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**Project Description:**

The approximate 18-acre property, now divided into 7 Parcels (A thru G) was previously approved under PD-04-05 and UP-04-14 which included a 126,000 sf commercial / retail center and a 60,000 sf fitness facility. The fitness facility (Parcel A) was constructed in 2007 and the balance of the property has remained substantially undeveloped and vacant.

The vacant property is now being developed by two separate entities. Approximately 9 acres (Parcels B, C and D) are being developed by a third party as luxury apartments. A separate application for the proposed residential development has previously been submitted in mid-2023 by the third party to the City of Antioch. The remainder 3 acres (Parcels E, F and G) will be developed as 3 separate commercial / retail parcels.

This application pertains to the following 3 separate commercial / retail parcels (E, F & G).

Parcel E: Approximately 1.21 acres, includes an approximate 5,434 sf Automated Car Wash facility with covered vacuum areas and associated equipment enclosures. Total onsite parking will include 2 employee parking spaces and 9 vacuum spaces. The operating hours will be from 7am to 7pm and will employ approximately 20-25 people. The current approval for this parcel includes a 10,000 sf medical office pad. Applicant has not been successful in securing a tenant for this approved use after over 17 years of marketing. Applicant has a signed lease, subject to the City approval, for this parcel as a high-quality automated car wash.

Parcel F: Approximately .96 acres, includes an approximate 2,365 sf QSR / Retail tenant building with drive-thru component. Total parking will include 17 spaces. The operating hours will be from 9am to 10 pm and will employ approximately 40 people. The current approval for this parcel includes an 8,000 square foot restaurant pad. The proposed use is in line with the current approved list of uses allowed per PD-04-05 and UP-04-14.

Parcel G: Approximately 1.05 acres, includes an approximate 3,760 sf QSR / Retail tenant building with drive-thru component. Total parking will include 19 spaces for the Retail/QSR and the remaining 16 to be shared with Parcel A. The operating hours will be from 10am to midnight and will employ approximately 40 people. The current approval for this parcel includes a 6,000 square foot restaurant pad. The proposed use is in line with the current approved list of uses allowed per PD-04-05 and UP-04-14.



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There are currently 3 existing ingress/egress driveways to the 18-acre overall development. There will be no further access points developed other than what already exists on site. The primary entry is a signalized intersection located off Lone Tree Way, with a second entry from Lone Tree Way off the shared drive located northwest of the site and a third entry off Lone tree Way in front of the health club. The property is designed to allow vehicular, bicycle and pedestrian circulation throughout the site. A traffic study has been conducted and completed and is being submitted as part of this application. City comments, gained through a pre-submittal application process, have been incorporated into the site plan.

We are applying for a use permit, design review approval and an amendment to PD-04-05 Planned Development Master Use list to add a car wash.

The overall application outlines the colors, elevations, landscaping and other material requirements for this development.