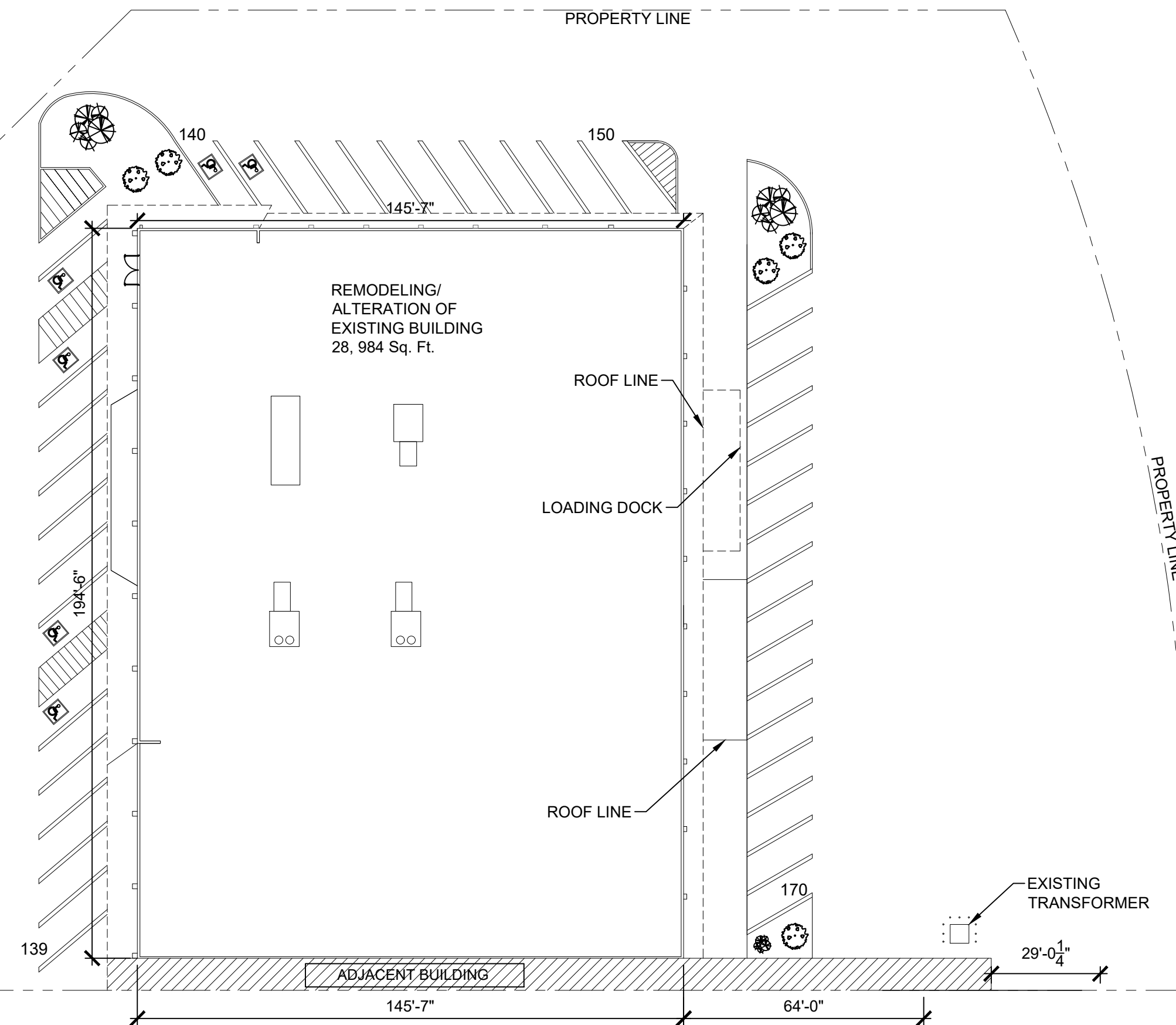
# A-02



# SITE



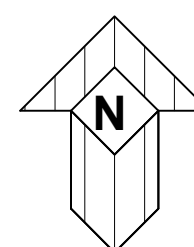
PARCEL MAP



PROPOSED SITE PLAN

SCALE 1"= 30'-0"

A  
A-02.1



REVISIONS	BY

**G**  
**DESIGNERS**  
3028 Cherry St, Antioch  
CA 94509  
Cell Phone: (510) 600-9356  
Email: Gemmagqe@gmail.com

*Gemma Garcia*

PROPOSED SITE PLAN

SHEET NAME:

PROJECT NAME:	REMODELING/ALTERATION OF EXISTING BUILDING
OWNER/REPRESENT:	RUBEN HERRERA
PROJECT ADDRESS:	2511 DELTA FAIR BLVD ANTIOCH, CA 94509
CONTACT PHONE/EMAIL:	(510) 600-9356 /GEMMAGQE@GMAIL.COM

DATE: 04/24/2025

SCALE: AS NOTED

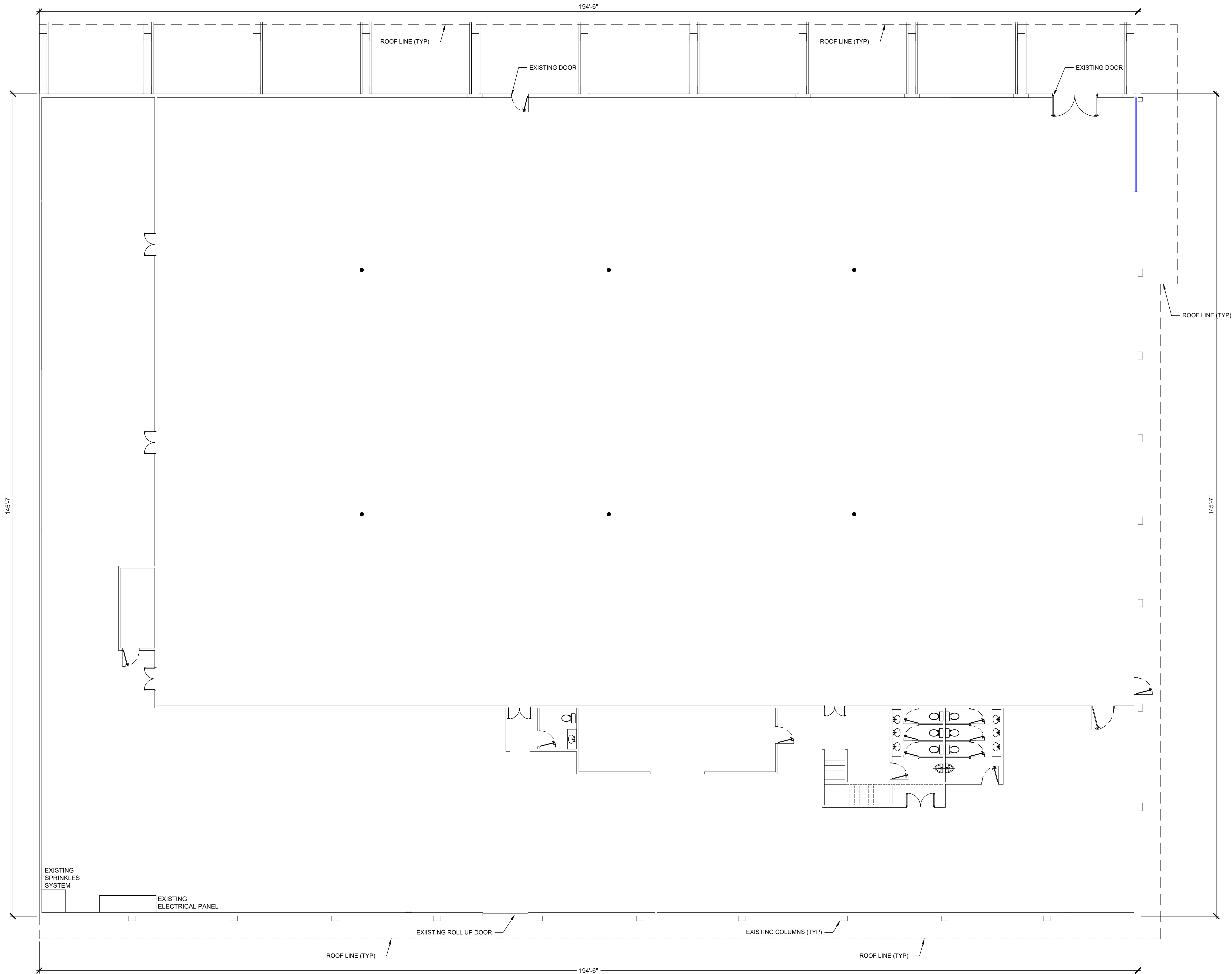
DRAWING BY: GEMMA GARCIA

JOB FILE: (A-02.1) ANTIOCH CA

SHEET #:

A-02.1

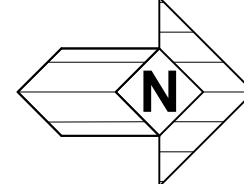
C4



EXISTING FIRST FLOOR PLAN

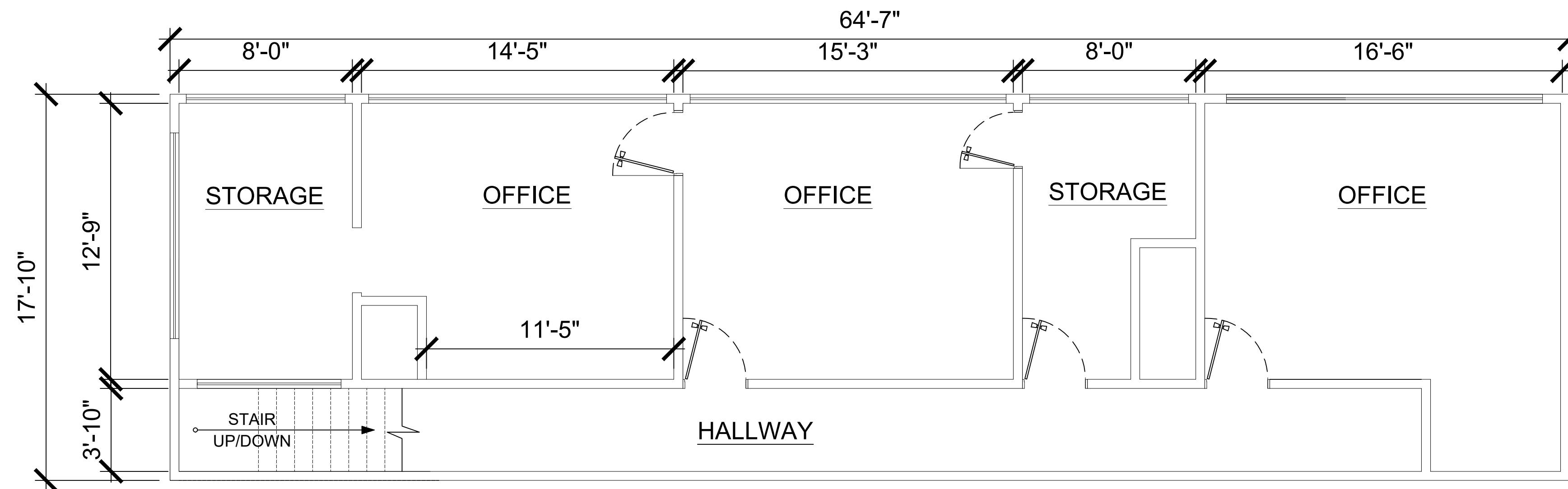
SCALE 1/8" = 1'-0"

A  
A-03



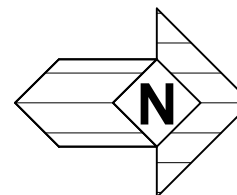
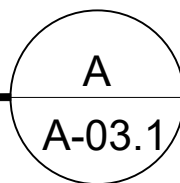
REVISIONS	BY
<div><div></div><div><b>DESIGNERS</b></div><div>3028 Cherry St, Antioch CA 94509 Cell Phone: (510)-600-9356 Email: Gemmagqe@gmail.com</div></div>	
<div></div>	
SHEET NAME: EXISTING FIRST FLOOR PLAN	
PROJECT NAME: REMODELING/ALTERATION OF EXISTING BUILDING	
OWNER/REPRESENT: RUBEN HERRERA	
PROJECT ADDRESS: 2511 DELTA FAIR BLVD ANTIOCH, CA 94509	
CONTACT PHONE/EMAIL: (510)-600-9356 /GEMMAGQE@GMAIL.COM	
DATE: 04/24/2025	
SCALE: AS NOTED	
DRAWING BY: GEMMA GARCIA	
JOB FILE: (A-03) ANTIOCH CA	
SHEET #: A-03	





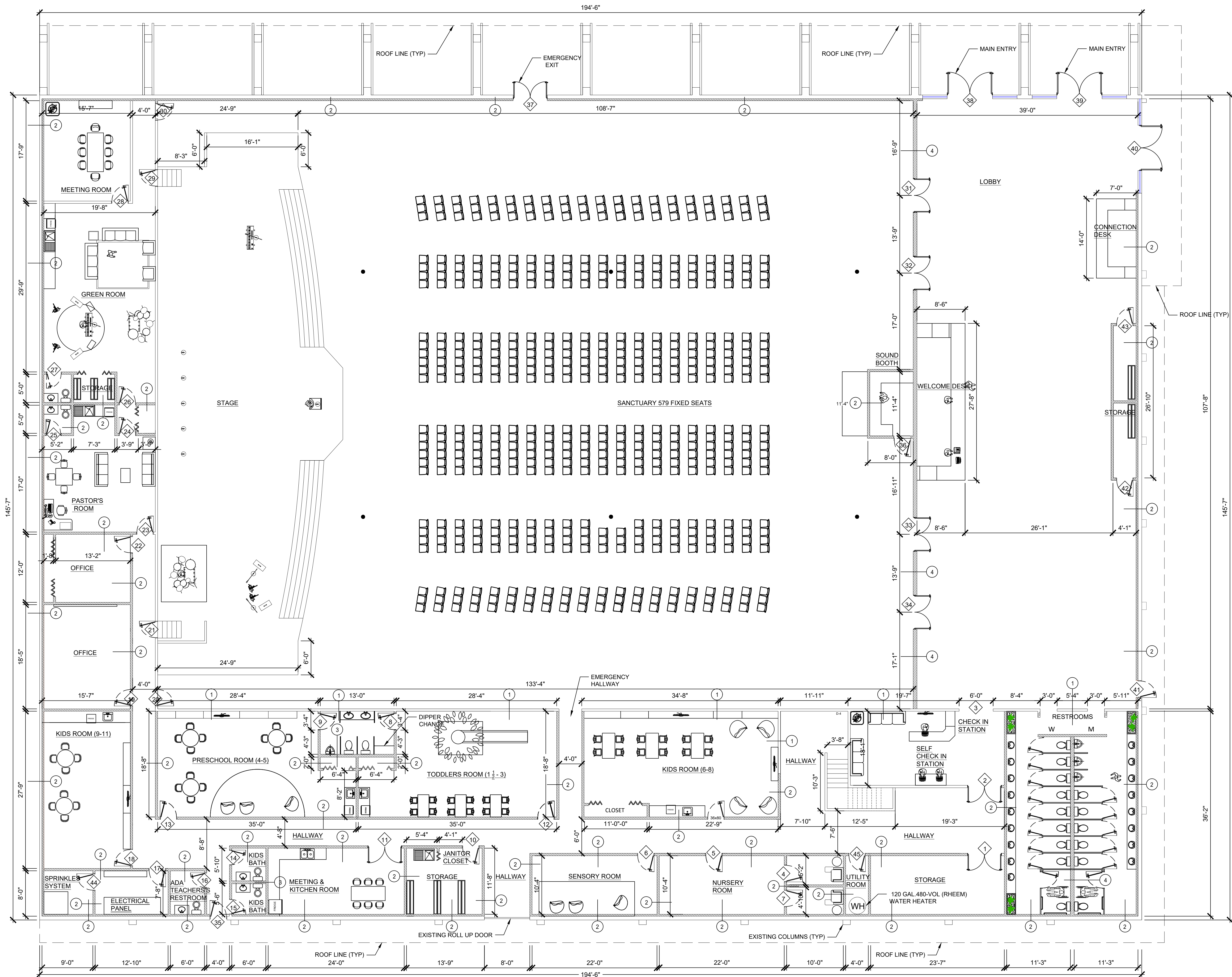
**EXISTING SECOND FLOOR PLAN**

SCALE 1/8" = 1'-0"



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<div> <b>DESIGNERS</b> 3028 Cherry St, Antioch CA 94509. Cell Phone: (510)-600-9356 Email: Gemmagqe@gmail.com</div>	
<div></div>	
SHEET NAME: <b>EXISTING SECOND FLOOR PLAN</b>	
<div><div>PROJECT NAME: <b>REMODELING/ALTERATION OF EXISTING BUILDING</b></div><div>OWNER/REPRESENT: <b>RUBEN HERRERA</b></div><div>PROJECT ADDRESS: <b>2511 DELTA FAIR BLVD ANTIOCH, CA 94509</b></div><div>CONTACT PHONE/EMAIL: <b>(510)-600-9356 /GEMMAGQE@GMAIL.COM</b></div></div>	
DATE: 04/24/2025	
SCALE: AS NOTED	
DRAWING BY : GEMMA GARCIA	
JOB FILE : (A-03.1) ANTIOCH CA	
SHEET # : <b>A-03.1</b>	





WALL LEGEND	
1	EXISTING WALL 2X6
2	NEW WALL 2X4 STUD
3	NEW WALL 2X6 STUD
4	NEW WALL 2X8 STUD

DESIGNERS

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REVISIONS	BY

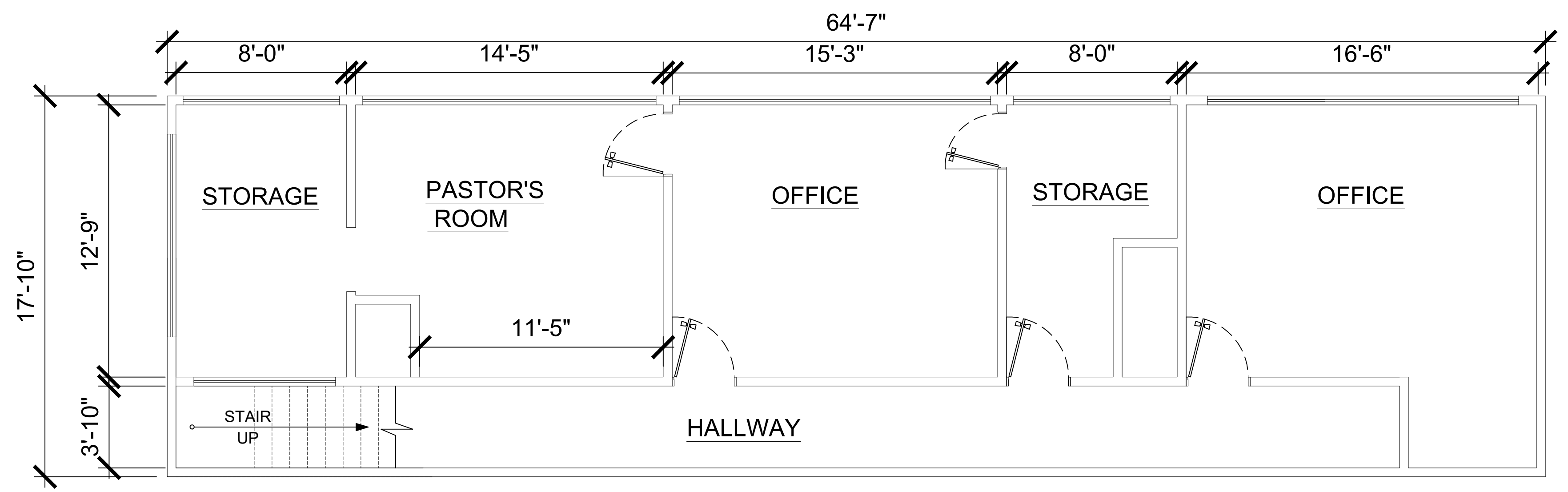
PROPOSED FIRST FLOOR PLAN

PROJECT NAME:	REMODELING/ALTERATION OF EXISTING BUILDING
OWNER/REPRESENT:	RUBEN HERRERA
PROJECT ADDRESS:	2511 DELTA FAIR BLVD ANTIOCH, CA 94509
CONTACT PHONE/EMAIL:	(510)-600-9356 /GEMMAGQE@GMAIL.COM

DATE:	04/24/2025
SCALE:	AS NOTED
DRAWING BY:	GEMMA GARCIA
JOB FILE:	(A-04) ANTIOCH CA
SHEET #:	

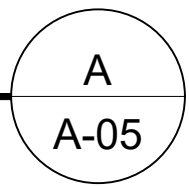
PROPOSED FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

A  
A-04



**PROPOSED SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"



REVISIONS	BY

**DESIGNERS**

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CA 94509  
Cell Phone: (510)-600-9356  
Email: Gemmagqe@gmail.com

SHEET NAME:

**PROPOSED SECOND FLOOR OPLAN**

PROJECT NAME: REMODELING/ALTERATION OF EXISTING BUILDING

OWNER/REPRESENT: RUBEN HERRERA

PROJECT ADDRESS: 2511 DELTA FAIR BLVD ANTIOCH, CA 94509

CONTACT PHONE/EMAIL: (510)-600-9356 /GEMMAGQE@GMAIL.COM

DATE: 04/24/2025

SCALE: AS NOTED

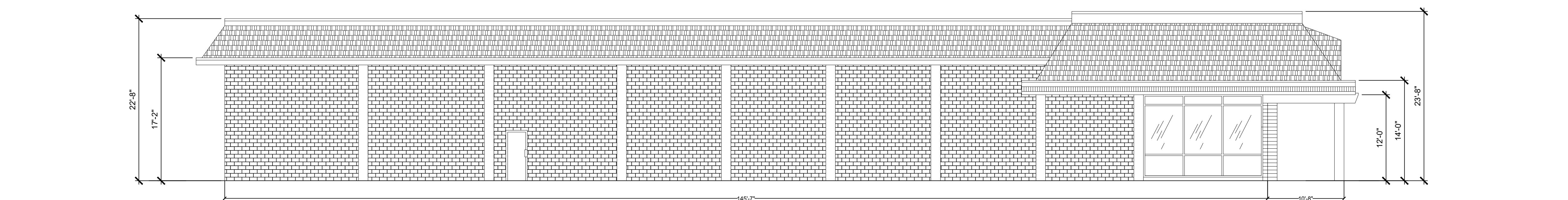
DRAWING BY : GEMMA GARCIA

JOB FILE : (A-05) ANTIOCH CA

SHEET # :

**A-05**

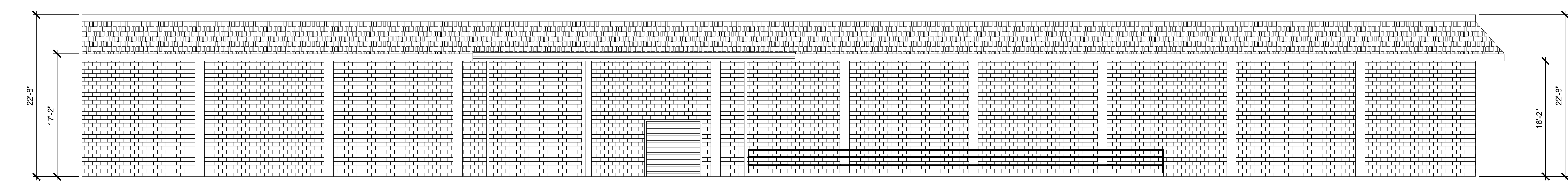




EXISTING NORTH ELEVATION

SCALE : 1/8" = 1'-0"

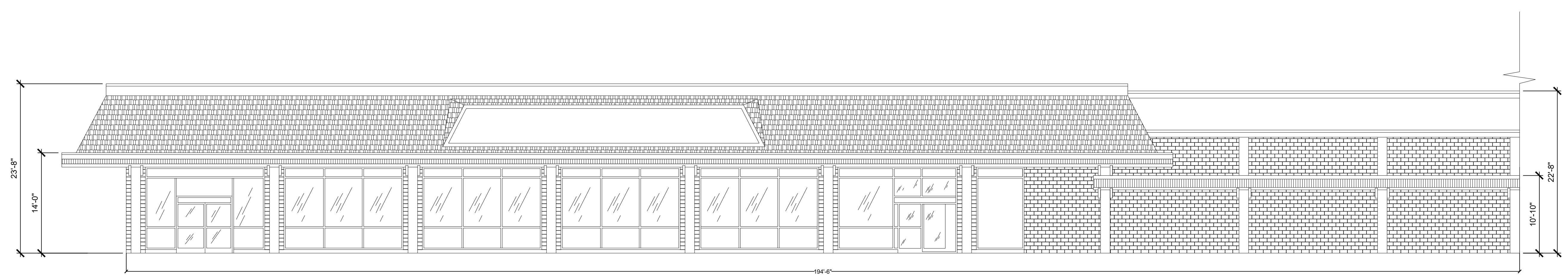
A  
A-06



EXISTING EAST ELEVATION

SCALE : 1/8" = 1'-0"

B  
A-06



EXISTING WEST ELEVATION


SCALE : 1/8" = 1'-0"

C  
A-06

REVISIONS	BY
<div> <b>DESIGNERS</b> 3028 Cherry St, Antioch CA 94509. Cell Phone: (510)-600-9356 Email: Gemmagqe@gmail.com</div>	
<div></div>	
SHEET NAME: EXISTING NORTH,EAST & WEST ELEVATION	
PROJECT NAME: REMODELING/ALTERATION OF EXISTING BUILDING	
OWNER/REPRESENT:	RUBEN HERRERA
PROJECT ADDRESS:	2511 DELTA FAIR BLVD ANTIOCH, CA 94509
CONTACT PHONE/EMAIL:	(510)-600-9356 /GEMMAGQE@GMAIL.COM
DATE:	04/24/2025
SCALE:	AS NOTED
DRAWING BY :	GEMMA GARCIA
JOB FILE :	(A-06) ANTIOCH CA
SHEET # :	A-06



PROPOSED FRONT ELEVATIONS

REVISIONS	BY
<div> <b>DESIGNERS</b> 3028 Cherry St, Antioch CA 94509 Cell Phone: (510)-600-9356 Email: Gemmagge@gmail.com</div> <div></div>	
PROPOSED NORTH & WEST ELEVATION RENDERS	
PROJECT NAME: REMODELING/ALTERATION OF EXISTING BUILDING OWNER/REPRESENT: RUBEN HERRERA PROJECT ADDRESS: 2511 DELTA FAIR BLVD ANTIOCH, CA 94509 CONTACT PHONE/EMAIL: (510)-600-9356 /GEMMAGQE@GMAIL.COM	
DATE: 04/24/2025	
SCALE: AS NOTED	
DRAWING BY: GEMMA GARCIA	
JOB FILE: (A-07) ANTIOCH CA	
SHEET #:	

## ATTACHMENT "D"



### CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

May 29, 2025

The City of Antioch  
Planning Division  
Attn: Monet Boyd, Associate Planner  
(925) 779-6115  
[mboyd@antiochca.gov](mailto:mboyd@antiochca.gov)

**Subject:** Palabras De Dios  
2511 Delta Fair Blvd, Antioch, CA 94509  
Project # **UP2025-0004**  
CCCFPD #P-2025-001673PLN

We have reviewed the **Minor Use Permit** application request to establish a new church (**A-3 occupancy**) at the subject location. The following is required for Fire District approval in accordance with the current, adopted edition of California Fire Code (CFC), the 2022 California Building Code (CBC), as amended, Local and County Ordinances, and adopted standards. The scope of work includes establishing a new church in an existing commercial unit of 28,984 square feet. The establishment includes interior tenant improvements and the addition of 16 new parking spaces located at the rear of the building. The project description also proposes an annual event to be held at the site. The annual event will be reviewed by the Fire District under an Operational Permit when applicable.

1. **Required Fire Flow.** The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of **1500 GPM**. Required flow must be delivered for a duration of **120 minutes** while maintaining **20-pounds residual pressure** in the main. (507.1), (B105) CFC *Request a flow test from the Fire District office. Email the Fire District's Permit Technicians at [permittech@cccfd.org](mailto:permittech@cccfd.org) to request an application and begin the request process.*
2. **Changes of Use or Occupancy.** Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC
3. **Tenant Improvement Permit Required.** The developer shall submit building construction plans and specifications for the subject project to the Fire District through the public portal (<https://confire.vision33cloud.com/citizenportal/app/landing>). After the tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
  - Private underground fire service water mains



- Fire sprinklers
- Fire Alarm
- Standpipe (Stage Requirements – CFC §905.3.4)
- Fire pump (if required)

All projects shall be submitted to the Fire District for review and approval **prior** to construction of the building or installation of the systems 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

4. **Fire Sprinkler Permit Required.** The project as proposed shall be protected with an approved automatic fire sprinkler system complying with the ***current, adopted edition of NFPA 13***, as amended. Submit to this office for review and approval prior to installation. (903.2) CFC
5. **Fire Safety during Construction.** The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC  
The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

***Our preliminary review comments shall not be construed to encompass the complete project.  
Additional plans and specifications may be required after further review.***

#### **FIRE DISTRICT PLAN SUBMITTAL INSTRUCTIONS**

**ALL plan submittals and applications shall be submitted to the Fire District, by one of the following ways:**

- 1) In person, with a minimum of two (2) sets of to-scale plans
- 2) Electronically, through the Fire District Citizen Portal Website:  
<https://confire.vision33cloud.com/citizenportal/app/landing>

*All submittals shall be accompanied by the correct application (found on our website: [www.cccfpd.org](http://www.cccfpd.org)).*

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

  
\_\_\_\_\_  
Reviewed by: Danielle Thomas, Fire Inspector

**05/29/2025**

\_\_\_\_\_  
Date