



**FROM:** Kevin Scudero, Acting Community Development Director

**SUBJECT:** UP2023-0001 Savers Use Permit

**DATE:** September 14, 2023

<p><b><u>Property Owner:</u></b>          BL Portfolio, LLC          1234 E. 17<sup>th</sup> Street          Santa Ana, CA 92701</p>	<p><b><u>Applicant/Representative:</u></b>          PM Design Group          19401 40<sup>th</sup> Ave., W Ste 420          Lynwood, WA, 98036</p>
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<p><b><u>PROJECT:</u></b> Savers  <b><u>FILE #:</u></b> UP2023-0001  <b><u>APN:</u></b> 076-432-008  <b><u>GP LU:</u></b> Regional Commercial  <b><u>ZONING:</u></b> Regional Commercial (C-3)</p>
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**REQUEST**

The applicant is seeking Use Permit approval to operate a retail store consisting of secondhand sales with a donation center as well as minor exterior modifications to the existing building. The proposed hours of operation are 11:00 AM – 7:00 PM, seven days a week.

**STAFF RECOMMENDATION**

Staff recommends that the Zoning Administrator review and approve the proposed Use Permit request subject to Resolution and Conditions of Approval.

**ANALYSIS**

Project Overview

The applicant proposes to operate a secondhand retail store with donation center. The Project will be located at the previous Big Lots retail space at 2521 Somersville Road (APN 076-432-008). The existing 28,798 square foot space is in a single tenant, freestanding, single story

building within a shopping complex. The property is 3.65 acres. The proposed hours of operation are 11:00 am to 7:00 pm seven days a week with approximately 45-50 employees per shift.

Project components include:

- Repainting and refinishing a portion of the exterior of the building at the front and on the side.
- Savers signage, including green Savers signage to indicate the donation drop off area.
- Installing a compactor at the back of the store.
- Providing a staffed Community Donation Center at the side of the building. All donations will be immediately brought into the store from the customer to the employee. No customers will enter the donation center.
- Tenant improvement of the interior.
- No parking is added or removed, only stalls denoted as “reserved donation parking only” to be used as a 5-minute parking stall for customers donating.

The Community Donation Center will always be staffed by at least one employee during operating hours. Further, Savers proposes to place “no dumping” signage at the property and will install surveillance cameras to discourage dumping. Upon arrival, employees will immediately check the donation area to remove any donations that are left overnight to ensure that the donation area is kept clean and orderly. Staff has incorporated these operational standards into conditions approval to ensure they are adhered to.

#### General Plan, Zoning and Land Use

The General Plan designation of the site is Regional Commercial within the Western Antioch Commercial Focus Area . The site is zoned Regional Commercial (C-3). Secondhand sales in the C-3 zoning district require the approval of a Use Permit.

#### **ENVIRONMENTAL REVIEW**

This project has been deemed Categorical Exempt from CEQA under Article 19, Section 15301, Existing Facilities, Class 1 because the project involves negligible expansion of the existing use.

#### **ATTACHMENTS**

- A. Resolution 2023-xx with Exhibit A Conditions of Approval
- B. Project Description
- C. Project Plans

# ATTACHMENT "A"

## ZONING ADMINISTRATOR RESOLUTION # 2023-xx

### RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING A USE PERMIT (UP-2023-0001) FOR SAVERS SECONDHAND RETAIL STORE AT 2521 SOMERSVILLE ROAD

**WHEREAS**, Savers requests approval of a use permit for a secondhand retail store, located at 2521 Somersville Road (APN 076-432-008);

**WHEREAS**, the application was deemed complete on July 27, 2023;

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA, pursuant to 15301, "Existing Facilities";

**WHEREAS**, a public hearing notice was published in the East County Times and posted pursuant to California Government Code Section 65090 for the public hearing held on September 14, 2023;

**WHEREAS**, the Zoning Administrator 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.

**NOW, THEREFORE, IT BE RESOLVED** that the Zoning Administrator does hereby make the following findings for approval of a Use Permit to operate a secondhand retail store pursuant to Section 9-5.2703 "Required Findings" (B) (1) of the Antioch Municipal Code:

- a) 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.

**Finding:** The proposed secondhand retail store 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 area.

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

**Finding:** The site is zoned Regional Commercial (C-3). The Regional Commercial designation allows secondhand retail stores subject to the approval of a Use Permit.

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

**Finding:** The proposed secondhand retail store will occupy an existing commercial building. The commercial site has a developed parking lot that provides sufficient parking for the proposed use.

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

**Finding:** The project site is currently developed and has site access from Somersville Road and Delta Fair Boulevard, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

- e) The granting of such Use Permit will not adversely affect the comprehensive General Plan.

**Finding:** The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Regional Commercial and is located in an existing commercial building.

**NOW, THEREFORE, BE IT RESOLVED**, the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP-2023-0001, for a secondhand retail store at 2521 Somersville Road (APN 076-432-008), subject to the Conditions of Approval attached hereto 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 14th day of September 2023.

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**KEVIN SCUDERO**  
**ZONING ADMINISTRATOR**

DRAFT

<b>General Conditions</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
1.	<p><b>Project Approval.</b> This Use Permit approval is for a secondhand retail store at 2521 Somersville Road (APN: 076-432-008), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans presented to the Zoning Administrator on September 14, 2023, ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.</p>	City of Antioch	On-Going	Planning Department	
2.	<p><b>Project Approval Expiration.</b> This Use Permit approval expires on September 14, 2025, (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Zoning Administrator for a period up one (1) years, provided that, an application for renewal of the approval is filed with the Community Development Department prior to the expiration.</p>	City of Antioch	On-Going	Planning Department	

3.	<p><b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the applicant is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<p><b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees may include but are not limited to:</p> <ul style="list-style-type: none"> <li>• East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</li> <li>• Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</li> <li>• Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).</li> <li>• Contra Costa County Flood Control District Drainage Area fee.</li> <li>• School Impact Fees.</li> <li>• Delta Diablo Sanitation Sewer Fees.</li> <li>• Contra Costa Water District Fees.</li> </ul>	City of Antioch	On-Going	Community Development Department	

5.	<p><b>Appeals.</b> Pursuant to Section 9-5.2705 of the Antioch Municipal Code, any decision made by the Zoning Administrator which would otherwise constitute final approval or denial may be appealed to the Planning Commission. Such appeal shall be in writing and shall be filed with the Community Development Director within five (5) working days after the decision. All appeals to the Planning Commission from the Zoning Administrator shall be accompanied by a filing fee established by a resolution of the City Clerk.</p>	City of Antioch	Within 5 Days of Zoning Administrator Action	Planning Department	
6.	<p><b>Requirement for Building Permit.</b> Approval granted by the Zoning Administrator does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.</p>	City of Antioch	On-Going	Building Department	
7.	<p><b>Modifications to Approved Plans.</b> The project shall be implemented as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Zoning Administrator approval through the discretionary review process.</p>	City of Antioch	On-Going	Planning Department	
8.	<p><b>Hold Harmless Agreement/Indemnification.</b> The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.</p>	City of Antioch	On-Going	Planning Department	

<b>Fire Standards</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
9.	The applicant shall comply with all requirements of the Contra Costa County Fire Protection District	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
<b>At the Time of Construction</b>		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
10.	<b>Collection of Construction Debris.</b> Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
11.	<b>Construction Hours.</b> Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
12.	<b>Demolition, Debris, Recycling.</b> The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	



13.	<b>Debris Removal.</b> The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Building Department/ Public Works Department	
<b>Prior to Issuance of Occupancy Permit</b>					
14.	<b>Planning Inspection.</b> Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
15.	<b>Debris Removal.</b> All mud, dirt or construction debris carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
16.	<b>Fire Prevention.</b> A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa County Fire District	Prior to Occupancy Permit	Fire Department	
<b>Project Specific Conditions</b>					
		<u>Regulation Source</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification</u> (date and signature)

17.	<p><b>Hours of Operation.</b> Hours of operation shall be 11 AM – 7 PM, seven (7) days a week. Any request to modify the hours of operation shall be subject to Zoning Administrator approval.</p>	City of Antioch	On-Going	Planning Division	
18.	<p><b>Operational Standards.</b></p> <ul style="list-style-type: none"> <li>• The Community Donation Center shall always be staffed during operating hours Further,</li> <li>• “No Dumping” signage shall be placed at the Property surveillance cameras shall be installed to discourage illegal dumping.</li> <li>• Prior to opening each day employees shall check the donation area to remove any donations that are left overnight to ensure that the donation area is kept clean and orderly.</li> </ul>	City of Antioch	On-Going	Community Development Department	
19.	<p><b>Revocation.</b> Pursuant to Section 9-5.2707.1 “Violation, Revocation, Fine” of the City of Antioch Municipal Code, if there is a violation of the Conditions of Approval, the Planning Commission shall hold a public hearing to consider revocation of the Conditional Use Permit. If the Planning Commission determines that the operation is not in compliance with the Conditions of Approval, there is a public nuisance or otherwise a threat to public health, safety, or welfare, this may result in revocation of or modification to the Use Permit or imposition of a fine.</p>	City of Antioch	On-Going	Community Development Department	

## ATTACHMENT "B"

June 26, 2023

**City of Antioch, CA**  
**PLANNING DIVISION**  
200 H Street  
Antioch, CA 94509  
Phone: (925)779-6159

RE: Savers in Antioch CA  
2521 Somersville Rd.  
Antioch, CA 94509  
CUP for Second-Hand Store

Dear City of Antioch Planning Division,

This office represents TVI, Inc., dba Savers, a leading retailer of recycled clothing and goods with more than 300 stores across the United States, Canada and Australia. Savers proposes to significantly upgrade the property located at 2521 Somersville Road (the "Property"), which is currently vacant, with a new Savers store (the "Project").

Savers provides substantial benefits to the communities in which it operates. First, as a registered commercial fundraiser in California, it buys goods donated to numerous non-profit partners, providing these non-profits with significant revenue. Second, by reusing donated clothing, books, and household items, Savers keeps hundreds of millions of pounds of waste out of landfills annually, which benefits the environment and relieves pressure and cost on local government waste collection. Third, as a for-profit retail company, Savers collects sales tax revenue in the states it operates in.

The Project will be located at the previous Big Lots retail space, Assessor information number 076-432-008. The existing 28,798 square foot space is in a single tenant, freestanding, single story building within a shopping complex. The Property is 3.65 acres.

### Project Components

1. Repainting and refinishing a portion of the exterior of the building at the front and on the side.
2. Savers signage, including green Savers signage to indicate the donation drop off area.
3. Installing a compactor at the back of the store.
4. Providing a staffed Community Donation Center at the side of the building. All donations will be immediately brought into the store from the customer to the employee. No customers will enter the donation center.
5. Tenant improvement of the interior.

6. No parking is added or removed, only stalls denoted as “reserved donation parking only” to be used as a 5 minute parking stall for customers donating.

The new Savers will transform the existing vacant space to a clean, full-time commercial enterprise, rejuvenating and enhancing the shopping center.

### Hours and Staffing

Business hours: 11:00 am to 7:00 pm Monday – Sunday.

Employees per shift: 45-50.

Employees will generally be on site beginning at approximately 6:00 or 7:00 am.

### Compactor Operation

Savers finds reuse homes for most items it receives, either through store sales or by transferring items to other components of the reuse economy. However, there are items that people donate to Savers nonprofit partners that may be broken, damaged, or otherwise unfit for reuse. In these instances, Savers has found that, by far, the most efficient option is to operate a compactor behind their stores, for several reasons.

Compactors do not need to be hauled away as often as open-top containers, which cuts down on hauling activity (including noise), traffic, and vehicle miles/emissions.

Compactors are a very clean option, as they are self-contained and require less space than multiple open-top containers. They also substantially reduce the volume of waste sent to landfills when compared to a typical open-top container.

Important to our neighbors, compactors are also cleaner and safer than open-top containers, since material is sealed up inside and there is virtually no opportunity for “dumpster diving”, arson and similar activities.

Savers is committed to operating its stores, including the compactor, in a safe, clean manner as a good neighbor.

### Receiving Donations and Combatting Dumping

Savers does not passively receive donations. Rather, the Project’s Community Donation Center is staffed by one or two Savers employees at all times. Further, Savers will place “no dumping” signage at the Property, and will install surveillance cameras to discourage dumping.

Upon arrival, employees immediately check the donation area to remove any donations that are left overnight to ensure that the donation area is kept clean and orderly.

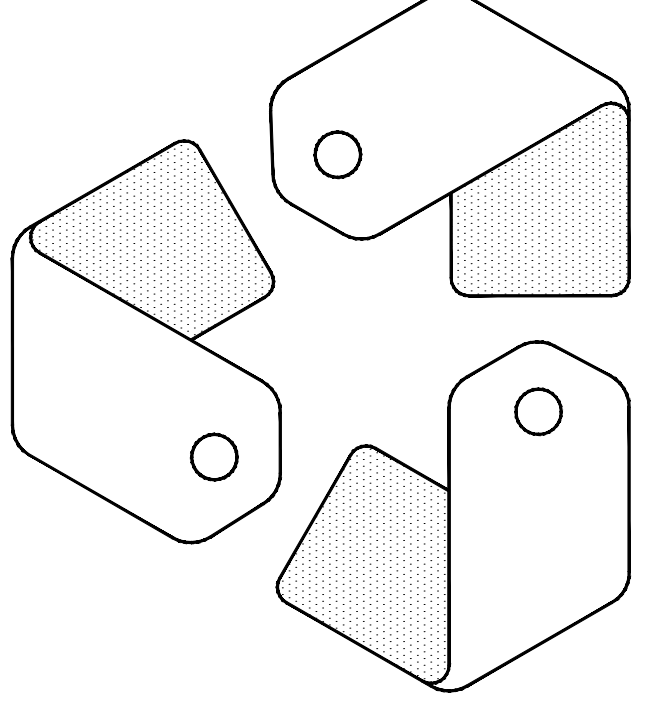
Thank you in advance for your consideration and I look forward to speaking with you soon.

Respectfully,

A handwritten signature in blue ink that reads "Karen Wallace". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Karen Wallace, Architect, Senior Project Manager, LEED AP BD+C  
PM Design Group  
206-858-2409  
[kwallace@pmdginc.com](mailto:kwallace@pmdginc.com)

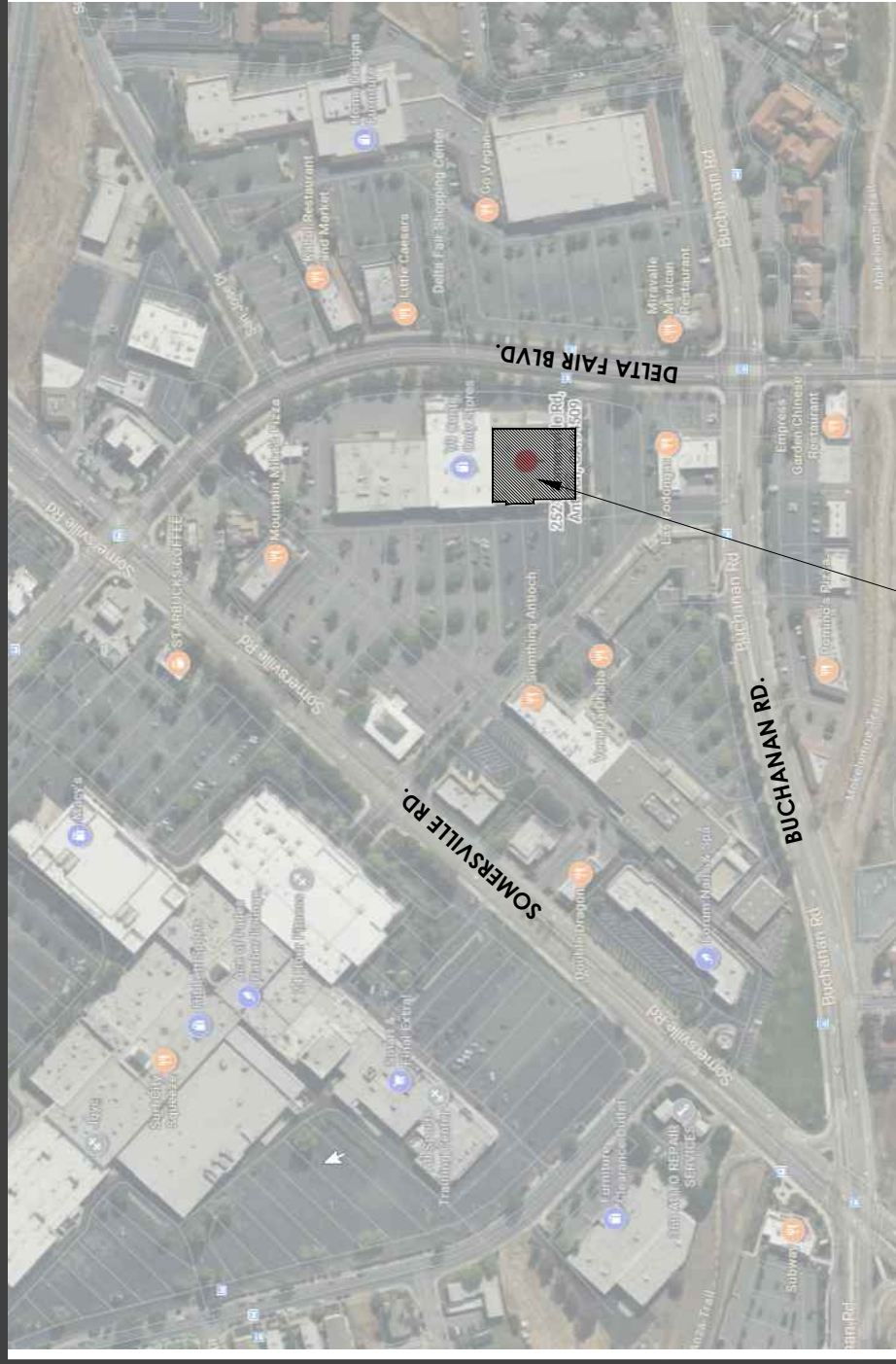




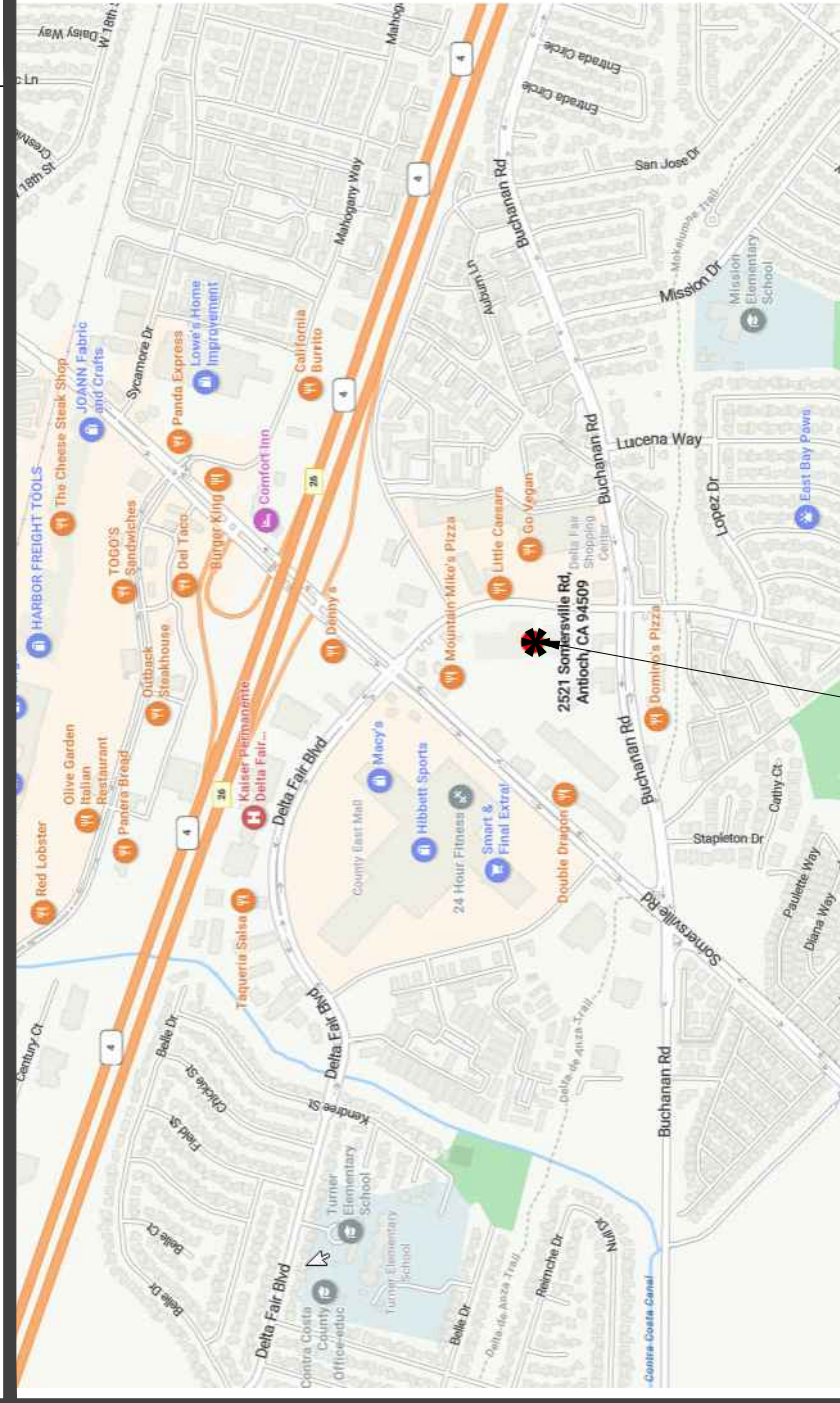
# savers™

## SHOP. REUSE. REIMAGINE.

### ANTIOCH, CALIFORNIA - STORE NO. 1241 PLANNING APPROVAL



**12**  
VICINITY MAP



**11**  
PROJECT LOCATION

**10**  
NOT USED

**09**  
NOT USED

**ADDRESS:** 2521 SOMERSVILLE ROAD, ANTIOCH, CALIFORNIA 94509

**JURISDICTION:** CITY OF ANTIOCH, CALIFORNIA

**PARCEL NUMBER:** 07-6-432-008

**LEGAL DESCRIPTION:** PARCEL MAP 23 PG 13 PCL 1 (FULL DESCRIPTION NOT PROVIDED ON ASSESSORS WEBSITE)

**ZONE:** C3 - REGIONAL COMMERCIAL DISTRICT

**LOT SIZE:** 3.65 ACRES

**SQUARE FOOTAGE:** 28,818

**NUMBER OF STORIES:** ONE

**DEPARTMENT OF PLANNING AND PERMITTING:** CITY OF ANTIOCH, CA PLANNING & BUILDING SERVICES DIVISIONS

**200' FT STREET:** ANTIOCH, CA 94509

**PHONE:** (925) 779-7065

**CONSTRUCTION TYPE:** TYPE IIIb - FULLY SPRINKLERED (UNCHANGED)

**OCCUPANCY:** M - MERCANTILE (UNCHANGED)

**PARKING:** TOTAL COUNT OF PARKING TO REMAIN UNCHANGED

**APPLICABLE CODES:**

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA IBC CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ACCESSIBILITY CODE - 2009 ANSIA 117.1
- CITY OF ANTIOCH ZONING ORDINANCE

**PROJECT DESCRIPTION:** CUP SUBMITTAL FOR SECONDHAND USE.

**PARKING REQUIREMENTS (CITY OF ANTIOCH, CA ZONING ORDINANCE TABLE 9-5.1703.1 OFF STREET PARKING)**

**RETAIL:**

- 5 SPACES/1,000 SF OF GROSS FLOOR AREA
- 5 SPACES/1,000 SF OF GROSS FLOOR AREA
- 28,818 SF / 1,000 = 29x5 = 145 STALLS REQUIRED
- ACCESSIBLE PARKING SPACES REQUIREMENTS:
- 51 - 200 SPACES: 6 ACCESSIBLE INCLUDING 1 VAN

EXISTING	PROPOSED
156 (E) PARKING SPACES	151 (E) PARKING SPACES
4 (E) ADA PARKING	4 (E) ADA PARKING
160 STALLS TOTAL EXISTING	5 (N) DESIGNATED DONATION DROP OFF STALLS TOTAL PROPOSED

**PROJECT TEAM** **03**

MARK	DATE	REVISION
	07/06/2023	PLAN REVIEW & APPROVAL

KEY:	ISSUED FOR	DATE
<input checked="" type="checkbox"/>	: ISSUED	
<input type="checkbox"/>	: ISSUED FOR REFERENCE	

SHEET #	SHEET TITLE
	BLANK COVER SHEET - FOR STAMP AND SIGNATURE

**ARCHITECTURAL DRAWINGS**

ARCHITECTURAL DRAWINGS
A00.0 COVER SHEET
A01.0 SITE PLAN
A02.0 PROPOSED FLOOR PLAN
A03.0 EXTERIOR ELEVATIONS
A03.1 RENDERED EXTERIOR ELEVATIONS

**05**  
PROJECT INFORMATION

**OWNER**

**RED MOUNTAIN GROUP**  
1234 EAST SEVENTEENTH STREET  
SANTA ANA, CA 92701  
CONTACT: GRAHAM ALLCHORN  
PHONE: (310) 849-7112  
PHONE: GALLCHORN@RMGINC.COM

**TENANT/CONSTRUCTION MANAGER**

**TVI, INC (dba 2nd AVE.)**  
11400 SE 6TH STREET, SUITE 125  
BELLEVUE, WA 98004  
CONTACT: CHRIS RECORD  
PHONE: (425) 410-2083  
EMAIL: CRECORD@SAVERS.COM

**ARCHITECT/APPLICANT**

**KEN MCCrackEN, ARCHITECT**  
19401 40th Avenue W., # 420  
LYNNWOOD, WA 98036  
CONTACT: KAREN WALLACE  
PHONE: (425) 405-7292  
EMAIL: KWALLACE@PMIDGINC.COM

**PROJECT TEAM** **03**

MARK	DATE	REVISION
	07/06/2023	PLAN REVIEW & APPROVAL

KEY:	ISSUED FOR	DATE
<input checked="" type="checkbox"/>	: ISSUED	
<input type="checkbox"/>	: ISSUED FOR REFERENCE	

SHEET #	SHEET TITLE
	BLANK COVER SHEET - FOR STAMP AND SIGNATURE

**ARCHITECTURAL DRAWINGS**

ARCHITECTURAL DRAWINGS
A00.0 COVER SHEET
A01.0 SITE PLAN
A02.0 PROPOSED FLOOR PLAN
A03.0 EXTERIOR ELEVATIONS
A03.1 RENDERED EXTERIOR ELEVATIONS

**01**  
34 - TOTAL SHEETS  
SHEET INDEX

## ATTACHMENT "C"

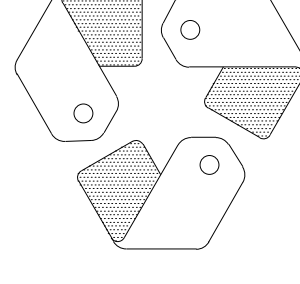
ANTIOCH  
STORE NO. 1241  
2521 SOMERSVILLE ROAD  
ANTIOCH, CALIFORNIA 94509  
PLANNING APPROVAL

THIS DRAWING IS THE PROPERTY OF SHOP. REUSE. REIMAGINE. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF SHOP. REUSE. REIMAGINE. IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED.



19401 40th Avenue W., # 420  
Lynnwood, Washington 98036  
t: 425.388.7752

SHOP. REUSE. REIMAGINE.  
11400 SE 6TH STREET, SUITE 125  
BELLEVUE, WASHINGTON 98004



MARK	DATE	REVISION
	07/06/2023	PLAN REVIEW & APPROVAL

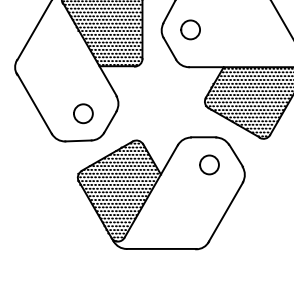
A/E STAMP

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COVER SHEET

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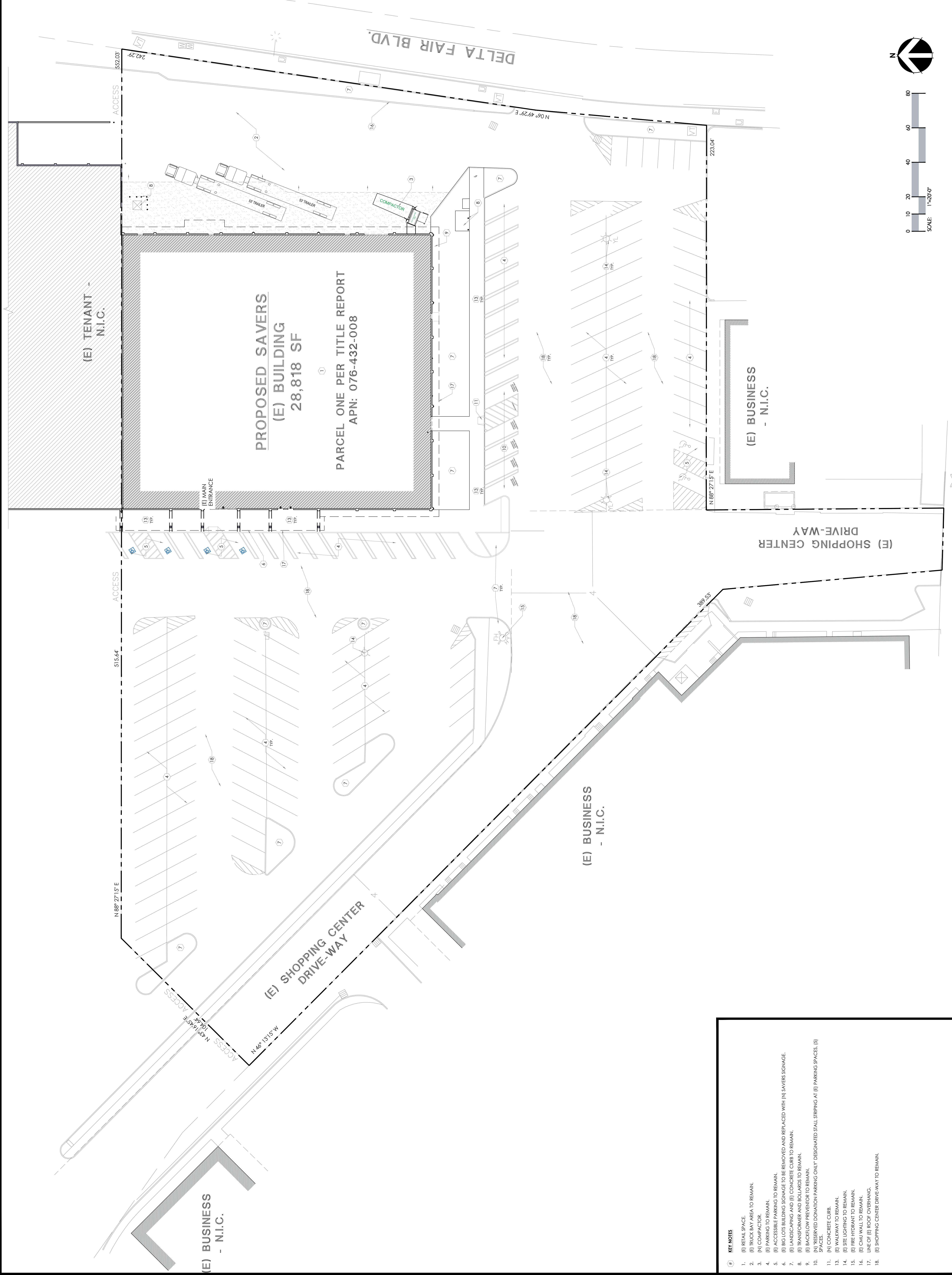
MARK	DATE	REVISION
	07/06/2023	PLAN REVIEW & APPROVAL

A/E STAMP
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A/E Project Number  
**SAV22011.0**

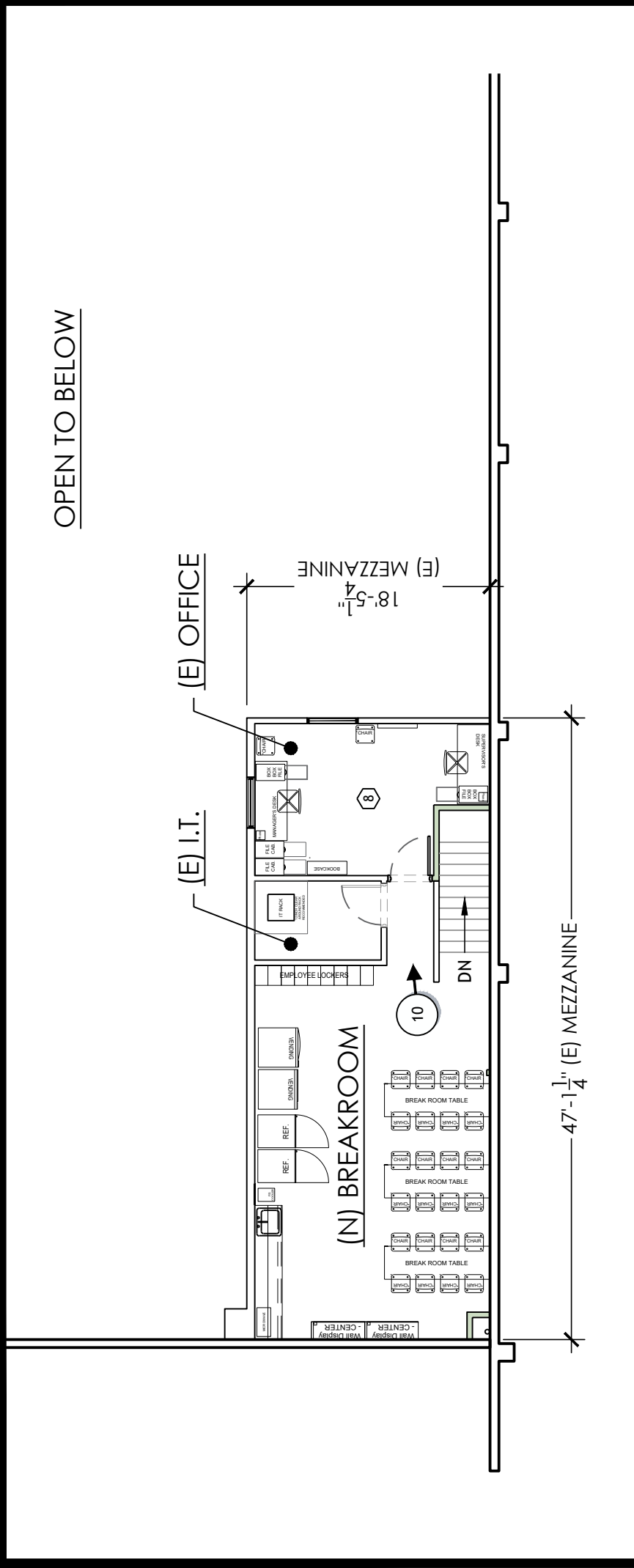
Sheet Name  
**SITE PLAN**

Sheet Number  
**A01.0**



- KEY NOTES**
- (E) RETAIL SPACE.
  - (E) TRUCK BAY AREA TO REMAIN.
  - (N) COMPACTOR.
  - (E) PARKING TO REMAIN.
  - (E) ACCESSIBLE PARKING TO REMAIN.
  - (E) BIG LOTS BUILDING SIGNAGE TO BE REMOVED AND REPLACED WITH (N) SAVERS SIGNAGE.
  - (E) LANDSCAPING AND (E) CONCRETE CURB TO REMAIN.
  - (E) TRANSFORMER AND BOLLARDS TO REMAIN.
  - (E) BACKFLOW PREVENTOR TO REMAIN.
  - (N) RESERVED DONATION PARKING ONLY DESIGNATED STALL STRIPING AT (E) PARKING SPACES. (S) SIGNAGE.
  - (N) CONCRETE CURB.
  - (E) WALKWAY TO REMAIN.
  - (E) SITE LIGHTING TO REMAIN.
  - (E) FIRE HYDRANT TO REMAIN.
  - (E) C&G WALL TO REMAIN.
  - LINE OF (E) ROOF OVERHANG.
  - (E) SHOPPING CENTER DRIVEWAY TO REMAIN.

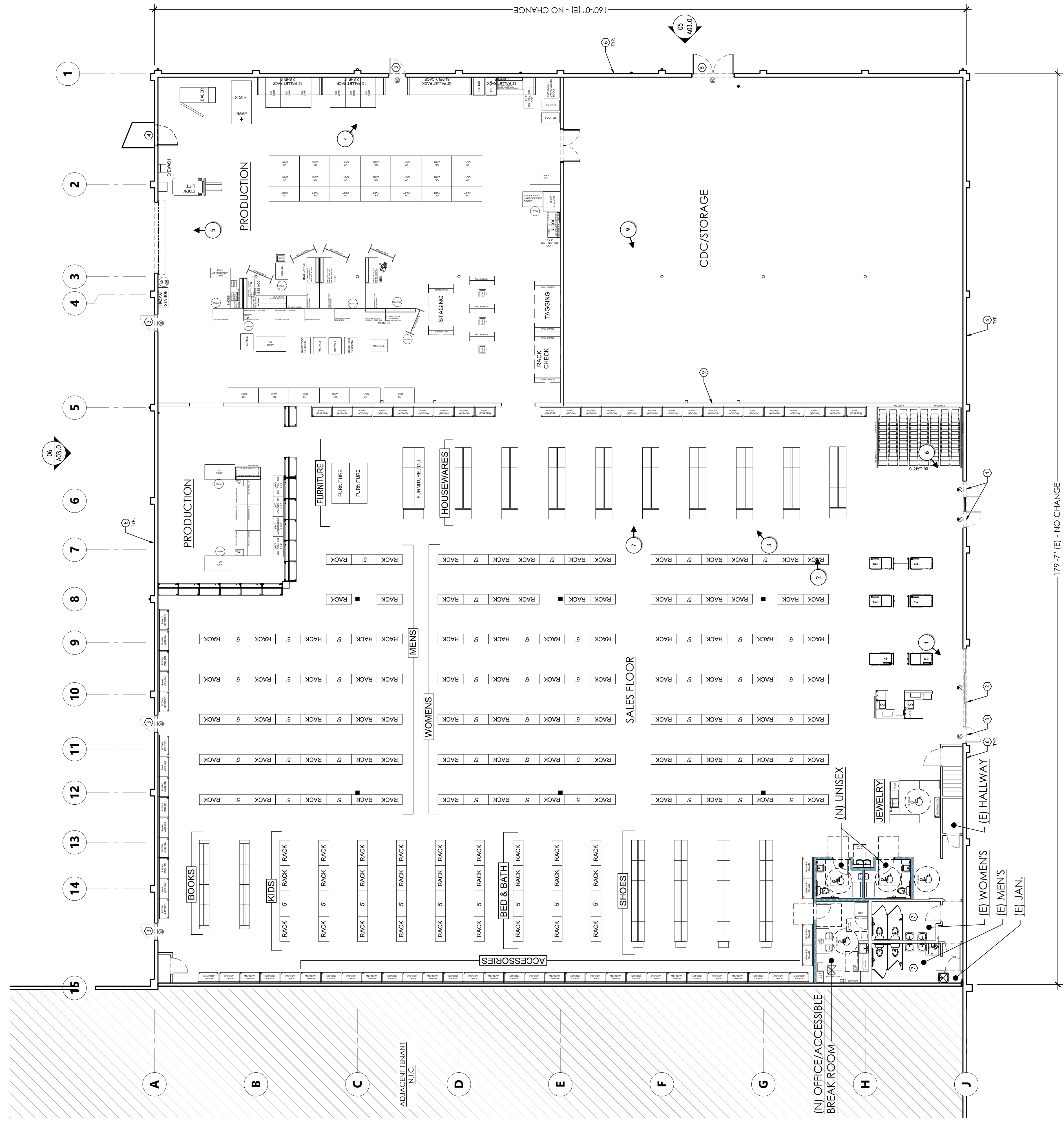




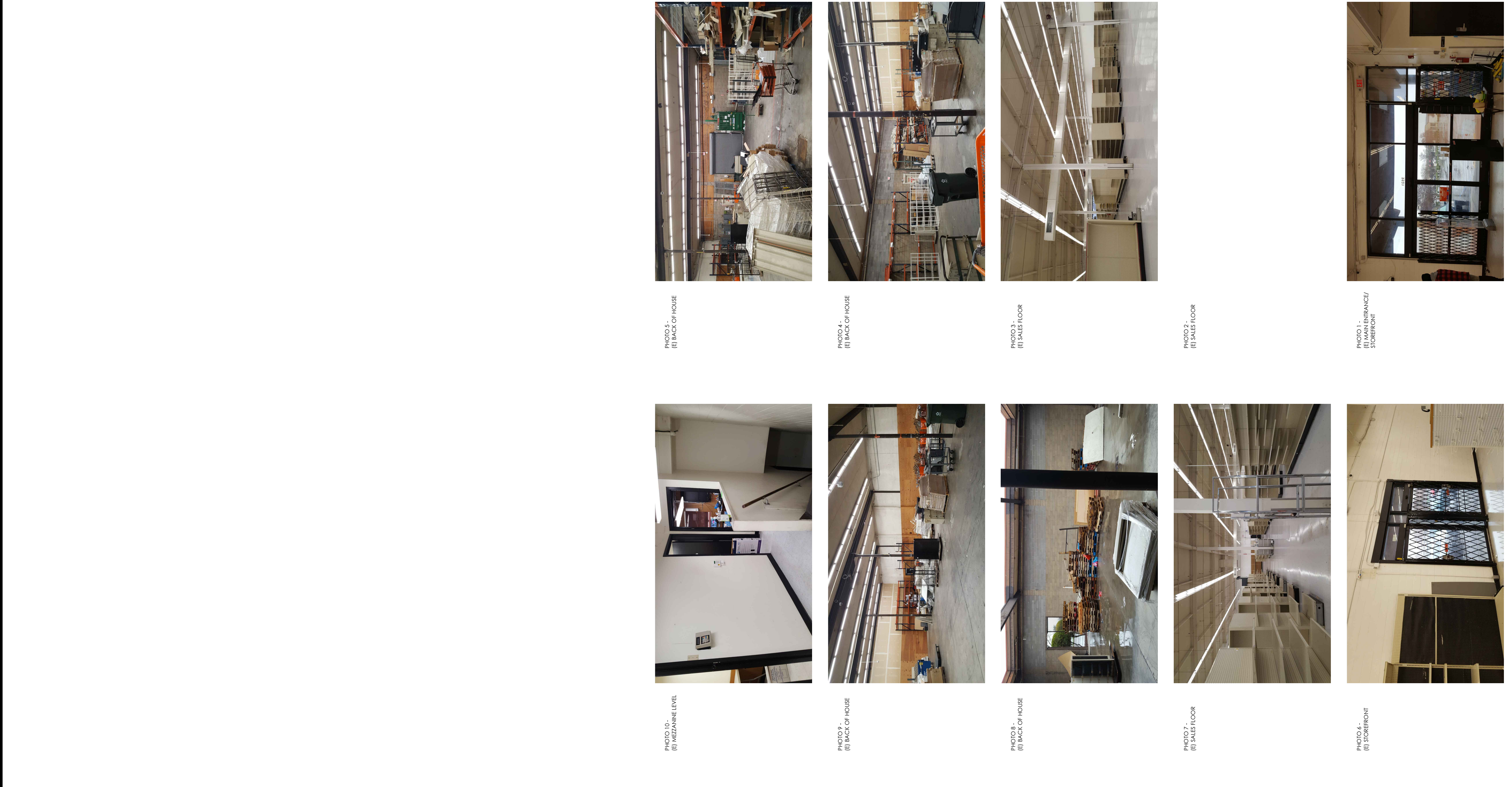
**FLOOR PLAN - MEZZANINE LEVEL**  
 3/32" = 1'-0"  
 NIS ...

- KEY NOTES**
- (E) MAIN ENTRANCE STOREFRONT TO REMAIN.
  - (E) STOREFRONT TO REMAIN.
  - (E) EXIT TO REMAIN.
  - (N) 4'-0" DOOR/KINON EGRESS DOOR.
  - (E) 6'-0" GATE REPLACED WITH (N) 6'-0" DOUBLE SWING DOORS.
  - (E) EXTERIOR FACADE AND CONSTRUCTION TO REMAIN. FACADE TO RECEIVE (N) PAINT. FINISH TO MATCH (E) ADJACENT.
  - (E) RESTROOMS TO REMAIN.
  - (E) OFFICES TO REMAIN. (N) FURNITURE AND EQUIPMENT.
  - (E) INTERIOR PARTITION TO BE REMOVED FOR SALES FLOOR AREA.

**KEY NOTES**  
 10



**PROPOSED FLOOR PLAN - GROUND LEVEL**  
 3/32" = 1'-0"  
 NIS ...



**PHOTOS - EXISTING INTERIORS**  
 NOT TO SCALE  
 01

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A/E Project Number  
 SAV22011.0

Sheet Name  
**FLOOR PLAN**

Sheet Number  
**A02.0**



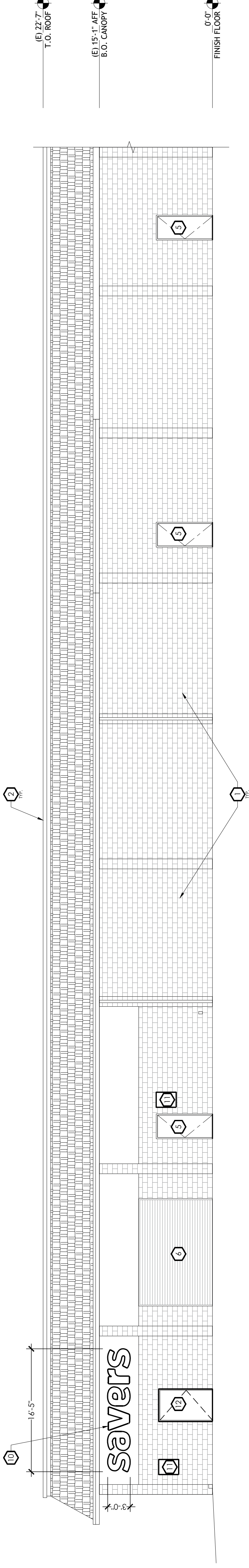
**KEY NOTES:**

1. (E) BUILDING FACADE AND CONSTRUCTION TO REMAIN, PATCH AND REPAIR (E) FACADE AS REQUIRED TO MATCH (E) ADJACENT.
2. (E) ROOFING AND PARAPET TO REMAIN.
3. (E) AWNING TO REMAIN AND (E) LIGHTING TO REMAIN.
4. (E) EX/ENTRANCE AND STOREFRONT TO REMAIN.
5. (E) MANUAL DOORS TO REMAIN.
6. (E) ROLLER DOOR AT (E) TRUCK BAY TO REMAIN.
7. (E) 6'-0" GATE REPLACE WITH (N) 6'-0" DOUBLE DOOR. FINISH TO MATCH (E) ADJACENT.
9. (E) BIG LOTS SIGNAGE TO BE REPLACED WITH SAVERS BRAND SIGNAGE BY SIGN VENDOR.
10. (N) SIGNAGE - SIGNAGE BY SIGN VENDOR.
11. (N) NO DUMPING SIGN.
12. (N) 4'-0" CDC DOOR.

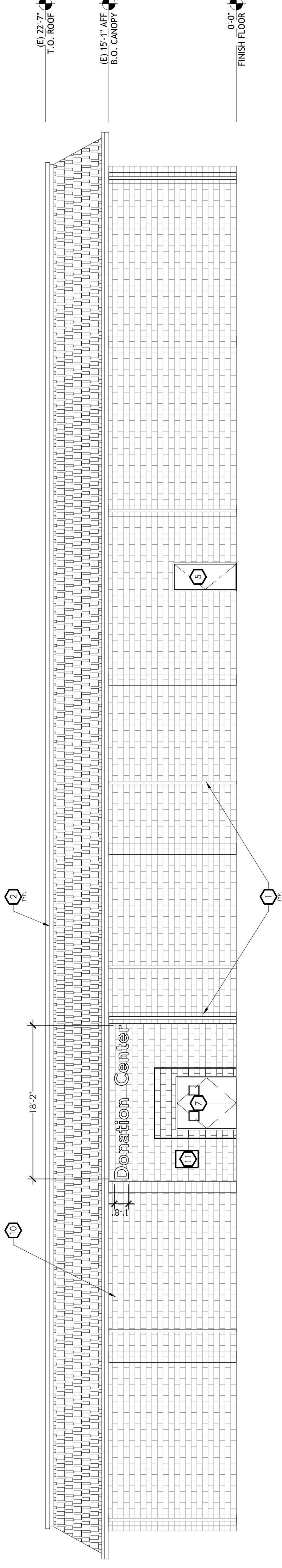
**NEW SHINGLE TILE ROOFING:**  
 CEANINTEED ASPHALT TILE, SUNRISE CEDAR. PROVIDED AND INSTALLED BY LANDLORD.

**ELEVATION KEY NOTES**

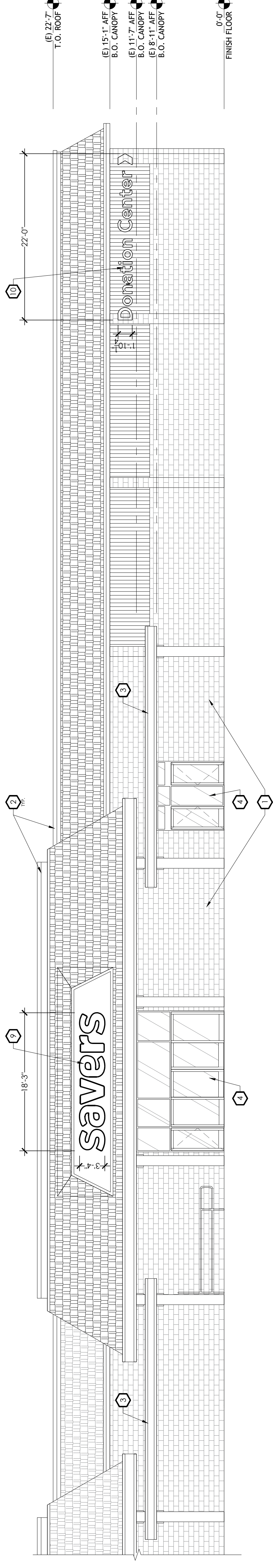
NTS

**03****EXTERIOR ELEVATION - EAST**

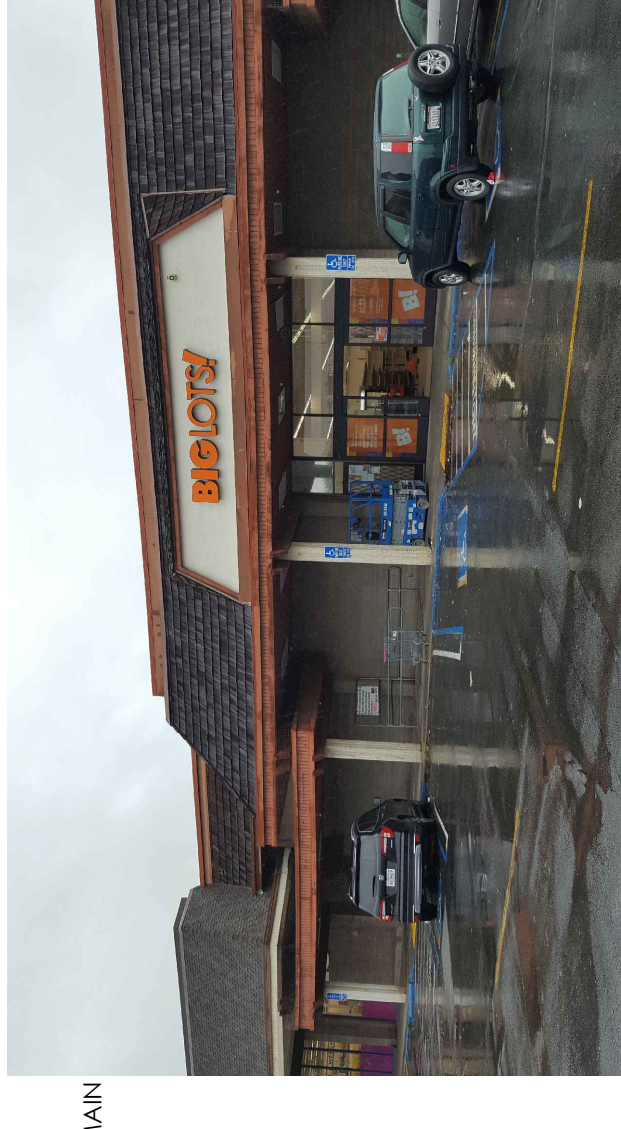
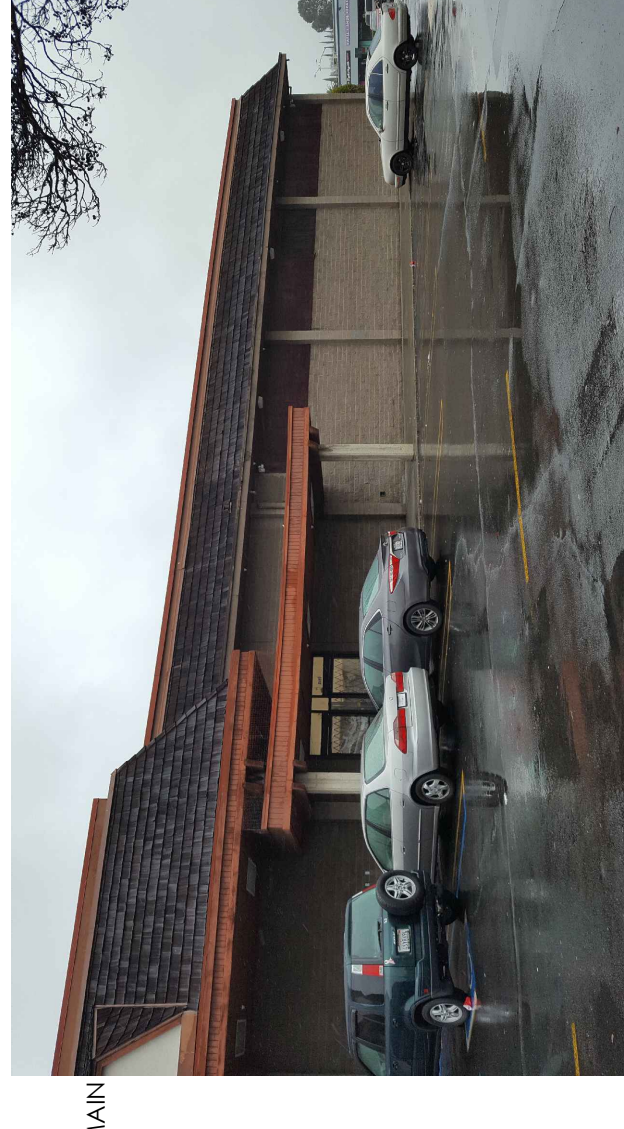
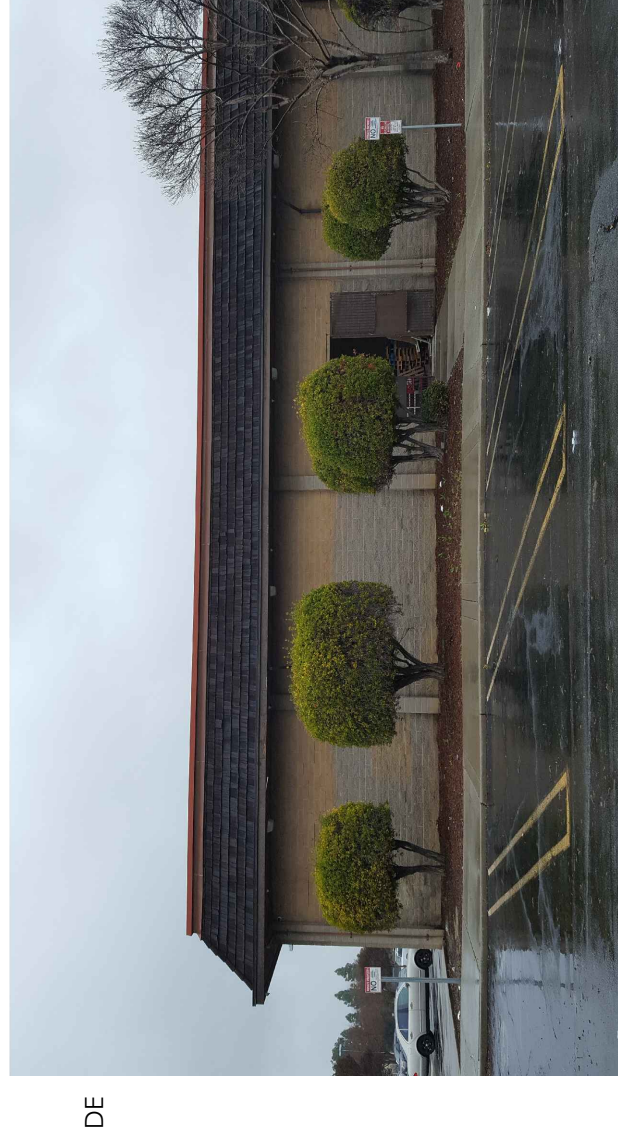
1/8" = 1'-0"

**06****EXTERIOR ELEVATION - SOUTH**

1/8" = 1'-0"

**05****EXTERIOR ELEVATION - WEST**

1/8" = 1'-0"

**04****PHOTOS - EXISTING EXTERIOR**

1/8" = 1'-0"

**01**

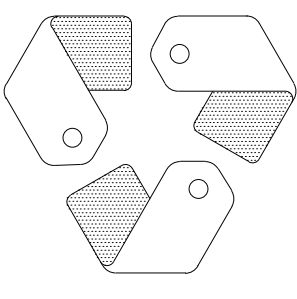
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**EXTERIOR ELEVATIONS**Sheet Number  
**A03.0**



- SW6095 TOASTY
- ASPHALT TILE ROOFING - SUNBEE CEDAR
- SW6095 TOASTY
- SW6378 CRISP LINEN
- SW6093 FAMILIAR BEIGE



RENDERED EXTERIOR ELEVATION - EAST

06

1/8" = 1'-0"

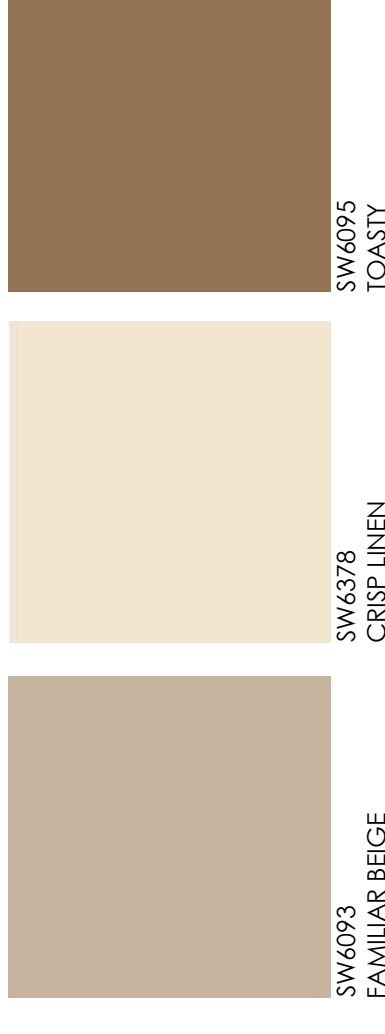
PROPOSED FINISHES

NTS

03

NEW SHINGLE TILE ROOFING:  
CERTAIN FIED ASPHALT TILE SUNBEE CEDAR, PROVIDED AND INSTALLED BY LANDLORD.

SHERWIN WILLIAMS PAINT FINISHES:



- SW6095 TOASTY
- ASPHALT TILE ROOFING - SUNBEE CEDAR
- SW6095 TOASTY
- SW6093 FAMILIAR BEIGE



RENDERED EXTERIOR ELEVATION - SOUTH

05

1/8" = 1'-0"



- SW6095 TOASTY
- ASPHALT TILE ROOFING - SUNBEE CEDAR
- SW6095 TOASTY
- SW6093 FAMILIAR BEIGE
- SW6378 CRISP LINEN



RENDERED EXTERIOR ELEVATION - WEST

04

1/8" = 1'-0"

NOT USED

01

1/8" = 1'-0"

..

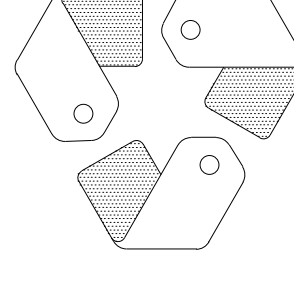
Rendered  
EXTERIOR  
ELEVATIONS

Sheet Name  
SAV22011.0

A/E Project Number

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