

**PLANNING COMMISSION  
RESOLUTION NO. 2024-12**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING CITY COUNCIL APPROVE THE EAST LONE TREE SPECIFIC  
PLAN AMENDMENT**

**WHEREAS**, the City of Antioch (“City”) is proposing to approve a Specific Plan Amendment, which would be a text amendment known as the East Lone Tree Specific Plan Project (“Project”), to modify the approval process for commercial development within the four Regional Retail/Employment (CR/E) and Employment Retail (CE) designated parcels of the East Lone Tree Specific Plan (ELTSP) Area;

**WHEREAS**, the project site consists of an 87.82-acre site located in the eastern portion of the ELTSP Area on the eastern edge of the City of Antioch, California. The project site is bordered by the City of Oakley city limit to the east, the City of Brentwood city limit to the southeast, and the East Antioch Creek to the west. The site is identified by Assessor’s Parcel Numbers (APNs) 053-072-003, 053-072-025, 053-072-026, and 056-120-095. The parcels that comprise the project site are zoned Specific Plan (S-P) and are designated ELTSP Focus Area by the City’s General Plan. The majority of the project site is designated as CR/E, and a small portion of the site is designated CE;

**WHEREAS**, the Project would modify the approval process for commercial development within the four CR/E and CE designated parcels of the ELTSP Area. The City is proposing to no longer require approval of a Planned Development (PD) Rezone and would instead only require a Use Permit and Design Review approval by the City’s Planning Commission for commercial development within the CR/E and CE designated parcels of the Specific Plan. The Project would not involve specific development proposals at this time, and the Project would streamline future commercial development and minimize the need for further review under the California Environmental Quality Act (“CEQA”). The Project would also include an amendment to the ELTSP to require private Green Infrastructure facilities to be built as a result of the development of parcels;

**WHEREAS**, on July 17, 2024, the Antioch Planning Commission recommended the Antioch City Council certify the Supplemental Environmental Impact Report (SEIR) for the East Lone Tree Specific Plan Project as adequate for addressing the environmental impacts of the proposed project and adopting the California Environmental Quality Act (CEQA) Findings, Mitigation Measures, and a Mitigation Monitoring and Reporting Program (MMRP);

**WHEREAS**, the primary purpose of the Specific Plan Amendment is to facilitate economic development within the City of Antioch; facilitate commercial development in order to increase employment opportunities within Antioch; encourage a land use mix in Antioch that supports an economically vibrant and high amenity community; streamline future commercial project approvals consistent with the ELTSP; and minimize future California Environmental Quality Act (CEQA) review for commercial projects consistent with the ELTSP; and

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**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and

**WHEREAS**, on July 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

**WHEREAS**, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Planning Commission does hereby make the following findings for recommending City Council approval of the Specific Plan Amendment:

1. The proposed project conforms to the provisions and standards of the ELTSP because the proposed amendment is internally consistent with all other provisions of the ELTSP and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan;
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan because the project will provide additional jobs and sales taxes to the City;
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City because the Amendment will result in a logical placement of land uses consistent with the overall intent of the ELTSP; and
4. The proposed project will not cause environmental damage because the ELTSP SEIR determined that all potential environmental impacts would be less than significant with mitigations incorporated.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Planning Commission does hereby make the following findings for recommending City Council approval of the Specific Plan Amendment, as required in Section 9.5 of the ELTSP:

- A. Changes in the community have occurred since the adoption of the Specific Plan warranting an amendment as requested.

Since the adoption of the ELTSP, the majority of the Specific Plan area has been built out and the City of Antioch has grown substantially. The change in the processing of entitlements does not change the goals and objectives of the

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plan, and instead creates an entitlement process that mirrors other areas of the City.

B. The change will benefit the Specific Plan area.

The Amendments will allow for the streamlining of future commercial projects and minimize future CEQA review for projects, which both further the goals of the ELTSP to develop commercial areas in the Specific Plan with commercial uses.

C. The change is in conformance with the adopted General Plan.

The project will provide additional jobs and tax revenue to the City, which will implement the goals and objectives of the General Plan. The proposed amendments are consistent with the ELTSP and the General Plan designation of Specific Plan.

D. The change will not adversely affect adjacent properties and can be properly serviced.

The change will not adversely affect because this is a procedural change to the processing of entitlements and does not affect the land uses. A public hearing will still be required giving adjacent property owners an opportunity to provide public comment regarding any project.

E. The physical constraints of the property are such that the change is warranted.

The proposed changes are not physical in nature and rather related to processes. Therefore, this finding is not applicable to the project.

**NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED**, that the Planning Commission hereby recommends City Council APPROVAL of the Specific Plan Amendment removing the requirement of a Planned Development rezone approval for sites identified by APN 053-072-003, 053-072-025, 053-072-026, and 056-120-095. The CR/E and CE designated parcels would only require a Use Permit and Design Review approval by the City's Planning Commission for commercial development, as shown in the amendments in Exhibit A.

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**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17<sup>th</sup> day of July 2024, by the following vote:

**AYES:** Commissioners Riley, Webber, Gutilla, Jones, Martin

**NOES:** None

**ABSENT:** Commissioners Hills, Lutz

**ABSTAIN:** None

*Kevin Scudero*

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**KEVIN SCUDERO**  
**Secretary to the Planning Commission**

# EXHIBIT A

## Proposed East Lone Tree Specific Plan Text Amendment

### **ARTICLE 3: LAND USE**

#### **SECTION 3.3: Land Use Districts**

All proposed developments within the ELTA shall comply with the procedures set forth in Section E.1 of the Zoning Ordinance for Planned Developments. Each such development shall comply with the land use provisions, design standards, and other elements of this Specific Plan. *(See also Section 3.5 for special land-use provisions relating to several of these districts.)*

- CR/E. Whereas the CR site is reserved for regional retail use only, the ~~two~~ CR/E sites may be developed for regional retail or employment. In addition, the following criteria must be met:
  - A maximum of two drive-throughs will be allowed, per existing parcel, resulting in eight total for the entire area.
  - Automotive uses are not allowed including gas stations, with the exception of regional auto dealerships, which could offer ancillary repair and maintenance services.
  
- CE Employment Retail. The employment retail district is the place for the restaurants and service providers that the employment center requires to function. It also, however, provides a sense of identity, vitality, and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces. The design of this retail place should create a human-scaled cluster of activity at the heart of the campus. In addition, the following criteria must be met:
  - A maximum of two drive-throughs will be allowed, per existing parcel, resulting in eight total for the entire area.
  - Automotive uses are not allowed including gas stations, with the exception of regional auto dealerships, which could offer ancillary repair and maintenance services.

#### **SECTION 3.4: Site, Height and Density Criteria**

- (i) Each site with this designation shall be developed as a single project. While development of each project may be phased, it shall follow a single ~~master~~ plan for the entire site. Development on any portion of a site shall not be approved until an overall-master plan is approved for the entire site as part of the required Use Permit and Design Review process. For the purposes of this provision, the term 'site' shall be defined as one or more contiguous parcels with the same designation, undivided by streets or other public lands.

#### **SECTION 3.5: Special Provisions**

Certain of the districts described in 3.3 are subject to special provisions regarding permitted uses.

- CR Regional Retail. The future construction of the Route 4 Bypass and Laurel Road, and the widening of Lone Tree Way, do create the potential for regional retail development at these two interchanges. However, premature, suboptimal development could destroy this potential, both by precluding the land assembly required for a major regional center, and by degrading the image of the location with low-quality projects.

The four parcel 3 sites designated CR or CR/E shall each be developed as a single project. While development on a CR or CR/E site may be phased, it shall follow a single master plan for the entire site. Development on any portion of a CR or CR/E site shall not be approved until an overall-master plan is approved for the entire site as part of the required Use Permit and Design Review process.

Given that it may be several years before ~~the Route 4 Bypass and/or~~ Sunset Drive ~~are-is~~ constructed, interim uses may be located in the CR or CR/E designations where planned construction of Sunset Drive will impact the sites. Interim uses are defined as those which are short term in nature, and which do not clearly fit the land use districts as defined in section 3.3. Such interim uses would be subject to use permit approval by the Planning Commission, and all required use permit findings must be made. In addition, the following criteria must be met:

- The use must be determined to be short term in nature, with the duration of the use being tied to the estimated timing for construction of ~~the Route 4 Bypass and/or~~ Sunset Drive.
- Guarantees must be included to ensure the removal of the use at the time specified in the use permit.
- The level of capital investment must be consistent with the short-term nature of the site.

## **ARTICLE 9: SPECIFIC PLAN ADMINISTRATION**

### **SECTION 9.2: Development Entitlement Process**

#### Planned Development Process:

All developments within the Specific Plan Area are required to go through the Planned Development Review process as determined by Section 23 of the Antioch Municipal Zoning Code. Exceptions to this requirement are identified in Section 9.4 and as described in CR/E and CE section below. The Planned Development ~~This~~ process requires the following major steps:

- A. The submittal and approval of a preliminary development plan. While optional under the Zoning Ordinance, this is a requirement of the Specific Plan.
- B. The submittal and approval of Planned Development Zoning and a Final Development Plan as specified in the Antioch Municipal Code (Section 23).
- C. The submittal and approval of a use permit for each phase of development as specified in the Antioch Municipal Code (Section 27).
- D. As a requirement in all Specific Plan updates and in compliance with the City's NPDES permit's C.3 provision, private Green Infrastructure facilities shall be built as a result of the development of parcels. Green Infrastructure is intended to improve storm water quality, reduce flood risk, and provide other environmental and health benefits to the City of Antioch. In addition, as part of the Design Review process and related street frontage improvements, the City of Antioch shall identify and pursue opportunities for Green Infrastructure on private and public property.

All of the discretionary actions required as part of the Final Development Plan process shall include a finding of consistency with the East Lone Tree Specific Plan consistent with State law.

In addition to the submittal requirement identified in the Antioch Municipal Code, for Preliminary and Final Development Plan identified in the Antioch Municipal Code, the following information shall be submitted:

- A cut and fill map showing proposed site grading with the Preliminary Development Plan.
- Conceptual architecture of residential units, including range of unit sizes with the Final Development Plan.
- Streetscape depicting typical mix of "garage forward" and "house forward" units with the Final Development Plan.
- Photo montages or other visual analysis shall be required at the discretion of the Planning Commission with the Preliminary or Final Development Plan.
- A phasing plan identifying the anticipated increments of development and the infrastructure proposed to be constructed as part of each phase.

### CR/E Regional Retail/Employment and CE Employment Retail

Development of four parcels zoned CR/E and CE (APNs 053-072-003, 053-072-025, 053-072-026, and 056-120-095) shall require a Use Permit and Design Review by

the Planning Commission and not the Planned Development process described above. The Use Permit and Design Review process shall be as outlined in Articles 26 and 27 of the Antioch Municipal Code.

## **SECTION 9.6: Environmental Documentation**

The project level Environmental Impact Report (EIR) and Supplemental EIR certified for this Specific Plan are is intended to provide adequate environmental documentation for future projects in the area. This project level EIR and Supplemental EIR are is at a sufficient level of detail to serve as appropriate environmental documentation for subsequent Entitlements, except as noted below. The following policies will guide the determination of need for additional environmental information or if a further environmental determination is needed.

- A. An environmental determination will be required for Specific Plan amendments, which may result in a negative declaration or additional EIR work depending on the scope of the amendment as determined by the City.
- B. If it is determined that a development proposal will have environmental impacts not originally addressed in the project level EIR or Supplemental EIR, then additional environmental study or mitigation may be required.
- C. In cases where the certified EIR and Supplemental EIR for the Specific Plan calls for additional environmental information, this information will be provided as part of the application submittal process.








# 2024-12\_East Lone Tree Plan Amendment

Final Audit Report

2024-08-06

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