

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS**

WEDNESDAY, OCTOBER 7, 2015

6:30 P.M.

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION
TO HEAR THE MATTER**

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, OCTOBER 14, 2015.**

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

6:30 P.M.

Commissioners	Motts, Chair
	Westerman, Vice Chair
	Zacharatos
	Parsons
	Mason
	Miller
	Hinojosa

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES:** A. August 5, 2015 **APPROVED**
B. August 19, 2015 **APPROVED**

* * * END OF CONSENT CALENDAR * *

MINUTES

CONTINUED PUBLIC HEARINGS

MINUTES

2. **UP-15-10 – The Bedford Center** is requesting a use permit to expand an existing adult day care center into an adjacent approximately 1,800 s.f. space. The expanded facility will have a total of approximately eight (8) employees and forty-five (45) clients and will operate daily from morning to evening. The Bedford Center is located at 1811 C Street (**APN 067-262-002**). **RESOLUTION NO. 2015-20**
3. **PDP-14-09 – The Ranch** – Richland Communities requests a preliminary review of a preliminary development plan, which is not an entitlement, of a proposal to develop approximately 550 acres into a residential community of up to 1,667 residential units on 330.4 acres; 23.6 acres of parks and landscaped areas; 26.2 acres of collector roads; 16.4 acres of detention basins; a corporation yard and fire station on 5.1 acres; and utility improvements. The project site is located south of the terminus of Dallas Ranch Road and Deer Valley Road and north of the City limits. The site is identified by the following Contra Costa County Assessor's Parcel Numbers (**APNs: 057-010-002, a portion of 057-010-003, and a portion of 057-021-003**). **FEEDBACK PROVIDED**

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

STAFF REPORT

COMMITTEE REPORTS

ADJOURNMENT (9:16 pm)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are

proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**August 5, 2015
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, August 5, 2015 in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, August 12, 2015.

ROLL CALL

Present: Commissioners Parsons, Mason, Miller, Hinojosa
Vice Chair Westerman and Chair Motts
Absent: Commissioner Zacharatos
Staff: Interim City Attorney, Bill Galstan
Director of Community Development, Forrest Ebbs
Acting Senior Planner, Alexis Morris
Contract Planner, Cindy Gnos
Assistant City Engineer, Lynne Filson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **APPROVAL OF MINUTES - None**

NEW PUBLIC HEARINGS

2. **UP-15-09 – Contra Costa Medical Career College Inc.** requests approval of a Use Permit for the establishment of a private school within the existing 16,737 square-foot building at 1700 Auto Center Drive (formally 1700 Somersville Road) located in the M-1 (Light Industrial) Zoning District (**APN 074-054-011-08**).

Director of Community Development Ebbs explained there was a typographical error in the subject title of the Staff Report and the proper zoning was Planned Business Center (PBC).

Director of Community Development Ebbs presented the staff report dated July 22, 2015 recommending the Planning Commission approve a use permit for a private school subject to the conditions of approval contained in the attached resolution.

Chair Motts opened the public hearing.

Michael Luca, Commercial Real Estate Broker representing Antioch Auto Center, encouraged the Planning Commission to deny the request for the conditional use permit to operate the Medical School at 1700 Auto Center Drive. He noted there was limited property available to expand auto dealerships in the area and he saw significantly greater economic benefit from a dealership on the parcel. He reported three automotive dealerships were in the top 10 sales tax generators for the City and if this land was approved for an alternative use, there was the a possibility that Antioch could lose a dealership to Pittsburg.

Chair Motts closed the public hearing.

In response to Commissioner Hinojosa, Director of Community Development Ebbs clarified the office building was still occupied by AAA and the adjacent undeveloped lot was vacant. He stated the property was zoned planned business center and the initial vision was that this area would be a business park. He noted that in 2011 the list of allowable uses was expanded to include auto sales and no other changes were made to the zoning designation to preclude prior uses allowed.

Commissioner Parsons stated if the applicant had been present this evening she would have suggested they relocate to the abandoned Carrington College location on Country Hills. She noted that this site was an ideal location for an auto dealership.

Interim City Attorney Galstan clarified the College and Auto Dealership were both permitted uses under the zoning ordinance. He stated the City would not have the ability to deny the use permit because another use had a better economic benefit; however, if the Planning Commission was concerned the project would create a parking or traffic nuisance, they would be justified to request additional information. He stated it was appropriate to either approve the use permit or request additional information.

Director of Community Development Ebbs reported parking provided for this building was one space for every 171 square feet and no higher standard was typically applied.

Chair Motts commented that it was a very large parking lot.

Commissioner Mason stated based on the information provided in the staff report he did not see the need for a parking study.

Commissioner Hinojosa agreed with Commissioner Mason; however, she supported a circulation or traffic study to address concerns expressed in letters the Planning Commission had received.

Director of Community Development Ebbs stated without the benefit of the applicant to respond, he would recommend continuing the item to August 19, 2015. He stated he would convey to the applicant that their presence was expected at that meeting.

On motion by Commissioner Parsons, seconded by Vice Chair Westerman, the Planning Commission members present unanimously continued UP-15-09 – Contra Costa Medical Career College Inc. to August 19, 2015. The motion carried the following vote:

AYES: Parsons, Mason, Miller, Hinojosa, Westerman, Motts

NOES: None

ABSTAIN: None

ABSENT: Zacharatos

3. **GP-15-02, PD-14-01, PW-676, UP-14-05 – Aviano Farms** – Aviano Farms, LLC requests approval of: an Addendum to the Aviano Adult Community Project Environmental Impact Report; a General Plan Amendment to amend the Sand Creek Focus Area text to allow small-lot, single family residential uses on the project site; a rezone to modify the approved Aviano Adult Community Planned Development (PD) standards; a Vesting Tentative Map/Final Development Plan; a Use Permit; and, a Development Agreement. The project consists of the development of 533 single family homes on a portion of an approximately 184-acre parcel. The project site is located west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School (**APNs -057-050-022 and 057-030-050**).

Contract Planner Gnos presented the staff report dated August 5, 2015 recommending the Planning Commission take the following actions:

1. Approve the resolution recommending approval of the Addendum to the Aviano Project Final Environmental Impact Report.
2. Approve the resolution recommending approval of a Development Agreement between the City of Antioch and Aviano Farms LLC.
3. Approve the resolution recommending approval of a General Plan Amendment for purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site (GP-15-02).
4. Approve the resolution recommending approval of a rezone to modify the current Aviano Adult Community Planned Development zone standards (PD-14-01).
5. Approve a resolution recommending approval of a Vesting Tentative Map/Final Development Plan (PW-676), and a Use Permit for Phase 1 (UP-14-15).

Commissioner Hinojosa requested clarification as to why the lot sizes were smaller than the required designation.

Contract Planner Gnos explained a determination was made in 2008 that the General Plan/Sand Creek Focus Area would allow flexibility in lot sizes for senior development. She clarified with the proposed density and overall change in the Sand Creek Focus area, and added that a variety of lot sizes and housing types were supported in the housing element. She further noted the Sand Creek focus area specifically provided for age restricted housing in any residential designation within the area.

Commissioner Hinojosa stated mitigation in the Environmental Impact Report (EIR) for police services discussed one additional police officer for the area with funding provided by the General Fund and now the Development Agreement (DA) proposed passing that cost on to the homeowner. She further noted this had always been a general plan goal and questioned why the City had not implemented it.

Contract Planner Gnos, responded that at the time the 2008 EIR was drafted, the City did not have severe budget restrictions or decreased police staffing levels and it was not an issue. She stated there were conditions of approval and Development Agreements with similar provision on other projects; however, they were more general.

In response to Commissioner Hinojosa, Contract Planner Gnos stated the direction given now was more specific and residents were only being asked to pay for their impacts.

Assistant City Engineer Filson reviewed the spreadsheet outlining the methodology used to determine the Police Services Fee. She noted every year there would be a review of the budget and the assessment would increase or decrease to reflect actual costs.

Interim City Attorney Galstan reported the Development Agreement required the developer to establish a funding mechanism and staff did not want to dictate which mechanism was chosen as long as it was approved by the City. He stated Police Services, Mello Roos, and Community Services Districts all accomplished the same goal. He pointed out that the cities of Oakley and Brentwood had always had a police services district and for the first time a project in Antioch would be paying their share to supplement the foreseen shortfall of the cost to provide adequate police services.

Commissioner Hinojosa stated through research she determined the cost of providing an officer with benefits was approximately \$152,000. She questioned why the information given this evening was nearly double that amount.

Assistant City Engineer Filson responded the cost estimates included benefits, salary, equipment, and support services for the officer.

Acting Senior Planner Morris added the Antioch Police Department felt it was important to also include dispatch support for the officer.

Assistant City Engineer Filson explained the number of parcels to assess was staff's best guess with regards to how many parcels could come online.

Commissioner Hinojosa questioned what the mechanism was for requiring a police services fee. She cited the public services section of the Addendum to the EIR (E11) in the staff report.

Contract Planner Gnos clarified it was addressed in the land use section of the Addendum to the EIR. She explained when the 2008 EIR was written, there was sufficient staffing to meet the levels and now they could no longer find consistency with that policy.

Commissioner Hinojosa stated it remained confusing.

Chair Motts questioned if the methodology used would be applied to future development projects.

Contract Planner Gnos responded that it would set the tone for future development.

In response to Vice Chair Westerman, Contract Planner Gnos clarified Council had expressed an interest in exploring whether the number of rental units could be restricted in a particular development. She noted they were looking at a mechanism through the Homeowners Association (HOA) to help insure a level of homeowner occupancy; however, final resolution on that issue had not been accomplished.

Interim City Attorney Galstan added there was a provision in the DA that an HOA would be created and one of the requirements of the Covenants Codes and Restrictions (CC&Rs) would be that at least 70% of the units be owner occupied.

Commissioner Hinojosa stated she did not know how the City could require an HOA to enforce an owner occupancy requirement.

Interim City Attorney Galstan stated they had done research on this issue and approximately 40% of the HOAs in the United States had such a provision. He noted the Planning Commission did not need to focus on this issue because there was no policy in place at this time. He further noted the provision was a request of the City Council who would be deciding the issue. He reported the developer and the City were currently negotiating the point.

Commissioner Parsons questioned how the provision would be policed.

Interim City Attorney Galstan responded that typically the HOA had a requirement that the property owner inform them if they had a rental unit and that there was a waiting list if there was already 30% rental units. He noted code enforcement issues were typically addressed on a complaint basis.

Commissioner Parsons expressed concern that the provision would be an additional burden on an understaffed Code Enforcement Department.

Interim City Attorney Galstan stated the expectation would be that the HOA would recognize the value of the provision. He noted studies had shown with a higher percentage of owners, there was better maintenance and care of the property. He explained generally the HOA Board of Directors police themselves and any resident could enforce it because it was part of the CC&Rs recorded on the property. He added this process was typical of what was already occurring in existing HOAs.

In response to Commissioner Mason, Contract Planner Gnos explained that according to the new traffic model from the Contra Costa Transit Authority (CCTA) and the current methodology, the volumes on the roadways were less. She noted based on that the sound walls were lowered to 6 feet.

Acting Senior Planner Morris added the typical maximum height of sound walls was 6 feet.

In response to Commissioner Mason, Contract Planner Gnos stated typically rear yard maintenance was not covered by the HOA or developer.

Acting Senior Planner Morris explained the reduction in setback was based on the type of homes the applicant wanted to develop.

Contract Planner Gnos explained the project would be coming back to the Planning Commission for design review.

In response to Commissioner Hinojosa, staff indicated that they wanted to present the Development Agreement in its current form to Council.

Chair Motts opened the public hearing.

Michael Evans, Denova Homes, introduced the Development Team who would be making the presentation this evening and requested that he be allowed time for rebuttal at the end of the public hearing. He presented booklets of the presentation to the Planning Commission and staff.

Mike Serpa, Aviano Farms, provided a history of the project and their partnership with the Antioch Unified School District for the development of Dozier-Libbey Medical High School. He gave an overhead presentation of the Illustrative Land Plan, Lifestyle Hub and Sports Zone, Streetscape and Civil Engineering for their project.

In response to Commissioner Hinojosa, Mr. Serpa responded that typical HOA fees run in the \$100.00 – \$175.00 range. He explained the smaller lots would reduce maintenance and water demand for homeowners.

Tim Forrester, Assistant Superintendent for the Antioch Unified School District, gave a history of the creation of Dozier-Libbey Medical High School and the project's contributions. He noted this development would be building infrastructure needed for the School, current and future development.

In response to Commissioner Mason, Mr. Forrester stated the sewer and gas would be brought to the school with the second phase, which was tied into the agreement.

Patricia Curtin, Land Use Attorney on behalf of the applicant, stated they were not in agreement with the limitation on rental units and noted they had crafted a provision that there would be a requirement in the CC&Rs that front yards for both owners and renters were required to be maintained. Additionally, she stated they could not impose the provision requiring the HOA to pay for police services if a resident failed to do so. She noted the indemnification was overly broad in the DA; however, they were in agreement with project specific condition #6 that spoke to this issue. She stated they agreed in concept that there would be additional police funding; however, they were concerned for the methodology and more time was needed to discuss the issues. Speaking to a previous statement that if the DA with police funding did not move forward there would have to be further environmental review; for the record, she disagreed as police funding was not a physical impact and did not result in an impact to the environment and therefore it could not be related to CEQA.

Debra Fogarty, Williamson Ranch subdivision, stated she was not opposed to the original adult development; however, she had concerns for changing it to a family community. She stated the proposed development would have more traffic and school impacts. Additionally, she stated she was concerned that this project would be paying for public services and other communities were not, which would create a division in the community.

Chair Motts closed the public hearing.

To allow for the applicant to have a rebuttal and at the request of Commissioner Parsons, Chair Motts reopened the public hearing.

REBUTTAL

Michael Evans, clarified the first phase of the project was 127 lots. He noted the original plans were for homes with two bedrooms and with a den and now they were attempting to provide as many single story units as possible and enlarge them; therefore, they were requesting a larger footprint by taking out some of the front and rear yards.

Commissioner Parsons stated she was pleased to finally see this project moving forward. She questioned if a Project Labor Agreement (PLA) was still included. She spoke in support of changing it from a senior only development as she felt blending

communities brought vitality to the area. She requested more documentation with regards to what was included in the per officer cost estimates.

Mr. Evans responded they were currently working with the unions on the PLA issue.

Vice Chair Westerman requested the applicant provide input with regards to the capacity impact of this project to the Antioch Unified School District.

Michael Evans explained there was a funding mechanism in place to add capacity and school facilities.

Tim Forrester added this project would generate approximately 350-370 students K-12 and the District had the capacity to accommodate them. Additionally, he noted this project was in Mello Roos (CFC 2004-1) which would provide funding to assist with additions and/or expansions.

In response to Commissioner Miller, Mr. Forrester explained with the learning academy approach, students at the High School level could choose which school they wanted to attend by what they wished to learn.

In response to Commissioner Mason, Mr. Evans stated they would be installing drought tolerant landscaping and AB1881 reduced water consumption and prohibited watering on rainy days. He noted all houses would be compliant with title 24 which mandated wiring solar panels.

Chair Motts closed the public hearing.

Chair Motts reminded the Planning Commission that the vote taken this evening would be a recommendation to City Council. He proposed voting on the recommendations individually.

Commissioner Hinojosa agreed to take separate action on each recommendation. She stated she had no concerns with the environmental document.

RESOLUTION NO. 2015-12

On motion by Commissioner Hinojosa, seconded by Commissioner Parsons, the Planning Commission approved the resolution recommending approval of the Addendum to the Aviano Project Final Environmental Impact Report. The motion carried the following vote:

AYES: Parsons, Mason, Miller, Hinojosa, Westerman, Motts
NOES: None
ABSTAIN: None
ABSENT: Zacharatos

Commissioner Hinojosa stated she did not take requests for amendments to the General Plan lightly and she did not like the fact that the Planning Commission had been asked on numerous occasions to make exceptions. She stated in consideration of the density, the lot size met the threshold and she could support an exception in this case. She agreed larger lots were more maintenance and with a major drought she did not feel they were as marketable. Also, she did not believe the site was originally age restricted and with the provision to allow that product type in the entire Sand Creek focus area she would support an age restricted project in the future.

Chair Motts agreed with Commissioner Hinojosa.

RESOLUTION NO. 2015-13

On motion by Commissioner Parsons, seconded by Commissioner Mason the Planning Commission approved the resolution recommending approval of a General Plan Amendment for purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site (GP-15-02).

AYES: Parsons, Mason, Miller, Hinojosa, Westerman, Motts

NOES: None

ABSTAIN: None

ABSENT: Zacharatos

Commissioner Hinojosa stated she understood with a constrained budget the City wanted to move forward with implementing policies and goals to meet the police staffing ratios to population; however, she was concerned with how it was proposed in the Development Agreement. She expressed concern that they had not been provided the funding matrix until today and it was difficult to understand. She stated HOA, Mello Roos and Police Services fees would be a large burden on the people living in this community. She noted with the concerns raised by the applicant she was not ready to recommend approval of the Development Agreement. She stated she was confused that the Planning Commission was not being asked to take up the issue of the rental restriction and instead send it to the City Council. She questioned what the Planning Commissions function was and asked if they were just a bureaucracy for projects to move through. She stated she took her position seriously and she wanted to be appreciated and be provided information that was complete, fully vetted and understandable. She noted she did not believe that product had been presented to the Planning Commission and she took extreme issue with that. Additionally, she stated she did not support project by project policy making. She stated she would not recommend approval of the development agreement and she would like the City and Developer to discuss the outstanding issues and a complete product come back before the Planning Commission prior to it going before City Council.

Interim City Attorney Galstan explained the Planning Commission's comments about the rental restriction provision could be carried forward to Council in the minutes;

however, he would not recommend voting to delete it when it was motivated by the City Council.

Director of Community Development Ebbs stated he shared concerns regarding the project by project policy decisions; however, they did not have the benefit of a comprehensive planning document to solve these issues in advance. He explained that police services were a challenge, very expensive to fund and the economics of single family development were not the same as prior to proposition 13. In addition, he noted that in a recovering housing market it would take a long time before a typical single family home carried its weight. He further noted service delivery had increased in price and staffing had decreased. He commented that they attempted to provide a reasonable level of police service and the City could not presume property tax, after it filtered through the State, would be sufficient to do so. He stated the City needed to close that gap and this was a way to accomplish that goal. He explained it was a budget issue the City Council was best positioned to address. He added that he appreciated the concern that the Planning Commission had been provided items and asked to defer; however, on this matter it was appropriate. He stated he would pass on the concerns expressed this evening to the City Council and he would encourage them to listen to this hearing and take it under consideration.

Commissioner Parsons questioned if other developers agreed to the police services fees being proposed this evening.

Director of Community Development Ebbs stated the feedback he had received was that it was a reasonable approach and he expected the City Council's conversation would answer that question.

Chair Motts stated he concurred with Commissioner Hinojosa on the project by project nature of proposals. He noted it was not a comprehensive approach or a view of what the City actually desired to see and because of that they were asked to approve amendments and make exceptions to the General Plan. He encouraged staff to improve the process. Speaking to the Development Agreement, he stated he could support it with staff's explanation as to why it was presented this way.

Commissioner Parsons stated she agreed that the project by project approach was not ideal. She stated she did not want to see this development delayed and the Planning Commission perceived as a barrier to it moving forward.

Chair Motts added that all projects were not equal which was why they desired a more comprehensive approach. He stated an exception for this project may be worthwhile.

Commissioner Hinojosa suggested after this meeting, issues raised could be considered and refinements to the DA could be made. She expressed concern that the developer had stated they did not agree with the rental restriction provision. She stated she did not want to give the impression she was attempting to slow development or make the process harder. She stated she was uncomfortable with the way it was

proposed and with a request to move this item forward when all the information had not been finalized.

A motion by Commissioner Hinojosa, seconded by Commissioner Westerman, to recommend the City Council NOT enter into the Development Agreement failed by the following vote:

AYES: Hinojosa, Westerman
NOES: Parsons, Mason, Miller, Motts
ABSTAIN: None
ABSENT: Zacharatos

RESOLUTION NO. 2015-14

On motion by Commissioner Miller, seconded by Commissioner Parsons, the Planning Commission approved the resolution recommending approval of a Development Agreement between the City of Antioch and Aviano Farms LLC. The motion carried the following vote:

AYES: Parsons, Mason, Miller, Westerman
NOES: Hinojosa, Motts
ABSTAIN: None
ABSENT: Zacharatos

For the record, Director of Community Development Ebbs stated this deliberation would be forwarded to the City Council and they would be encouraged to hear all comments.

RESOLUTION NO. 2015-15

On motion by Commissioner Parsons, seconded by Commissioner Miller, the Planning Commission approved the resolution recommending approval of a rezone to modify the current Aviano Adult Community Planned Development zone standards (PD-14-01).

AYES: Parsons, Mason, Miller, Hinojosa, Westerman, Motts
NOES: None
ABSTAIN: None
ABSENT: Zacharatos

RESOLUTION NO. 2015-16

On motion by Commissioner Parsons, seconded by Commissioner Miller, the Planning Commission approved the resolution recommending approval of a Vesting Tentative Map/Final Development Plan (PW-676), and a Use Permit for Phase 1 (UP-14-15).

AYES: *Parsons, Mason, Miller, Hinojosa, Westerman, Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Zacharatos*

ORAL COMMUNICATIONS

Chair Motts stated he would be forwarding parliamentary procedures and Roberts Rules of Order to Commission members via email.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported on his attendance at TRANSPLAN on July 9, 2015.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:43 P.M. to the next regularly scheduled meeting to be held on August 19, 2015.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**August 19, 2015
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, August 19, 2015 in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, August 26, 2015.

ROLL CALL

Present: Commissioners Parsons, Zacharatos, Mason, Miller, Hinojosa
Vice Chair Westerman and Chair Motts
Absent: None
Staff: Interim City Attorney, Bill Galstan
Community Development Director, Forrest Ebbs
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: July 1, 2015

On motion by Commissioner Zacharatos, seconded by Commissioner Vice Chair Westerman, the Planning Commission approved the minutes of July 1, 2015 as presented. The motion carried the following vote:

AYES: Motts, Westerman, Parsons, Zacharatos, Mason, Miller and Hinojosa
NOES: None
ABSTAIN: None
ABSENT: None

CONTINUED PUBLIC HEARING

2. **UP-15-09 – Contra Costa Medical Career College Inc.** requests approval of a Use Permit for the establishment of a private school within the existing 16,737 square-foot building at 1700 Auto Center Drive (formally 1700 Somersville Road) located in the PBC (Planned Business Center) Zoning District (**APN 074-054-011-08**).

Community Development Director Ebbs presented the staff report dated August 12, 2015, recommending the Planning Commission approve a use permit for a private school subject to the conditions of approval contained in the attached resolution.

In response to Commissioner Parsons, CDD Ebbs read an excerpt from the General Plan. Commissioner Parsons stated that in regards to Economic Development, the City is charged with insuring internal goals and policies and that the Somersville corridor is a large part of that in that it encompasses dealerships and other retail businesses. That pursuant to the Economic Development portion of the General Plan which encourages business and generating taxes, she does not think this use does that.

Chair Motts opened the public hearing.

Applicant, Stacey Orozco, spoke to say that this is a private vocational training school, that since 2007 that have graduated more than 5000 students (4000 of which have become gainfully employed), that they currently reside in the Bluerock Center which is a retail center, and that with the growth that they have gone through over the last seven years, they now have no more space. She said that currently they employ twenty people but that in a year's time they look forward to adding five to ten more and anticipate graduating 1500 students over the next year. Applicant stated that she believes that they do contribute to the economic growth in the community.

In response to Commissioner Parsons, applicant stated that most classes are ten weeks in length, that there are several cohorts with one program graduating every four weeks; that programs range in length of 4 weeks, 8 weeks, 10 weeks up to one year. She said that she has a chart which shows the schedule and the amount of time that each occupies the building; that they stagger them so that not all students are present at one time. She said that all of the parking spaces are never all taken at any one time.

CDD Ebbs pointed out the proposed condition F1 to the Planning Commission.

Vice Chair Westerman clarified with applicant that they are purchasing the property and that they are in escrow now.

Michael Luca stated that he was here two weeks ago and that he was here on behalf of Tom Nokes, the owner of adjacent property and also the owner of multiple properties across the street. He said that while Mr. Nokes opposes the use of the college at this property, he is not against the college itself but that this specifically relates to the

Council's vote in 2007 to allow auto sales in this corridor, AAA being auto related. That any retail use on that corner should be complementary to those uses for the area.

In response to Commissioner Hinojosa, Mr. Luca stated that there was interest in Mr. Nokes purchasing the property, that multiple documents were going back and forth but then Mr. Nokes was abruptly told that the owner were going with another buyer. He said that as part of the sale to Mr. Nokes, the building would have been demolished, leading to more growth.

Chair Motts closed the public hearing.

CDD Ebbs reminded the Planning Commission that this is a contested issue, that they are establishing a record, that this is not a decision between auto sales and the career college, and that only one application is currently before the Commission.

City Attorney Galstan stated that they have heard comments and that if there is any inclination to deny this use permit, he would request that the Commission have a tentative decision so that there are written findings. He said that zoning is not given to the highest and best bidder; that he has looked at the General Plan and Ordinance since the last meeting. That the Ordinance regarding Use Permits has certain criteria; that some are pretty typical and that there are some other criteria, one of which is adversely affecting public welfare. He said that the General Plan does have a number of policies which tend to favor commercial retail tax generated uses in the Somersville corridor and that it encourages auto related uses. With those policies in place, they could have a finding that non-retail, non-tax generating college is not entirely consistent with those policies.

Commissioner Parsons stated that this corridor is intended for economical development tax generating entities and that as a good planning practice, it should be a tax generating activity in that corridor.

Commissioner Mason said that he doesn't feel the same necessity of that being retail, that based on staff's recommendation and applications in compliance with approved uses in that area, that he sees no reason to deny and that he would support the project at this time.

Commissioner Zacharatos agreed and said that she was inclined to support.

Commissioner Hinojosa said that she agrees with Commissioner Parsons about a better use for the site but does feel that this application is before them and she cannot find reasons to deny the project and therefore is going to support staff's recommendations.

Chair Motts agreed with the majority and said that he can't find a reason to deny the request. He said that he believes that there is some other business in that area that is not auto related. That he can't understand why AAA is leaving but this project is something before them and on the table.

Vice Chair Westerman concurred with the majority of the Commissioners and stated that in Antioch health care is also a major industry and that this type of use he thinks also contributes to that. He stated that he will support this application.

RESOLUTION NO. 2015-17

On motion by Commissioner Hinojosa, seconded by Commissioner Miller, the Planning Commission members present unanimously approved use permit (UP-15-09) to establish a private school subject to all conditions. The motion carried the following vote:

AYES: Zacharatos, Mason, Miller, Hinojosa, Westerman, Motts
NOES: Parsons
ABSTAIN: None
ABSENT: None

- 3. UP-15-07 – Vista Diablo Mobile Home Park Expansion** – Sierra Management requests approval of a Use Permit to add 6 mobile home lots at an existing 150-unit mobile home located at 2901 Somersville Road in the R-10T (Medium Density Residential District/Manufacture Housing Combining District) **(APN 076-010-029)**.

CDD Ebbs presented the staff report dated August 12, 2015.

In response to Chair Motts, CDD Ebbs said that this parcel is a tiny sliver that can only be accessed through the park.

Opened public hearing.

Applicant stated that this is an existing senior community, that they have 150 spaces, that they want to add 6 more spaces, and that although he doesn't have much background he believes the park has been there since 1978.

Closed public hearing.

Commissioner Hinojosa said that she has no issues with this project.

Chair Motts states that he also has no issues.

RESOLUTION NO. 2015-18

On motion by Vice Chair Westerman, seconded by Commissioner Zacharatos, the Planning Commission approved the expansion of the existing mobile home part from 150 units to 156 units, subject to all conditions. The motion carried the following vote:

AYES: *Parsons, Zacharatos, Mason, Miller, Hinojosa, Westerman, Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

4. **UP-15-08/AR-15-06** – Conrad DeJesus, DJA Architects, on behalf of Pete's Restaurant and Brewhouse requests approval of a Use Permit for the creation of a 850 +/- square-foot outdoor dining area adjacent to the existing restaurant building at 2709 Hillcrest Avenue in the C-2 (Neighborhood/Community Commercial) Zoning District **(APN 052-232-020)**.

CDD Ebbs presented the staff report dated August 12, 2015.

In response to Commissioner Parsons, CDD Ebbs said that there may be a landscape drain but the project could not interfere with utilities.

Opened public hearing.

Applicant, Conrad DeJesus, said that this is a very straight forward outdoor dining patio which would enhance the current restaurant.

Commissioner Hinojosa asked if this would be an all open outdoor seating area, or if there would be any shading structure to which applicant said that they are no current plans for shade.

In response to Commissioner Zacharatos, applicant said that they have a seating layout and he is assuming this would accommodate approximately 40 or so people. CDD Ebbs said that the plan shows 13 tables with 3 or 4 people at each table.

Vice Chair Westerman clarified with applicant that there is a possibility of umbrellas at the tables.

In response to Commissioner Mason, applicant stated that this would be year round seating with free standing heating devices.

In response to Commissioner Parsons, the applicant said that the storm drain is farther away from the patio and that it is not affected by the size of the patio.

The manager of County Square Market spoke to say that while he is happy that the space is taken and will be open for business, he is a little concerned about alcohol drinking and if customers were to over drink and his concern is about fights given that they have families with children shopping at their store.

CDD Ebbs said that the applicant can address that issue.

Applicant stated that beer and wine will be sold, that other franchises have a bar, and that he is assuming that this one will match that, but the answer should come from the franchisee and not him.

Commissioner Parsons interjected that since you can't get to the parking lot without going through the restaurant, the fight would have to go through as well.

Chair Motts asked about the liquor license to which applicant said that was never part of the discussion between him and the client and CDD Ebbs said that restaurants of this type require that food is served and that it is pretty well regulated by the Alcoholic Beverage Control Board. He said that the six foot screen required would keep drinks from being passed out into the parking lot and that if this becomes an issue, this use can be revoked as they retain authority.

In response to Commissioner Hinojosa, applicant said that the gate on the east elevation would remain closed and that the gate is only an emergency exit.

Closed public hearing.

Chair Motts said that he does not have a problem with this, that he did read that the gate is a legal requirement for access for emergency, that possible shade structures with heat may want to be considered, and that he is in favor of this application.

Commissioner Mason said that he is also in favor of this application in that it brings more value to the community and that places like this are needed.

Commissioner Hinojosa reiterated concerns about having shade structures which she would strongly encourage but that she has no other concerns.

RESOLUTION NO. 2015-19

On motion by Vice Chair Westerman, seconded by Commissioner Parsons, the Planning Commission approved UP-15-08 for a use permit for the installation of an outdoor dining patio at the existing restaurant building at 2709 Hillcrest Avenue, subject to all conditions. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason, Miller, Hinojosa, Westerman, Motts
NOES: None
ABSTAIN: None
ABSENT: None

5. **PDP-15-01 – Hillcrest/Wildflower Mixed Use Project** – DeNova Homes requests a preliminary review of the proposal to develop a mixed use project containing approximately 100 apartments, 24 single-family lots and 9.52 acres of commercial development at the vacant lot at the northeast corner of the intersection of Hillcrest Avenue and Wildflower Drive in the PD/C-2 (Planned Development; Neighborhood/Community Commercial) Zoning District (**APN 053-140-002**).

CDD Ebbs presented the staff report dated August 12, 2015.

Chair Motts stated that some of the lot sizes are extremely small, to which CDD Ebbs said that the graphics presented tonight will better demonstrate that but that these are essentially view houses and not typical flat land homes due to the physical constraints on these lots. That they haven't gotten far enough along for floor plans or sizes.

In response to Chair Motts CDD Ebbs stated that the Housing Element addressed numbers for apartments but that while he does not have that number on hand, there is a lot of acreage for low density in the City's plan.

In response to Commissioner Parsons, CDD Ebbs stated that the dash line on page D1 is a drainage easement. Applicant confirmed that this is an easement for a water line and that they are working with Flood Control who has authorized them to go ahead.

In response to Commissioner Hinojosa, CDD Ebbs said that any significant project requires a General Plan amendment and that four total can be approved in a year. He said that this parcel could certainly be considered in the General Plan update but that it is a matter of timing, not a matter of principal and that it was good that she brought that up.

Commissioner Parsons said that she would like to see more transit villages with Bart so close.

CDD Ebbs said that while this is not in the actual area, it is within the study area.

In response to Commissioner Mason, CDD Ebbs said that the 3' setback between the garage and sidewalk in the staff report was actually a typo and that the 3' setback was a side setback and not in the front.

Applicant interjected that they would propose an 18 to 20' driveway.

Opened public hearing.

Applicant, Trent Sanson said that the design team was present and handed out civil renderings to staff and the Commission and placed poster boards. He gave a power point presentation which included background, workshop overview, project location, the Hillcrest Station Specific Plan, the Hillside Development Ordinance definition, and the

preliminary development plan-Parcel C (commercial) Parcel B (apartment) Parcel A (residential).

Ralph Strauss, Architect, continued with the power point presentation discussing the three components of the site (commercial with the main street access point, apartments, and residential).

Applicant pointed out the mitigatable wetlands and showed the letter regarding the water easement.

CDD Ebbs stated that this is not a public hearing.

Paul Powell Jr. said that he lives on Wildflower, that this project is 30% of what the existing housing is in Hillcrest Estates, that there is a flaw in that it all empties into Wildflower, that at the intersection of Deer Valley and Hillcrest motorists have figured out going through Wildflower to get to Highway 4 is quicker, and that this project will exaggerate that and make Wildflower a major thoroughfare. He said that he didn't see anything like a park and that they have open space but it won't be level. He said the benefits of mixed use are that people can work, play and have recreation and restaurants where they live. He said that the developer gets more efficient use of the space, the public entity gets more revenue but he is not sure about the benefits to residents.

Robert Berntson, resident on Sunflower, said that his major objection is the issue with traffic; that his building has been smashed into and that vehicles have been hit with vehicles speeding down the street. He said that Wildflower will turn into a major thoroughfare that can't accommodate that many apartments in that area, and the area would be better served not having this many people in such a small area; infrastructure of the streets doesn't support it. That it is a great idea to have a plaza and create revenue, that he would prefer an industrial area where the apartments would be, and that the apartment complex is going to create too much congestion and traffic.

Dabda Lubken agreed with the neighbors and said that she is concerned about the 100 apartment complex which will affect traffic and speeding. That this will be an eyesore and will affect property values. She is also afraid of crime being brought in. She currently commutes and this will be adding more congestion. She said that she does like the idea of the plaza but doesn't like that many homes in such a small place and would appreciate not allowing this to happen.

Phyllis Fischer, resident on Sunflower, said that there are major traffic issues with cars going down Sunflower too fast, and that the City won't put in stop signs or speed bumps. That 125 more units would be a major problem due to traffic and that something needs to be done with the traffic there already. That this creates a possibility of more Section 8 housing, and although the plaza is great and would create jobs, Antioch does not have enough jobs.

Applicant said that in regards to traffic, this is in preliminary stages, but now that school is in session they can get accurate counts. That they are working with fire, police, and schools on impact fees and design and will look at density in conjunction with traffic reports. Regarding market rate, these are not intended to be Section 8 or low income, and that he imagines homes approaching \$500,000.00 with very high level apartments ranging from studio to three bedroom.

Commissioner Parsons said that she wouldn't want to see buses stopping on Hillcrest but would want residents to have access to buses to get to the Bart station. She said that there is an exceptional chance of having phenomenal frontage to that property on that corner can be a show place. She asked if the basins will also be parks and said that they may want to have something for kids to do.

Applicant said that the water basins are for C3 which will have drought tolerant landscaping but not useable.

In response to Commissioner Zacharatos, applicant said that they do not have any sports courts or pools planned but are looking at amenities within the building such as a fitness center or play areas. Their other thought is that the plaza would double as communal for outdoor amenities.

Vice Chair Westerman wanted to echo the comments already made including the need for a traffic study and that open space with play grounds would be good. He said they need to look at the school district for capacity for students. That this is a very prominent location and a great opportunity for something nice.

Applicant pointed out the meandering walkway on Hillcrest.

In response to Vice Chair Westerman regarding the stability of the hill, applicant said that they have been given a favorable soils report.

In response to Commissioner Mason, applicant said that they may create systems in the buildings for trash or they may have covered trash locations; that they will work with staff and the trash authority on that. He said that there is a median near KFC for exiting onto Hillcrest with an only right turn onto Hillcrest. That they could work with staff on mitigation measures and will take that and general softening measures into consideration as well. He said that they will also look at what else they can do about incorporating play areas in between the apartment buildings.

Commissioner Mason said that on the single family dwellings, most of those appear to have the garage facing or fronting onto the street and that zoning calls for garages not in front of the house but set back a few feet. He asked if that could be redesigned so garages are set back for aesthetics.

CDD Ebbs said that is referenced in the report as well.

Applicant said that they can look at redesigning; that their thought was to bring the garages forward and create alcoves creating mini patio alcoves and living alcoves in the back. That if the direction is guidelines, they can look at that.

In response to Commissioner Miller, the applicant said that they will create natural drought tolerant plants and blend them going down to the commercial area and that they will come up with something that is aesthetically pleasing.

In response to Chair Motts, applicant said that they haven't gotten into the green elements but that the 2013 Code requires that they pre-wire for solar although he is not sure for multi-family; that they will have covered parking. He said that although the homes would not be zero lot line, the minimum size may be 4' instead of 5'. Applicant said that he believes there is a bike lane on Hillcrest that could tie into existing facilities which can be adjusted for the main street area.

Commissioner Hinojosa said that she is really excited about the mixed use concept and while this is a step up from the original rendering, she doesn't like the current layout. She said that it can be taken a step further and there can be more connectivity between retail, something like Bay Street in Oakland or The Streets in Brentwood on a smaller scale. That this is too broken up and blocky. She loves the plaza concept and would like to see more thought given to that. That this is a prominent location with the potential for a big draw. That regarding to the apartments, she does not like the fact that there are no private gates with access to residents on the east side and would like to see a gate in or parking reserved for residents. That there needs to be more amenities and maybe a fence in between the commercial and residential to break it up. Regarding the setback and the street design, she can't really envision without more detail on lot size and layout and would defer back to staff. Regarding Hillside Development and Hillside Guidelines, we need to do everything we can to adhere to them. Also, need consideration of how it can be built into the hillside. Regarding traffic, she agrees with staff that there needs to be a secondary access point, and the apartments should have its own access. She said the public art is great and she had an idea about keeping a theme around Antioch to maybe something historical. That while she absolutely believes we need to support police services in the City, she thinks that needs to be driven by ordinance and council and not by projects. With respect to number 27 requiring the Development Services Agreement required, she has a big issue with that and that should be a policy decision.

Chair Motts concurred and in general is excited about the project.

Commissioner Hinojosa added that she would be in favor of making the units higher, more stacking, if they are able to have more community benefits such as pools.

CDD Ebbs asked for clarification from the Planning Commission on items such as grading, the secondary access road, community amenities including rooftop amenities, increasing level of apartments, reduced parking, multi-family, commercial use and condo conversion. The Planning Commission commented as follows:

Chair Motts is in favor of working through grading issues by reducing the number of homes. Commissioners Parsons and Hinojosa are also in favor.

Commissioner Hinojosa said that in an ideal world, secondary access could be from Wildflower and access to commercial from somewhere else.

Commissioner Parsons stressed again that the corner is so bad that there is a need for bus turn outs. She said that she likes the idea of a transit village to take buses and Bart.

Commissioner Hinojosa said that she is in favor of reducing parking in some way to justify that with bus access, bicycle parking or some need or reason we are doing that, as there are so many parking spaces.

Commissioner Parsons said that this is a new concept for the City and that around Hayward Bart they have beautiful areas that work. She said that we want people off the highway and we want transit villages.

Chair Motts said that apartments or condo units are appropriate near the Hillcrest Station and that he would support being creative with pathways and trails for this project.

Commissioner Mason said that mixed use is quite favorable and he would love to see more of it.

Commissioner Hinojosa said that she likes the idea of condos being owner occupied and maybe a condo overlay can be explored.

Applicant said that their intent is to be long term holders of the apartments.

Chair Motts said they may want to do some outreach to the community members that are residents near there.

Commissioner Zacharatos asked about underground parking to which applicant said they were unsure because of the topography but that they can look into that. Commissioner Zacharatos then asked about laundry facilities to which applicant said that they are looking at joint communal laundry facilities, but if they explore the condo idea, they can also explore individual laundries.

Chair Motts invited the public to speak again.

Neighbor, Phyllis Fischer, spoke to say that if you go out to the neighborhood where Wildflower is, a little way up that hill you will hit their neighborhood. That there is a large City park on Sunflower which all of these apartments would use. She would like to discuss with the City maybe stop signs and speed bumps.

Chair Motts said that these issues can be addressed to the City directly with respect to speed bumps and signs; all other things through a community meeting.

CDD Ebbs had one last comment that this is a review process and when it comes in formally soon, they will have a traffic study and mitigation measures. For existing problems out there, the City can address those through Public Works and the Police Department.

Chair Motts thanked the developer.

ORAL COMMUNICATIONS

Chair Motts said that for these long meetings, if anyone would like to have a break, to please let him know.

Commissioner Hinojosa said that it was nice to have police at the meeting and wanted to recognize that.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts said that Transplan was cancelled this month.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 9:12 P.M.

Respectfully Submitted,
Cheryl Hammers

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF OCTOBER 7, 2015**

Prepared by: Forrest Ebbs, Community Development Director



Date: October 2, 2015

Subject: UP-15-10 – James Escobar, on behalf of the Bedford Center Rehabilitation Services of Northern California, requests approval of a Use Permit for a 1,800 square-foot expansion of an existing adult day care facility at 1811 C Street in the R-6 (Medium Low Density Residential) Zoning District (APN 067-262-002).

RECOMMENDATION

Staff recommends that the Planning Commission approve a use permit for the expansion of the adult day care facility subject to the conditions of approval contained in the attached resolution.

REQUEST

James Escobar, on behalf of the Bedford Center Rehabilitation Center of Northern California, requests approval of a Use Permit for a 1,800 square-foot expansion of an existing 2,670 square-foot adult day care facility. The expansion would occupy an existing unoccupied space that was last occupied by a church, but has been vacant for many years. The expansion would require no new construction, though the remodel does include various exterior modifications, including the following:

1. Removal of four trees that are too close to the building;
2. Removal of a dead tree and two dead shrubs;
3. Planting a new tree at the intersection of C Street and West 19th Street;
4. Installation of new 6' wrought iron fencing and gates at the back of sidewalk along C Street and West 19th Street.
5. Installation of a new ADA-compliant ramp and landing along West 19th Street;
6. Installation of new exterior lighting fixtures;
7. Assessment of parking lot for repaving and improved striping potential; and
8. Creation of a designated smoking area adjacent to West 19th Street;

The current adult day care facility serves approximately twenty (20) adults with six (6) employees. The expanded adult day care facility would service approximately thirty (30) to forty-five (45) adults with eight (8) employees. The facility would operate from morning to evening with absolutely no overnight services. The patrons would be dropped off and picked up throughout the day.

BACKGROUND

The property has a General Plan designation of Medium Low Density Residential and a zoning designation of R-6.

Surrounding land uses and zoning designations are as noted below:

North:	Single-family residences
South:	Single-family residences
East:	Commercial Shopping Center (Grocery Outlet)
West:	Single-family residences

ENVIRONMENTAL

The project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301 – Existing Facilities. This section of CEQA exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

ANALYSIS

The proposed expansion of this established use is appropriate for the site and would not be significantly different in character than the existing, especially with the previous church. The modifications to the building will generally improve its appearance. Because the site is located within an established residential neighborhood, staff has offered several recommendations to ensure that these modifications do not alter the residential character of the building. They are as follows:

1. **Fences:** The new fence in the front and corner side yard does not comply with the standards for the residential zoning district. In order to comply, it would need to be modified such that it is no taller than 36" for that portion within the front yard on C Street (20'). Beyond 20', a 6' high fence may be used. This would prohibit the installation of the wrought iron security fencing at the back of the sidewalk, as proposed. Further, the proposed fence conflicts with the clear corner requirements for visibility and appears to obscure the sign. Staff recommends that the 6' fence be restricted to the corner side yard and that the C Street elevation either use a 36" fence or no fence at all.
2. **Lighting:** The proposed lighting is subject to the illumination standards of the City. Though staff supports the installation of security lighting for commercial areas, this building should use residential-style lighting to provide on-site illumination. There are two single-family residences across West 19th Street that might be impacted by excessive glare. The one exception would be for the parking lot, which abuts a commercial zone.

3. Landscaping: The Antioch Municipal Code requires that the front and corner side yards be fully landscaped. With the removal of the trees, there will be an opportunity to re-establish landscaping in this area. The plan does not call out any new landscaping, except for the planting of a single tree. Staff recommends that a landscaping plan be submitted concurrently with the building improvement plans and that both yards be re-landscaped.
4. Drop-Off Area: The site benefits from its location on a corner because the long frontage on West 19th Street affords the opportunity for curbside drop-off without staging in front of nearby single-family homes. Staff encourages the use of this area for this purpose or, alternatively, that the interior parking lot be used for drop-off. In either case, a clear drop-off zone should be established to prevent parking throughout the neighborhood, drivers turning around in neighbors' driveways, and other potential conflicts.
5. Smoking Area: The proposal includes establishment of a smoking area on the landing on West 19th Street. This area would congregate smokers outside of the building, adjacent to the sidewalk and nearest the other homes on West 19th Street. Staff recommends that this area be relocated to the parking lot and at least 20' from the public sidewalk.

The above comments are reflected in the Conditions of Approval.

In summary, the proposed project, as conditioned, would be consistent with City standards and, as conditioned, would complement the surrounding neighborhood and the City of Antioch. As such, staff recommends approval with conditions.

ATTACHMENT

A: Project Plans dated August 14, 2015

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2015-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT FOR THE EXPANSION OF AN ADULT DAY CARE
FACILITY AT 1811 C STREET (APN 067-232-002)**

WHEREAS, the City of Antioch received a request from James L. Escobar, on behalf of Rehabilitation Services of Northern California, for a use permit for the expansion of an adult day care facility at 1911 C Street (**APN 067-232-002**); and,

WHEREAS, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline section 15301 – Existing Facilities; and

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

WHEREAS, the Planning Commission on October 7, 2015, duly held a public hearing, received, and considered evidence, both oral and documentary, and

WHEREAS, the Planning Commission 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 expansion of the established adult day care facility will occur within existing buildings that have traditionally been used for non-residential uses, even within this residential neighborhood. The project will not introduce an inordinate number of vehicle trips daily and, as conditioned, would provide a clear system for drop-off and pick-up traffic.
2. The use applied at the location indicated is properly one for which a use permit is authorized. The site is zoned Medium Low Density Residential (R-6) and per the Municipal Code, day care facilities are allowed with a use permit.
3. That the site for the proposed site is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood. The buildings and parking lot appear to occupy three combined standard residential lots in this neighborhood. Approximately 2/3 of the site is developed with buildings and the remainder consists of a parking lot that shares access with the adjacent commercial site. The site is adequate in size for the proposed use that, due to their nature, would occur entirely within the existing buildings.
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 site will likely generate minimal traffic, creating around 100 trips per day. The streets are adequate in width and pavement to carry this level of traffic.

5. That the granting of such use permit will not adversely affect the comprehensive General Plan. The use is among very few non-residential uses that are permitted within a residential neighborhood. Though the General Plan policies applicable to the Medium Low Density speak primarily to residential uses, limited non-residential uses, such as schools, churches, day care centers, etc., are common and appropriate for residential neighborhoods.

WHEREAS, the Planning Commission does determine that the following findings support the Conditions of Approval.

1. The City of Antioch has established a Municipal Code and City standards and the State of California has established a Building Code to protect the public health, safety, and welfare of the citizens within the City and the State respectively. This condition of approval is necessary for the developer to mitigate any project impacts that may threaten the health, safety, or welfare of its citizens.
2. In order for the project to be constructed to the City's approved standards, the plans need to adequately reflect the changes made by the City Council and City staff needs to inspect the site for compliance with the conditions of approval prior to final inspection approval. These conditions protects the public safety, health, and general welfare of the residents of the Project and surrounding residential and other uses by providing an adequate reflection of the approved project prior to the issuance of building permits and a follow up site inspection to ensure the Project was built as conditioned.
3. The regulatory environment of land development and base line conditions change frequently as well as thresholds established by the California Environmental Quality Act; therefore, this condition is necessary to ensure any project going forward is subject to the most current regulations in order to promote the public health, safety, and welfare in the City of Antioch.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch, after reviewing the staff report and considering testimony does hereby **APPROVE** the use permit (UP-15-10), for a use permit for the expansion of an adult day care facility at 1811 C Street, subject to the following conditions and the findings for the conditions:

A. GENERAL CONDITIONS

1. The project and applicant shall comply with all provisions of the City of Antioch Municipal Code and all applicable federal or State laws.
2. Plans submitted for building and/or encroachment permits shall reflect the approved plans as well as any conditions of this approval.

3. This approval will expire on October 7, 2017 (two years from the date of this approval) unless a building permit has been issued and construction has diligently commenced thereon. Requests for extensions of this approval must be received in writing with the appropriate fees prior to the expiration date. No more than one, one-year extension will be granted.
4. The applicant shall obtain an encroachment permit for any work to be done within the public right-of-way.
5. Any revisions to the building exterior, signage materials, paint colors, and/or overall color scheme shall require a new application and shall be subject to City staff review and approval.
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. All decorative and design features displayed and approved on the elevations and site plan dated July 30, 2015 and received by City staff on August 14, 2015 shall be included on the construction documents. Deviation from the submitted plans shall require additional City review and approval.
8. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement or environmental review. 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.
9. This approval supersedes previous approvals that have been granted for this site.
10. All required easements or rights-of-way for offsite improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours 8:00 A.M. and 5:00 P.M., or as approved in writing by the City Manager.
2. The Project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.

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.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.

D. FIRE REQUIREMENTS

1. The applicant shall comply with all requirements of the Contra Costa County Fire Protection District.

E. PROPERTY MAINTENANCE

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

F. OPERATIONAL CONDITIONS

1. The fencing of the property shall conform to the height and location standards established in the Antioch Municipal Code. Required changes, include, but are not necessarily limited to, the following: the fence adjacent to C Street shall be no taller than 36" if located within 20' of the property line; the fencing at the corner of the property shall conform to the clear corner visibility requirements established in Antioch Municipal Code Section 9-5.1101; no fence shall be taller than 6'.
2. The exterior lighting along C Street and West 19th Street shall be residential in character, located at or near eye level adjacent to doorways, and designed to provide a clear path of travel at night. Floodlighting, PAC lights, exposed bulbs, roof-mounted lights or similar fixtures are prohibited. The applicant shall demonstrate conformance on the plans submitted for building permits and shall include cut-sheets of proposed light fixtures. The lighting for the parking lot, if any, shall use cut-off fixtures and shall not exceed 0.5 foot-candles, per Antioch Municipal Code 9-5.1715.
3. The applicant shall submit a landscaping plan to demonstrate how the front and corner side yards will be re-landscaped with vegetative material. The applicant is encouraged to use drought-tolerant materials on drip irrigation.
4. The applicant shall establish a drop-off/pick-up area entirely within the parking lot area and shall direct patrons and/or their drivers to use the drop-off/pick-up area in lieu of the adjacent neighborhood. The drop-off/pick-up area shall be demonstrated on the site plan submitted with the plans for building permits.

5. The smoking area shall be relocated to the interior of the site or parking lot, at least 20' feet from the public sidewalk.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 7th day of October, 2015.

AYES:

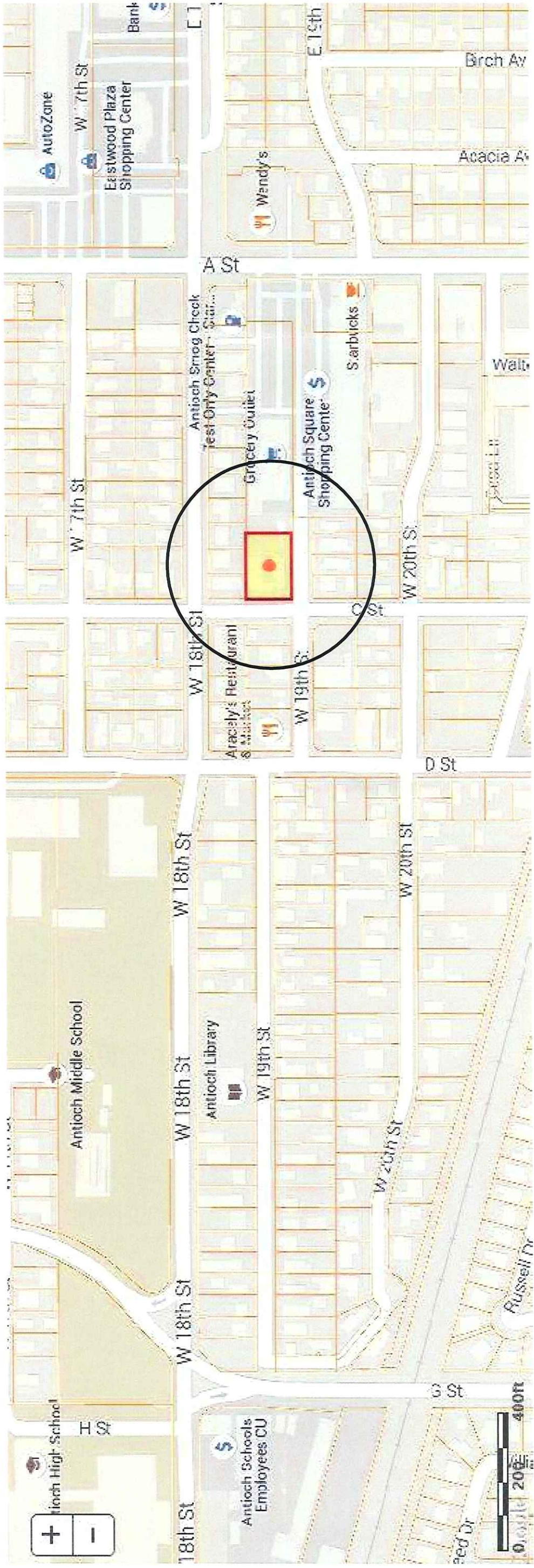
NOES:

ABSTAIN:

ABSENT:

FORREST EBBS, SECRETARY TO THE
PLANNING COMMISSION

ATTACHMENT “A”



No.	Description	Date
A	For Review	07/20/15

A1




136 E. Idaho Ave. #200

Meridian, ID 83642

208 884-2824

Rehabilitation Services of Northern California

Bedford Center Modernization Program



Vicinity Map

Project number15133

Date07/17/15

Drawn byALB

Checked byJLE

GC-01

Scale



1: WEST ENTRANCE



2: WEST ENTRANCE



3: SOUTHEAST ENTRANCE



4: WEST ENTRANCE



5: EAST COURTYARD

No.	Description	Date
A	For Review	07/20/15

A2



136 E. Idaho Ave. #200 Meridian, ID 83642 208 884-2824

Rehabilitation Services of Northern California
Bedford Center Modernization Program



Project Pictures

Project number	15133	GC-02
Date	07/17/15	
Drawn by	ALB	
Checked by	JLE	
		Scale

SEE SITE PLAN FOR PICTURE LOCATIONS



6: SOUTHWEST CORNER



7: WEST ENTRANCE



8: EAST COURTYARD ENTRANCE



12: EAST COURTYARD



9: SOUTH ENTRANCE



10: WEST ENTRANCE



11: NORTH WALL

No.	Description	Date
A	For Review	07/20/15

A3

neudesign

ARCHITECTURE

136 E. Idaho Ave. #200

Meridian, ID 83642

208 884-2824

Rehabilitation Services of Northern California
Bedford Center Modernization Program



Project Pictures

Project number	15133	GC-03
Date	07/17/15	
Drawn by	ALB	
Checked by	JLE	
		Scale



13: 19TH STREET



14: C STREET



15: WEST PARKING LOT



22: 19TH STREET



16: 19TH STREET



17: 19TH STREET



18: C STREET



19: WEST PARKING LOT



20: WEST PARKING LOT



21: 19TH STREET



23: 19TH STREET

SEE SITE PLAN FOR PICTURE LOCATIONS

No.	Description	Date
A	For Review	07/20/15

A4



neudesign
ARCHITECTURE

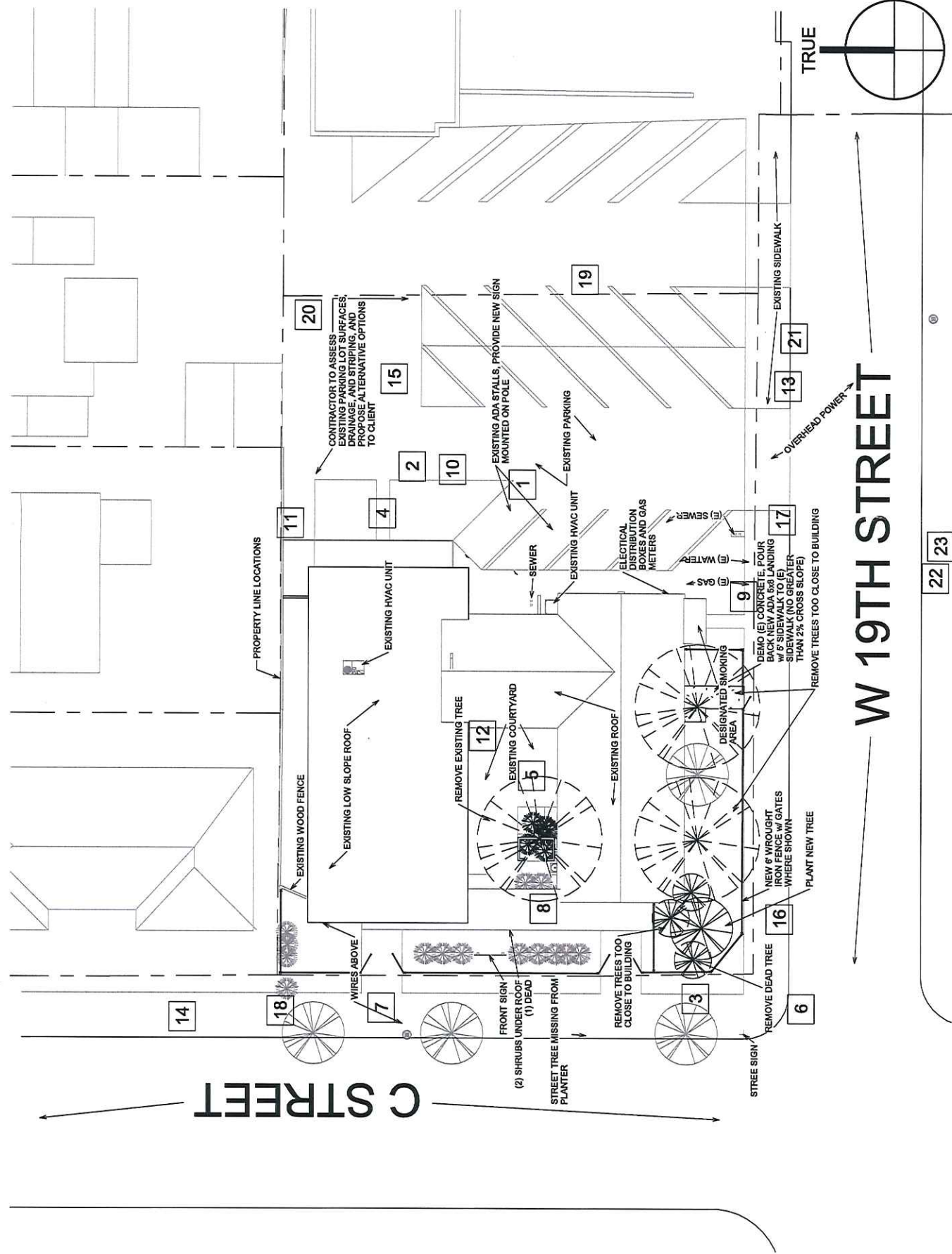
136 E. Idaho Ave. #200 Meridian, ID 83642 208 884-2824

Rehabilitation Services of Northern
California
Bedford Center Modernization Program



Project Pictures

Project number	15133	GC-04
Date	07/17/15	
Drawn by	ALB	
Checked by	JLE	
		Scale



1 Site Plan C
1" = 30'-0"

No.	Description	Date
A	For Review	07/20/15

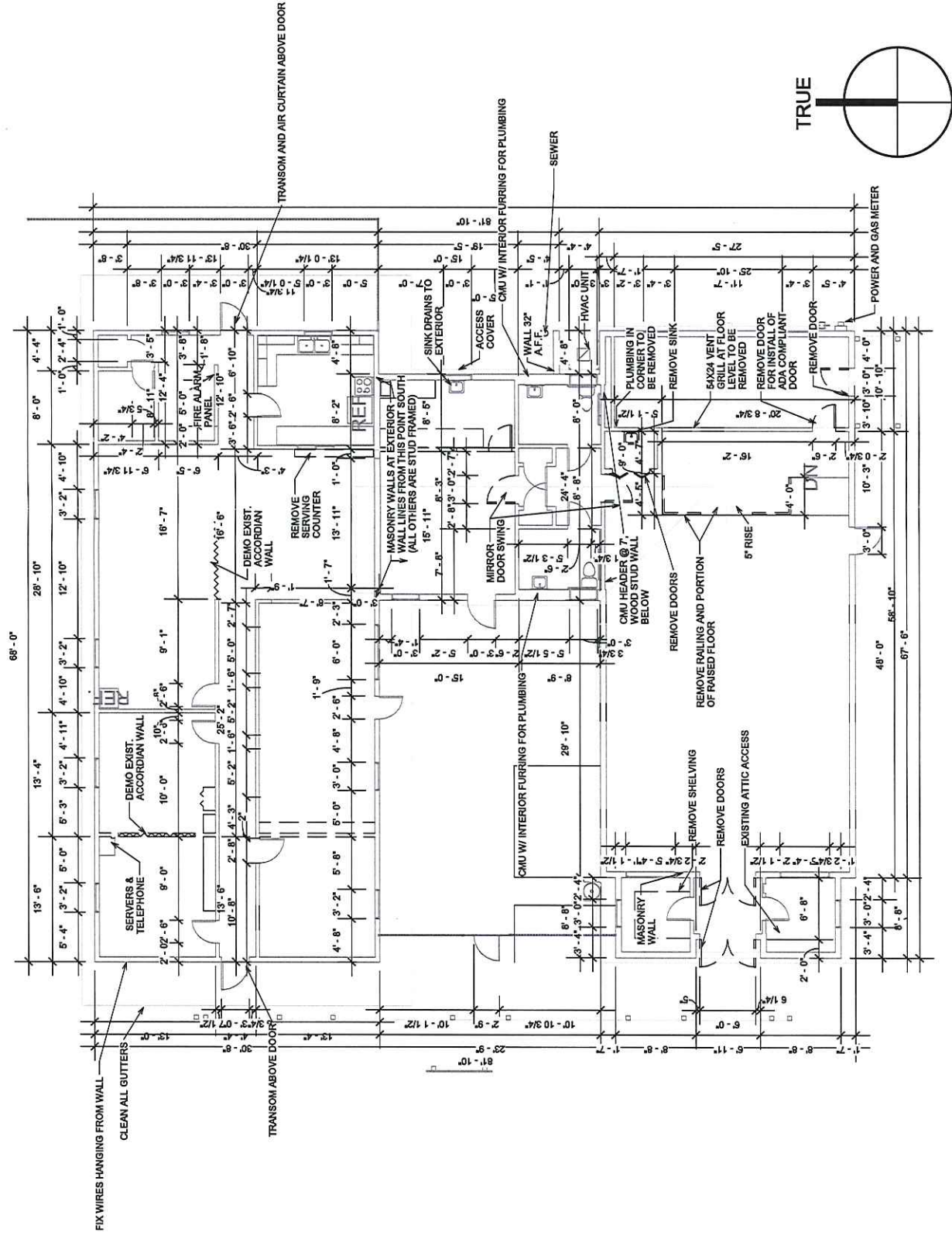


136 E. Idaho Ave. #200
Meridian, ID 83642
208 884-2824

Rehabilitation Services of Northern California
Bedford Center Modernization Program



SITE PLAN			
Project number	15133		
Date	07/17/15		
Drawn by	ALB		
Checked by	Checker		
		AC-101	
		Scale 1" = 30'-0"	



1 First Floor Plan - Existing/Demo 1
1/16" = 1'-0"

No.	Description	Date
A	For Review	07/20/15



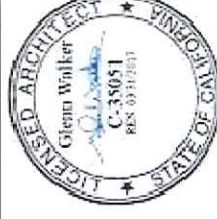
136 E. Idaho Ave. #200

Meridian. ID 83642

208 884-2824

Rehabilitation Services of Northern California

Bedford Center Modernization Program



EXISTING/DEMO FLOOR PLAN

Project number

15133

Date _____

07/17/15

Drawn by

BPB

Checked by

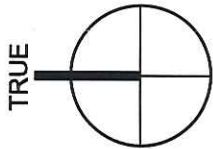
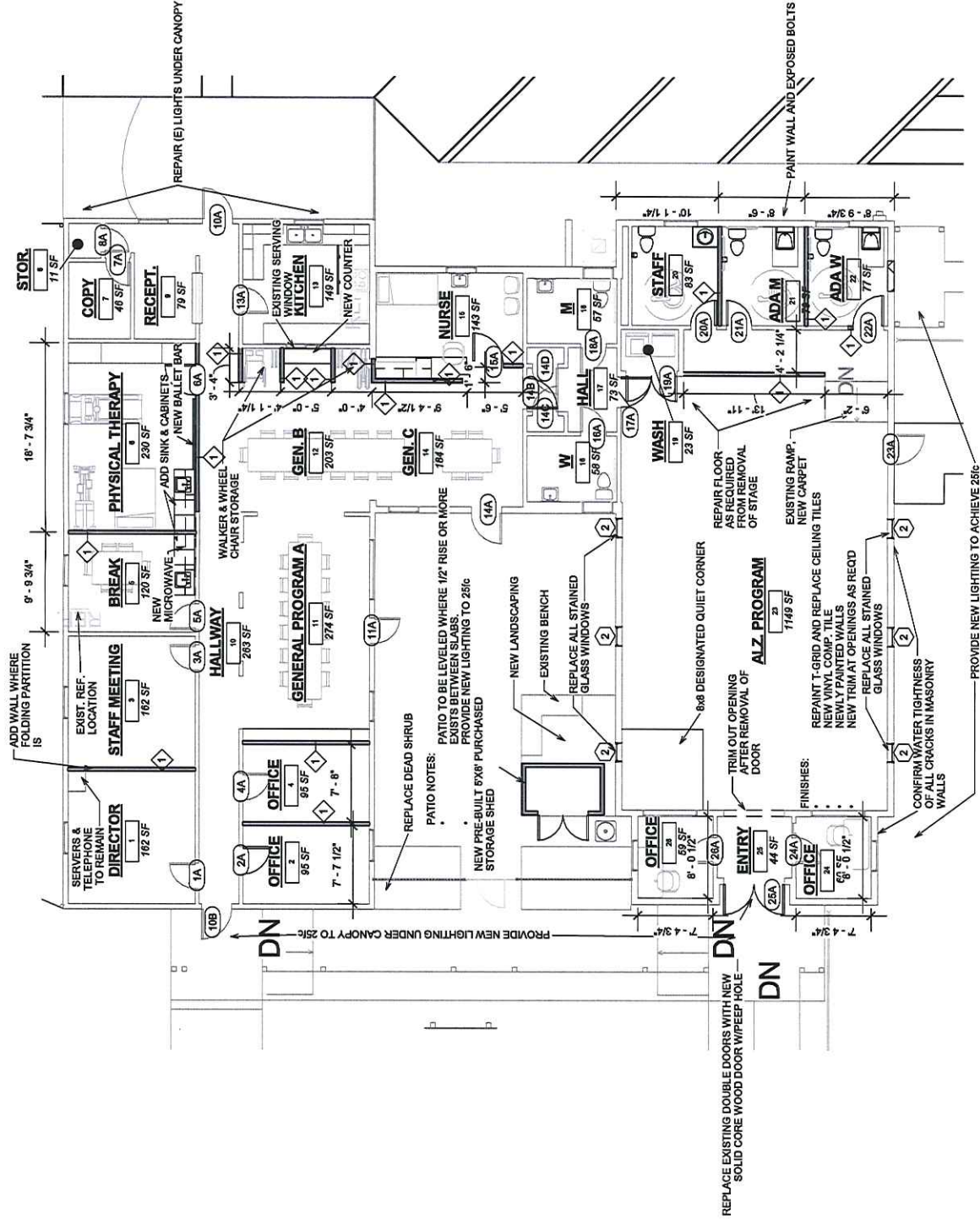
JLE

Scale 1/16" = 1'-0"

Scale 1/16" = 1'-0"

AC-111

GENERAL NOTES:
1. ALL EXISTING HVAC SYSTEMS NEED TO BE ANALYZED FOR PERFORMANCE ISSUES, WITH PROPOSED UPGRADES AS REQUIRED TO MEET OCCUPANCY COMFORT AND ENERGY/MECHANICAL CODES, AND TO MEET NEW ROOM LAYOUTS/USES.
2. EXISTING BATHROOMS AND NEW BATHROOMS NEED ADEQUATE VENTING AS REQUIRED PER CODE.
3. SITE VISIT IS REQUIRED BY GC AND SUBS FOR VERIFICATION OF ALL EXISTING SYSTEMS, AND COORDINATION WITH NEW SYSTEMS.
4. EXISTING PLUMBING AND ELECTRICAL SYSTEMS SHALL BE MAINTAINED AND COORDINATED WITH NEW SYSTEMS.
5. PLUMBING HOT WATER IS NOT SUFFICIENT, AND WILL REQUIRE EITHER AN ADDITIONAL HOT WATER TANK (OR ON DEMAND) OR A RECIRC PUMP.



1 First Floor Plan - New 1
1/16" = 1'-0"

No.	Description	Date
A	For Review	07/20/15



136 E. Idaho Ave. #200

Meridian, ID 83642

208 884-2824

Rehabilitation Services of Northern
California
Bedford Center Modernization Program

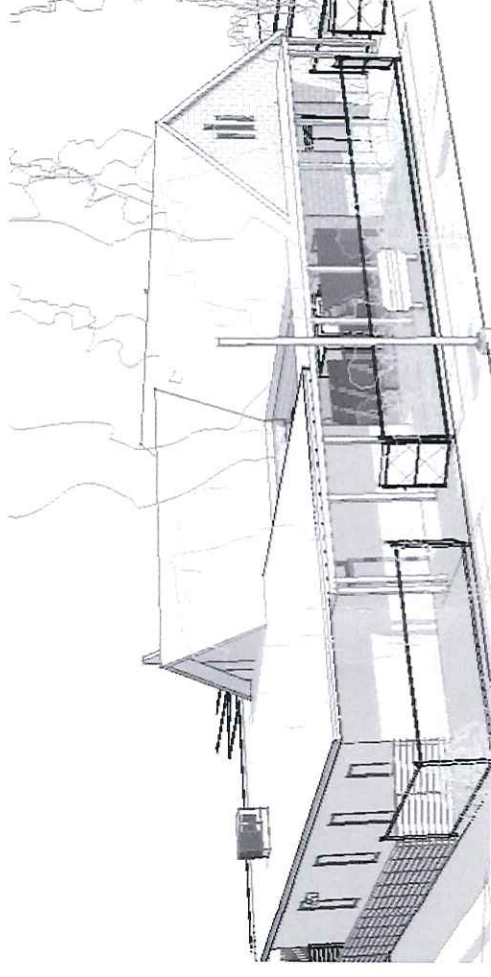
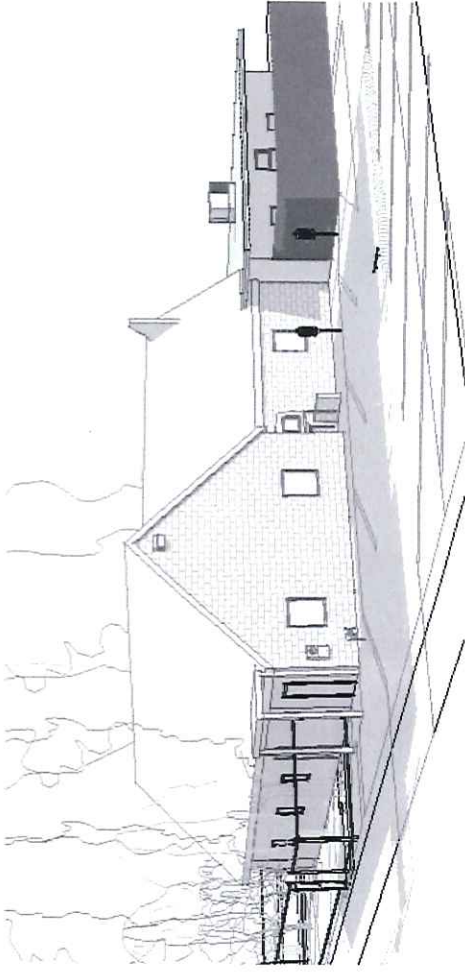
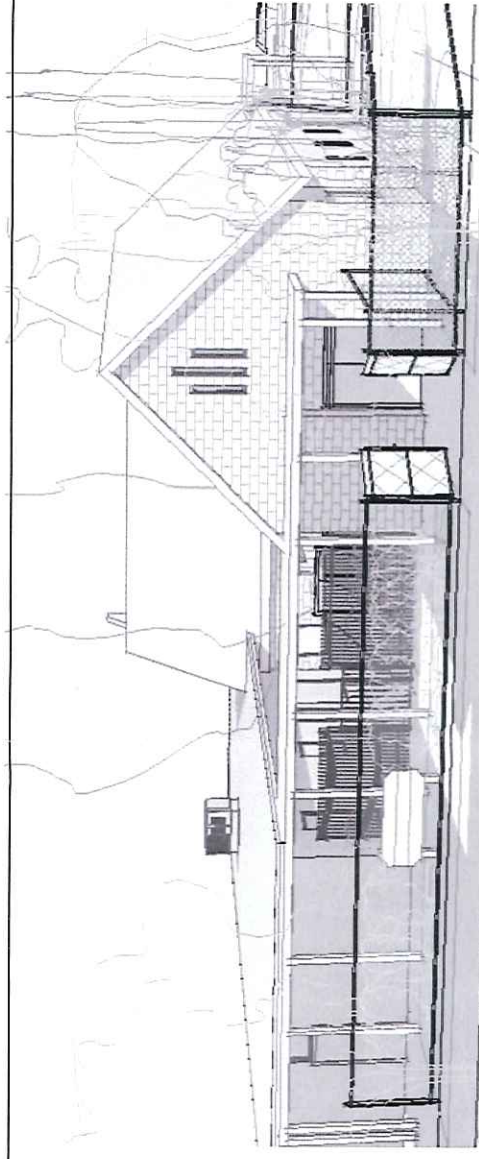
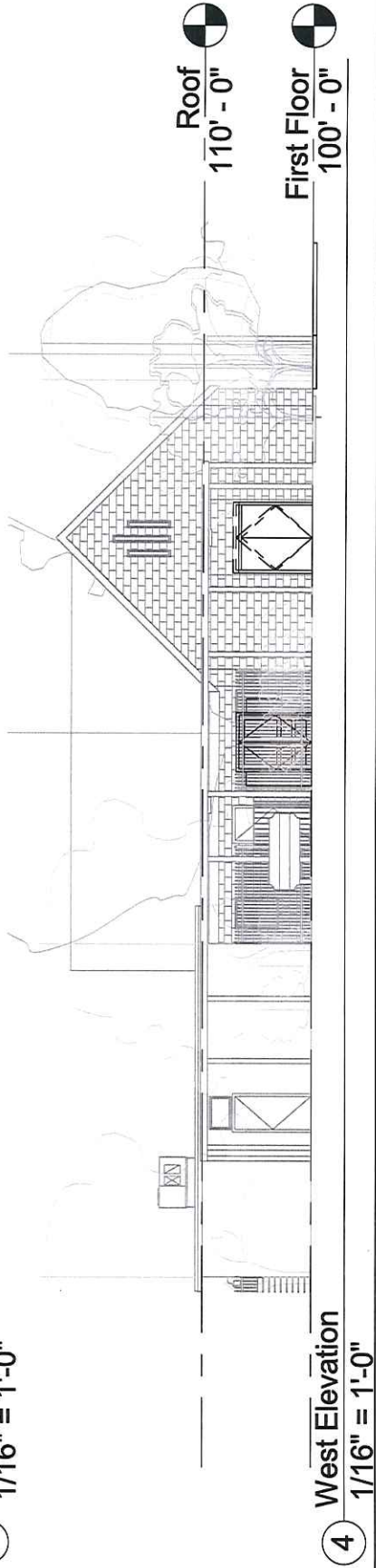
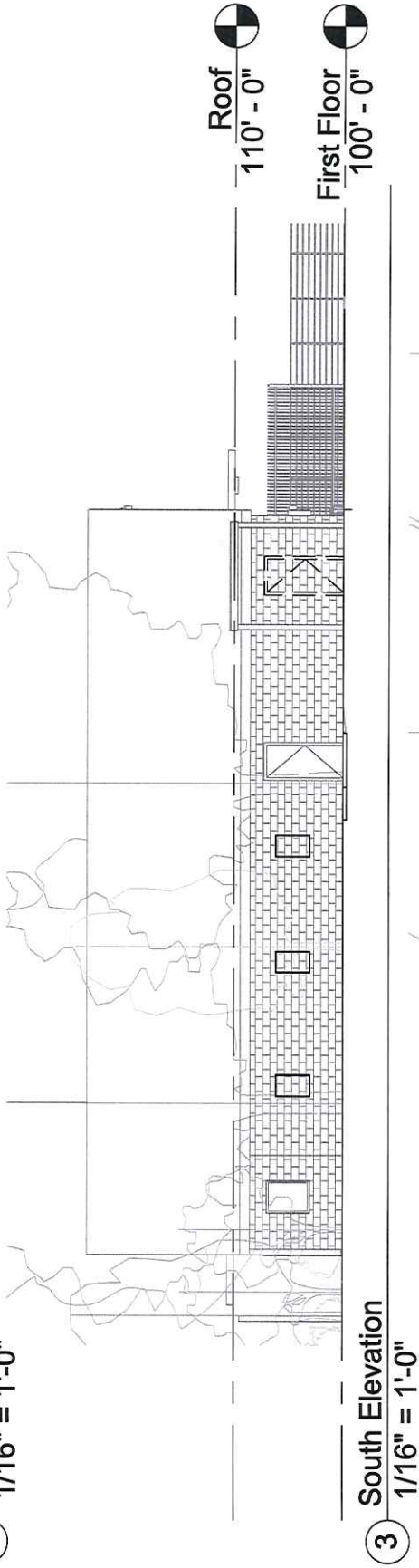
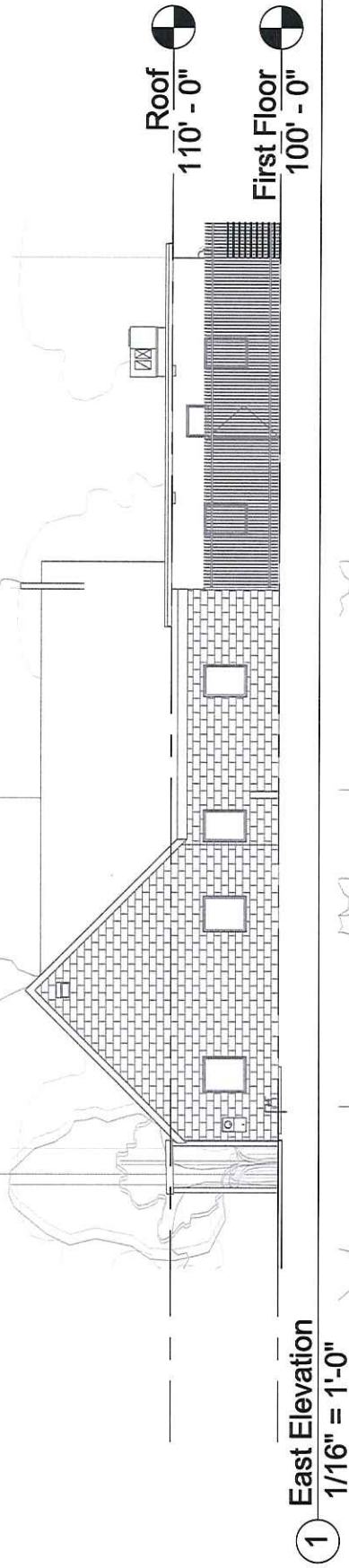
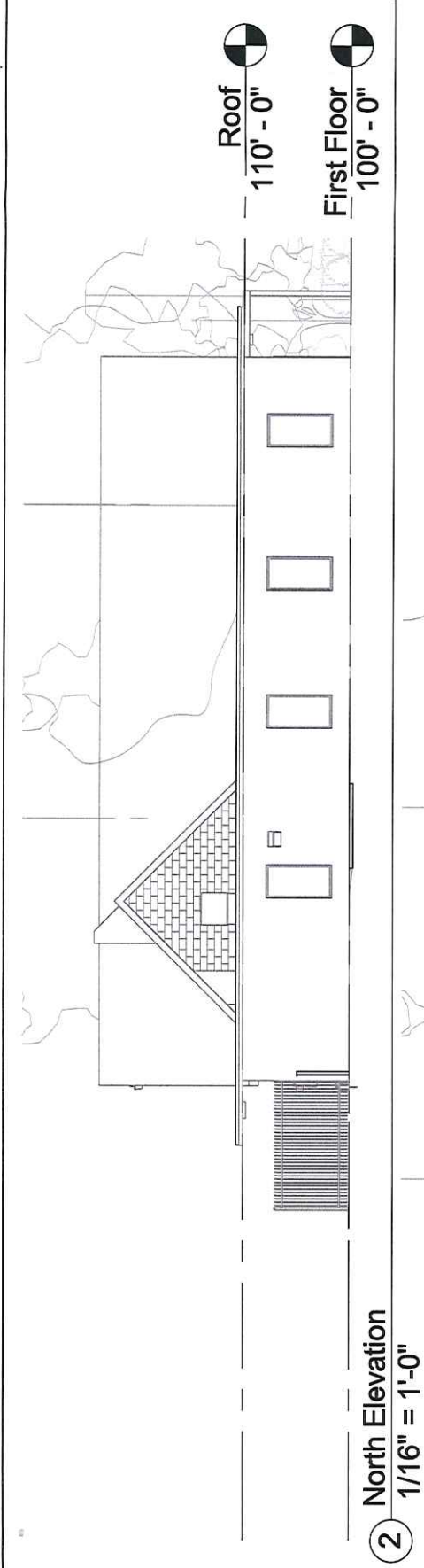


NEW FIRST FLOOR PLAN

Project number	15133
Date	07/17/15
Drawn by	BPB
Checked by	JLE

AC-112

Scale 1/16" = 1'-0"



No.	Description	Date
A	For Review	07/20/15



136 E. Idaho Ave. #200

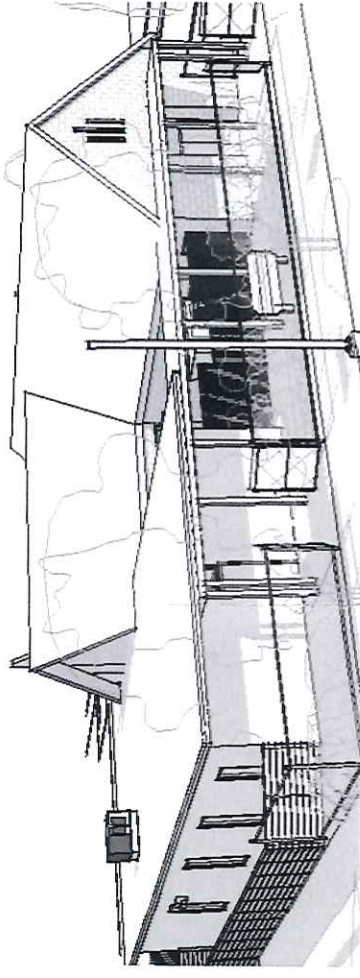
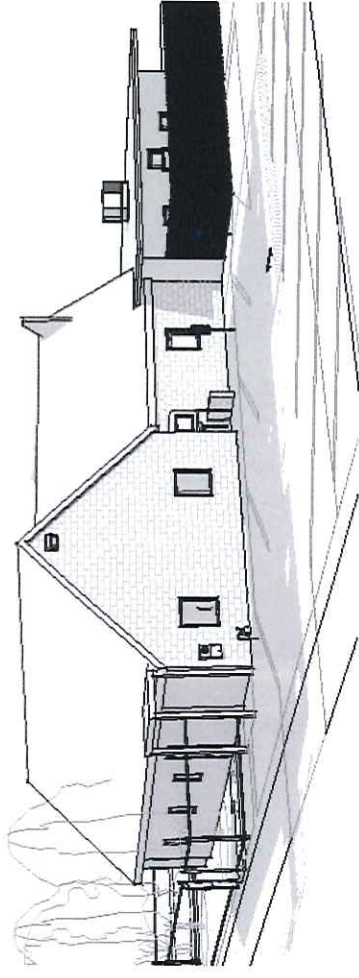
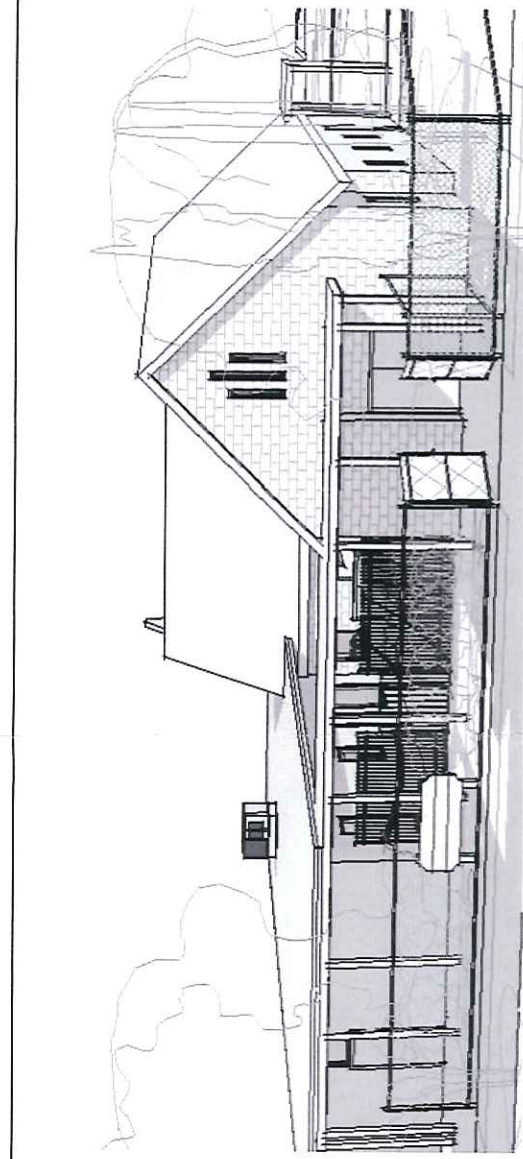
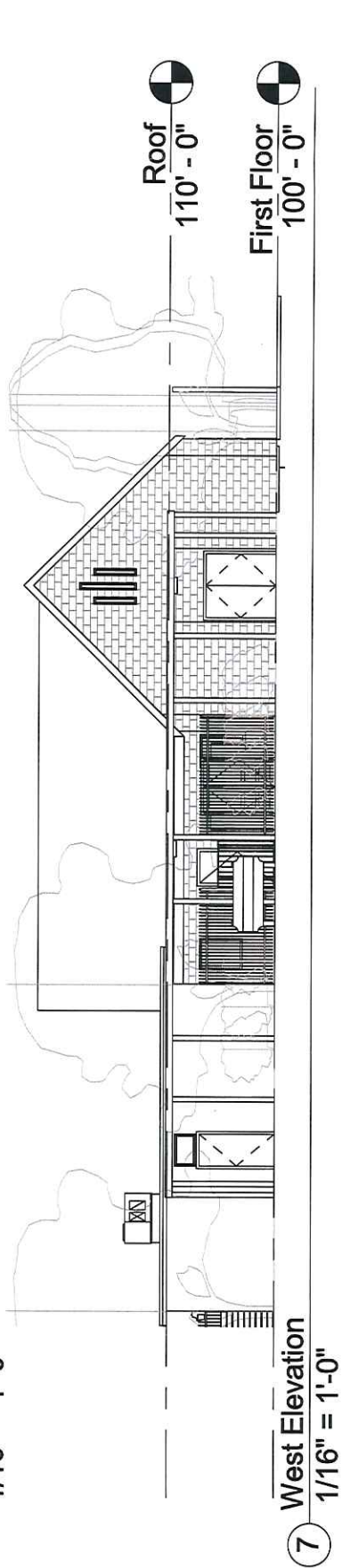
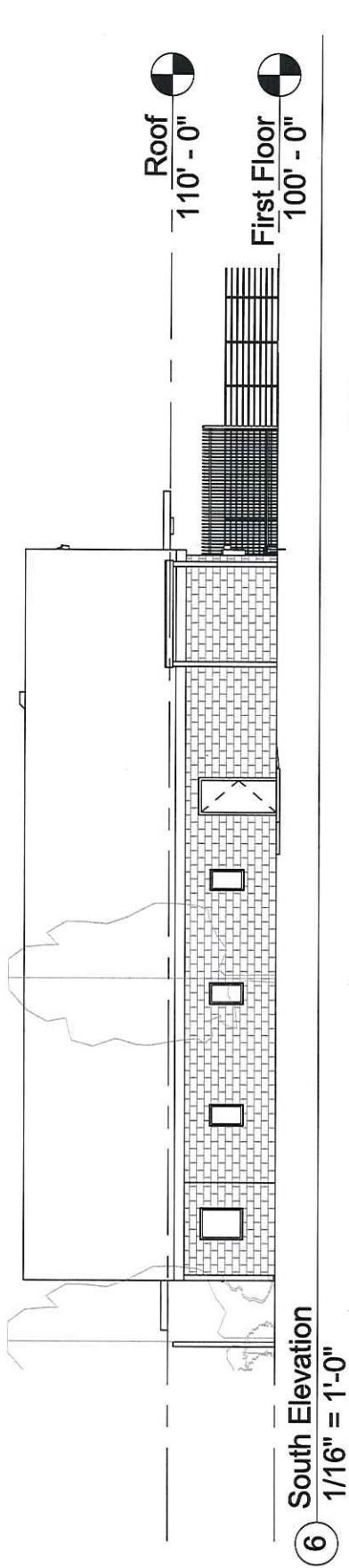
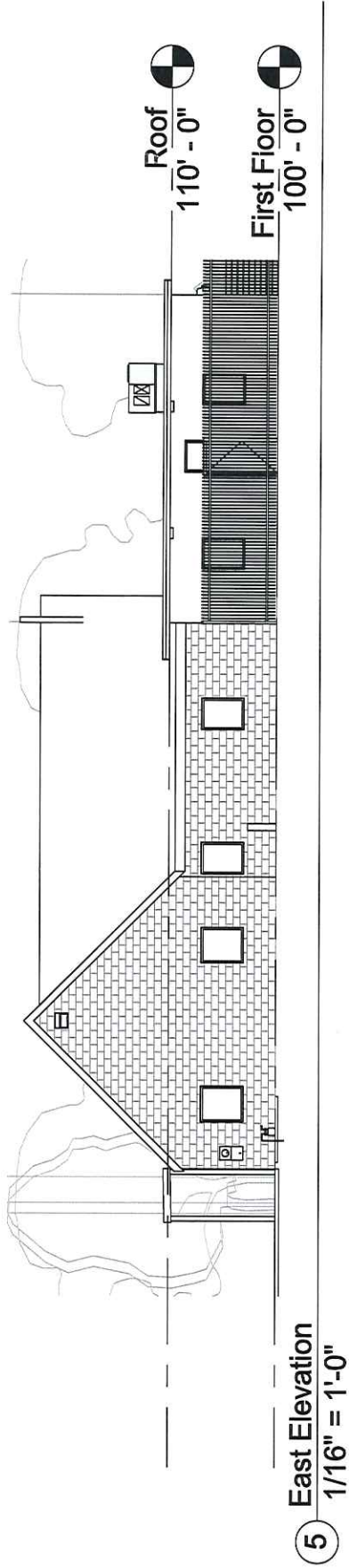
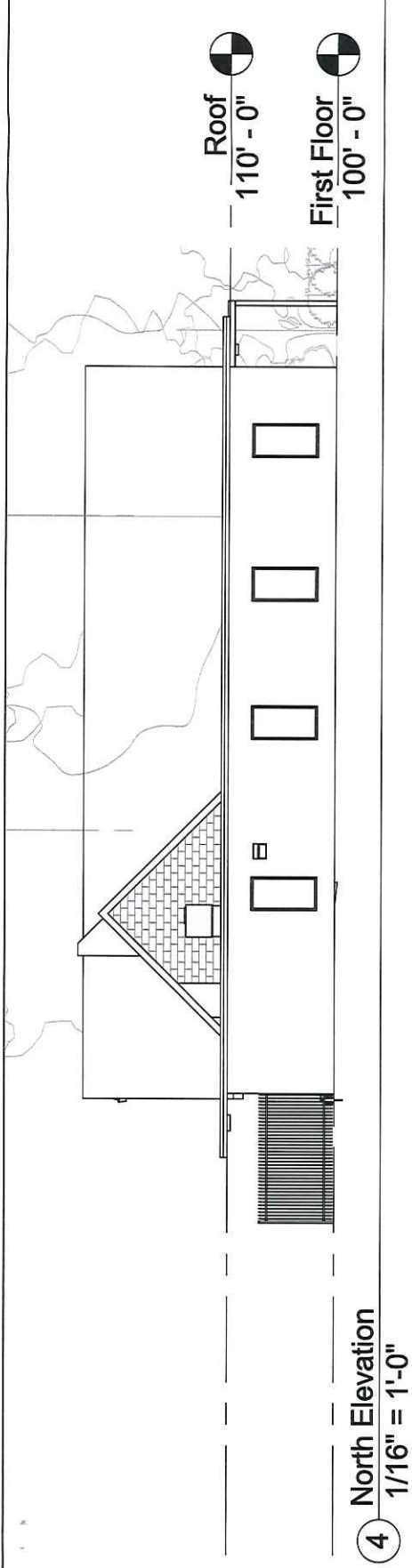
Meridian, ID 83642

208 884-2824

Rehabilitation Services of Northern
California
Bedford Center Modernization Program



Building Elevations - Existing			
Project number	15133	AC-211	
Date	07/17/15		
Drawn by	ALB		
Checked by	JLE	Scale 1/16" = 1'-0"	



No.	Description	Date
A	For Review	07/20/15

A9

neudesign

ARCHITECTURE

136 E. Idaho Ave. #200

Meridian, ID 83642

208 884-2824

Rehabilitation Services of Northern California

Bedford Center Modernization Program

LICENSED ARCHITECT

Glenn Walker

C-35051

RES. 03/31/2013

STATE OF IDAHO

Building Elevations - New

Project number15133

Date07/17/15

Drawn byALB

Checked byJLE

AC-212

Scale 1/16" = 1'-0"



neUdesign
ARCHITECTURE

136 E. Idaho Ave., Ste. 200; PO Box 901, Meridian, ID 83680 - www.neUdesignArch.com - 208 884-2824

Re: Detailed Written Summary for Use Permit Application
Bedford Center

By: James L. Escobar, AIA, NCARB, LEED AP
Principal Architect
neUdesign Architecture, LLC
136 E. Idaho Ave., Suite 200
Meridian, ID 83642
208 546-2824

User: The Bedford Center
Rehabilitation Services of Northern CA
1811 C Street
Antioch, CA 94509
APN 067262002
Attn: Debbie Toth or Amanda Carothers

To Whom:

This is an existing facility that currently operates as an adult day care center. This facility has been in operations since the 1980's at this location. The building was recently purchased by the user from the city of Antioch, and is requesting to expand into the adjacent vacant space that is a part of the same building they currently operate within. The adjacent vacant space is approximately 1800sf, and was most recently occupied as a church but has sat vacant for many years. The current space within the same building that the Bedford Center currently operates within is approximately 2,670sf.

Our proposal is simply to utilize the vacant space that the user now owns for the purpose of the same business that currently operates at this project site. Currently there are a half dozen employees and approximately 20 in day care, and the center will expand by a couple more employees and 15-25 more in day care. The hours of operation are morning to evening, with NO overnight care provided at the facility. Current parking functions with extra availability, as all of those clients they serve are "dropped off" and "picked up", thus not requiring parking functions for that occupant load.

The project consists of interior renovations, an exterior fence (for safety and to remove the issue of vagrants), some exterior lighting, potential re-paving of the current asphalt parking lot, a remove of some trees that are dead or are visibly impacting the building structure, and various other minor improvements for safety, aesthetics and function.

Sincerely,

James L. Escobar, AIA, NCARB, LEED AP

A10

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF OCTOBER 7, 2015**

Prepared by: Cindy Gnos, Contract Planner

Approved by: Forrest Ebbs, Community Development Director



Date: October 2, 2015

Subject: Preliminary Development Plan for The Ranch Project (PDP-14-09)

RECOMMENDATION

It is recommended that the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

REQUEST

The applicant is requesting a Preliminary Development Plan review of a proposal to develop approximately 550 acres into a residential community of up to 1,667 residential units on 330.4 acres; 23.6 acres of parks and landscaped areas; 26.2 acres of collector roads; 16.4 acres of detention basins; a corporation yard and fire station on 5.1 acres; and utility improvements. The project entitlements would include a General Plan Amendment, Planned Development Rezone, Tentative Map, Use Permit, Design Review, and Development Agreement. The project site is located south of the terminus of Dallas Ranch Road and Deer Valley Road and north of the City limits. The site is identified by the following Contra Costa County Assessor's Parcel Numbers (APNs: 057-010-002, a portion of 057-010-003, and a portion of 057-021-003).

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to submitting an application.

ENVIRONMENTAL

Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The project application review will require compliance with the California Environmental Quality Act (CEQA). An Environmental Impact Report will be prepared upon submittal of a complete application.

BACKGROUND

The subject site is within the 2,700-acre Sand Creek Focus Area located in the southern portion of the City of Antioch, and as shown on the City's General Plan Land Use Map (Attachment A). The General Plan anticipates this Focus Area to evolve into a large-scale planned community that provides a mix of housing and commercial opportunities. The project site is designated Golf Course/Senior Housing/Open Space as part of the Sand Creek Focus Area.

ANALYSIS

Issue #1: Project Overview

Richland Communities requests a preliminary review of the proposal to develop up to 1,667 residential units on 550 acres. Specifically, the project would include up to 1,667 residential units on 330.4 acres, 23.6 acres of parks and landscaped areas, 26.2 acres of collector roads, 16.4 acres of detention basins, sites for a corporation yard and fire station on 5.1 acres, and utility improvements. The project entitlements would include a General Plan Amendment, Planned Development Rezone, Tentative Map, Use Permit, Design Review, and Development Agreement.

According to the applicant's project description included in the development booklet (Attachment F), the community will be divided into eighteen neighborhoods that are accompanied by five parks, landscaped parkways and neighborhood streets, a system of improved and natural pedestrian trails, a trail staging area, a gated hillside enclave, a private recreation facility, a fire station, and a City corporation yard.

The proposed project includes a range of housing types including attached townhomes and auto court homes, a private lane neighborhood, and three standard single family neighborhoods with lot sizes under 5,000 square feet, between 5,000 and 7,000 square feet, and 7,000 to 10,200 square feet. The average proposed density is 4.15 units per acre.

Issue #2: Constraints

In staff's review of the Preliminary Development Plan, the applicant was asked to submit a map identifying the physical constraints on the property including slopes, trees, creeks, etc. The applicant submitted a map which is included as Attachment B. The proposed site plan is overlaid on the constraints map in Attachment C. The following describes the constraints on the site.

Hillside

Section 5.4.14 of the General Plan addresses Hillside Design Policies by restricting grading of ridgelines and moderate slopes, requiring the retention of natural character, and directing roadways to follow natural contours to minimize cut and fill. The proposed grading has not been demonstrated to meet the General Plan hillside policies. The significant hillside areas are located in the northwest and southwest corners of the property, designated B and C on Attachment C. The roadways do not follow the natural contours and it appears that a significant portion of the top of a hill is being removed. These two areas require additional study to ensure conformance with the General Plan policies related to hillside development. Staff recommends the Planning Commission direct the applicant to clearly demonstrate compliance with the policies and to work with the existing topographic features on the site, incorporating them as amenities rather than obstacles to development. In short, the project and the road network should conform to and reflect the natural terrain. Staff recognizes that this will result in a reduction in the number of potential lots and a smaller overall development footprint.

Recommendation 2.1

Staff recommends that the project be amended to limit grading as follows:

1. All ridgelines should be preserved in their natural condition along with a 500' buffer from the centerline of the ridge.
2. No grading should occur on slopes greater than 50%.
3. Grading on slopes between 35% and 50% should only occur to accommodate basic roadways, pedestrian trails, or other infrastructure and only as a last resort to other alternatives. No grading should occur on these slopes to accommodate building pads, driveways.
4. All other grading should strictly conform to the Hillside Design Policies (General Plan 5.4.14).
5. Mass grading should be prohibited. Rather, grading may only occur for needed roadways and building pads.

Trees

The constraints map, Attachment C, indicates that the project will include significant tree removal. The legend notes that 82 trees will be removed. Several of the trees identified for removal are within the Sand Creek buffer area. Staff recommends that these trees be preserved. As with hillsides, significant trees should be preserved and incorporated as amenities to the project. For example, a large number of blue gum trees along Empire Mine Road are slated for removal. Although these trees are not perceived as important as oak trees, one option may be to incorporate a linear park along the trail in order to preserve the trees and their scenic value. Staff recognizes that a complete report regarding trees and their condition will be further analyzed in the EIR that will be prepared once a project application has been submitted.

Recommendation 2.2

Staff recommends that significant oak trees be preserved and that parks and other open spaces be designed around them. Further, staff recommends that the line of blue gum trees be retained and integrated into a linear park, trailhead or similar feature. In addition, no trees should be removed from the Sand Creek corridor except to accommodate road crossings.

Creek

The constraints map identifies Sand Creek and several tributaries of the creek. The map notes a 100-foot buffer from the centerline of the creek. While the City has not adopted an official creek setback, the Framework for Resource Management Plan for Sand Creek Focus Area appended to the General Plan notes that the creek should be retained within an open space corridor approximately 250 feet wide (roughly 125 feet on either side of the creek centerline). The proposal is 25' narrower than recommended. Further, it appears that in several areas the roadways, trails, and building pads encroach into this buffer area. The detailed biological assessments prepared for the proposed project application should address additional creek setbacks given the width of the riparian areas and the provision of an adequate buffer area.

Recommendation 2.3

Staff also recommends that the tributaries of Sand Creek be retained, along with their trees and other wetland features. As noted above, these features could be incorporated as amenities in an open space system.

Issue #3: Consistency with the General Plan

Density Calculation

The Sand Creek Focus Area of the General Plan (Section 4.4.6.7.b.I) identifies that the ultimate development yield for the Focus Area may be no higher than 4,000 dwelling units, but is not guaranteed and could be substantially lower. The General Plan further notes that the actual residential development yield will depend on the nature and severity of biological, geologic, and other environmental constraints present. This caveat is significant because it recognizes that the allowable densities for each project will be determined by the net acreage of the site rather than the gross acreage. The difference between the gross acreage and the net acreage is based on the severity of the biological, geologic, and other environmental constraints present. The gross acreage includes the entire acreage of the site without regard for environmental constraints. The net acreage is smaller because it omits these environmental constraints. This concept is further reinforced in the statements of allowable densities, which use the phrases “gross *developable* acre”, “*developed* acre”, and “per acre *developed* with residential uses” when describing the maximum allowed densities. By describing the density in terms of developable acres, it suggests that some acres are not developable – those acres that are impacted by environmental and other constraints. Acreage dedicated to parks, unbuildable hillside areas, creek setbacks,

commercial areas, or other non-residential uses should not be considered an “acre developed with residential uses” and, as such, should be omitted from the acreage used in the calculation of a residential density or resulting unit count.

Recommendation 3.1

Staff recommends that the Planning Commission affirm the following definition for residential densities: Residential densities established in the General Plan are determined by first calculating the net developable residential acreage, which is that portion of the site that is ultimately developed for residential uses. This excludes areas dedicated for parks, unbuildable hillside areas, creek setbacks, commercial areas, detention basins, schools, or other non-residential uses. It does include adjacent roadways.

Golf Course Alternative/Land Use Designation

The General Plan describes this development area as “Golf Course/Senior Housing/Open Space”. Certain allowances are offered to complement the golf course development including a reduced lot size (5,000 square feet) for houses fronting on the golf course. This allowance is directly tied to the golf course and is not offered under any other circumstance in the Sand Creek Focus Area. In the absence of the golf course, the designation is no longer applicable. As such, a substitute designation is needed.

The development area to the west of the project site is designated for “Hillside and Estate Residential” and the development area to the south east is designated for “Estate and Executive Residential/Open Space”. The development areas to the east are designated “Low-Density Residential”, “Commercial/Open Space”, and “Mixed Use Medical Facility” (Kaiser). In general, residential densities are highest along Deer Valley Road, Hillcrest Avenue, and Sand Creek Road nearest Highway 4 and progressively decrease as you move westward. The maximum single-family density envisioned for the Sand Creek Focus Area is 4.0 units/acre. The majority of the proposed project is developed at a residential density of 7-8.0 units/acre.

General Plan Land Use Designations

	Minimum Lot Size	Population Density	Unit Density
Low-Density Residential	7,000 sf	8-12 persons/developed acre	2.7-4.0 units/acre
Hillside and Estate Residential	10,000 sf; 80% must be larger	8-12 persons/developed acre	2.7-4.0 units/acre
Executive Estate Housing	12,000 sf	0-8 persons/developed acre	2.0 units/acre
Hillside Estate	20,000 sf	0-4 persons/developed acre	1.0 unit/acre

Recommendation 3.2

Staff recommends that the General Plan designations of the property be reassigned in a manner consistent with the adjacent areas and the clear intent of the General Plan. Specifically, the flat interior of the property should be designated Low-Density Residential, all areas with hillsides between 10% and 35% should be designated Hillside Estate, and the Sand Creek corridor should be designated open space along with any parks, slopes greater than 35%, and ridgelines. This would be absolutely consistent with the designations of similar adjacent areas within the Sand Creek Focus Area. This would limit densities in the flat interior of the property to a maximum of 4.0 units/net acre and minimum lot sizes of 7,000 square feet. It would limit densities in hilled areas to 1.0 unit/net acre and 20,000 square-foot lot sizes. These densities would use the net acreage calculation provided in Recommendation 3.1.

The General Plan also caps residential densities of this project to what would have occurred with the golf course. Had a golf course project been proposed, the net acreage would have been deducted from the golf course acreage, along with the parks, creek setback, unbuildable hillside areas, etc. It is currently assumed that the golf course would have occupied approximately 212 acres, but the location of the golf course, whether on hillsides, flat areas, etc., can only be speculated. The ultimate unit count will be limited by a number of factors, including the deduction of land that is part of the alternative open space program, described below.

Parks and Open Space

As noted above, if the City determines a golf course is infeasible, provision of an alternative open space program may be permitted. Staff believes that the current market and trends at other regional golf courses can support the elimination of a golf course from the Sand Creek Focus Area. The applicant has included a combination of public parks, private parks, private recreation center and pool, paved and un-paved trails, trailhead and staging areas, and overlooks. The proposed project includes five parks with different amenities spread throughout the community linked by trails which are adjacent to the primary roadways throughout the community. Within the five-acre park, a private recreation center is proposed to provide a gym, pool and spa, meeting room, and kitchen with enclosed private patios and lounge areas. The purpose of the recreation center is to provide residents of the residential neighborhoods with additional recreational opportunities outside of their home and private yards.

The City requires parks at a ratio of 5 acres for each 1,000 new residents. The trails and open space areas do not necessarily count towards the parkland dedication requirements. The proposed 1,667 dwelling units would require a minimum of 25 acres of park land. The five proposed parks, only one of which is at least 5 acres, total 17.7 acres.

The open space program proposed by the applicant appears to fall short of the minimum land dedication requirement, but can be offset through park improvements, as prescribed in the Subdivision Ordinance. Further, the proposed open space program falls far short of the impact that a golf course would have provided and cannot be considered a unique amenity. Rather, it is comparable to basic park requirements Citywide. Most of the “expansive trail system” consists of sidewalks along roadways. The only non-traditional pedestrian path is along Sand Creek.

Recommendation 3.3

Staff recommends that the trail system be expanded into a much broader system that utilizes the hillsides, ridgelines, and other natural areas. Further, the Sand Creek Trail should connect to the north side of Sand Creek at its eastern terminus near the fire station to allow connectivity to other future projects in the area.

In addition, staff has recommended the applicant explore the conversion of Empire Mine Road to an emergency vehicle access/trail which may eventually further connect the Sand Creek trail to East Bay Regional Park District trail systems. This will require coordination with the Fire District.

The applicant has also proposed a trail staging area along the extension of Dallas Ranch Road on the north side of Sand Creek. This does not appear to be an appropriate location because the trail is on the south side of Sand Creek. Staff would recommend the applicant explore alternate locations based upon the connectivity to the trail system.

Finally, staff recommends that the applicant present the preliminary development plan to the Parks and Recreation Commission prior to presentation to the City Council to receive preliminary feedback on the adequacy of the proposed park systems.

Circulation

The Circulation Element of the General Plan shows Dallas Ranch Road coming south and crossing the creek, following near the southern boundary of the project site, and then crossing the creek again to connect with the future Sand Creek Road. The applicant has relocated Dallas Ranch Road further to the north so that this major roadway will stay to the north of the creek and not require a crossing. To access the portion of the proposed project located south of the creek, the applicant has proposed a crossing near the center of the project with a round-about at each end. This crossing also provides access to future residential development in the Sand Creek Focus Area to the south. The proposed project includes 667 lots south of the creek.

Staff does not have an objection to the relocation of Dallas Ranch Road. Staff is concerned, however, with only one crossing of the creek to serve the 667 lots plus future development to the south and east. In order to ultimately support such a change, a quantitative analysis will be required as part of the EIR to demonstrate that a single

access roadway can accommodate the entirety of the development south of Sand Creek. At minimum, staff would anticipate a significantly wider roadway and corresponding bridge at this location if a single access is used. The applicant should consider the use of two access points and crossings.

Issue #4: Other Issues

The preliminary development plan submittal included preliminary lotting of homes on the site. Though a lotting plan is premature, staff believes that certain direction should be provided to inform future designs.

Recommendation 4.1

Staff recommends that there should be no homes fronting onto any east/west collector connection to the Higgins property to the west due to the nature of the proposed roadway. In addition, staff recommends that homes front on the creek and open space areas wherever possible in order to take full advantage of the amenities and to provide increased oversight and security.

The applicant, consistent with the General Plan, has included a fire station site and a site for a City corporation yard south of Dallas Ranch Road and adjacent to the creek.

Recommendation 4.2

Staff recommends that the corporation yard site be 6.1 acres instead of the 4 acres proposed.

The proposed project includes two detention basins. One is south of and adjacent to Sand Creek and the other is immediately adjacent to and south of Dallas Ranch Road, near the Dear Valley Road intersection. Upon cursory review, the detention basins appear to be too small for the size of the development. As part of the development application, the City will require a drainage study/C.3 report in order to determine if the proposed design is adequate.

Recommendation 4.3

Staff recommends that the basins be more natural in shape and form and that they be relocated away from major intersections to avoid the unsightly view.

Staff has not received comments from the Antioch School District on the proposed project. Staff will continue to work with the District to provide guidance to the proposed development. The only outside agency comment received on the plan to date is from Tri Delta Transit which noted that the applicant has worked with them to locate the bus stops to allow the residents access to public transportation.

The Antioch Police Department remains concerned about anticipated increased calls for service that generally accompanies higher density residential development. Staff will continue to work with the applicant to develop solutions to this concern.

Issue #5 Revenue and Expenses

The Economic Development Element of the General Plan contains the following policies that address the short and long term fiscal health of the City.

6.4.2.a Require new development to pay for its infrastructure, its share of public and community facilities, and the incremental operating costs it imposes on the City.

- New development should incorporate such features as to ensure that it will not increase the cost of public services provided to existing development.

6.4.2.e Determine the need for a fiscal impact analysis to be conducted as part of the development review process to provide input into assessment of the overall fiscal impact of development within the City, and to determine what costs to the City, if any, should be mitigated.

The proposed project does not contain any land uses that would generate sales tax or provide employment. Further, it is located in an area of the City that is predominantly served by retail and services located in the City of Brentwood. With the elimination of the golf course, there would be no opportunity for revenue to offset the costs of serving the proposed project. In general, the revenue from residential property taxes does not, in itself, fully pay for the services required of new residential development. A fiscal impact analysis would give the Planning Commission and City Council a more complete picture of the long term revenue/cost potential of the project and allow the bodies to make a more informed decision.

Recommendation 5.1

Staff recommends that a fiscal impact analysis of the entire project be developed at the applicant's expense prior to development of any environmental document or formal review by the City of Antioch. Further, staff recommends that the analysis be contracted by the City and reimbursed by the applicant, comparable to the environmental review.

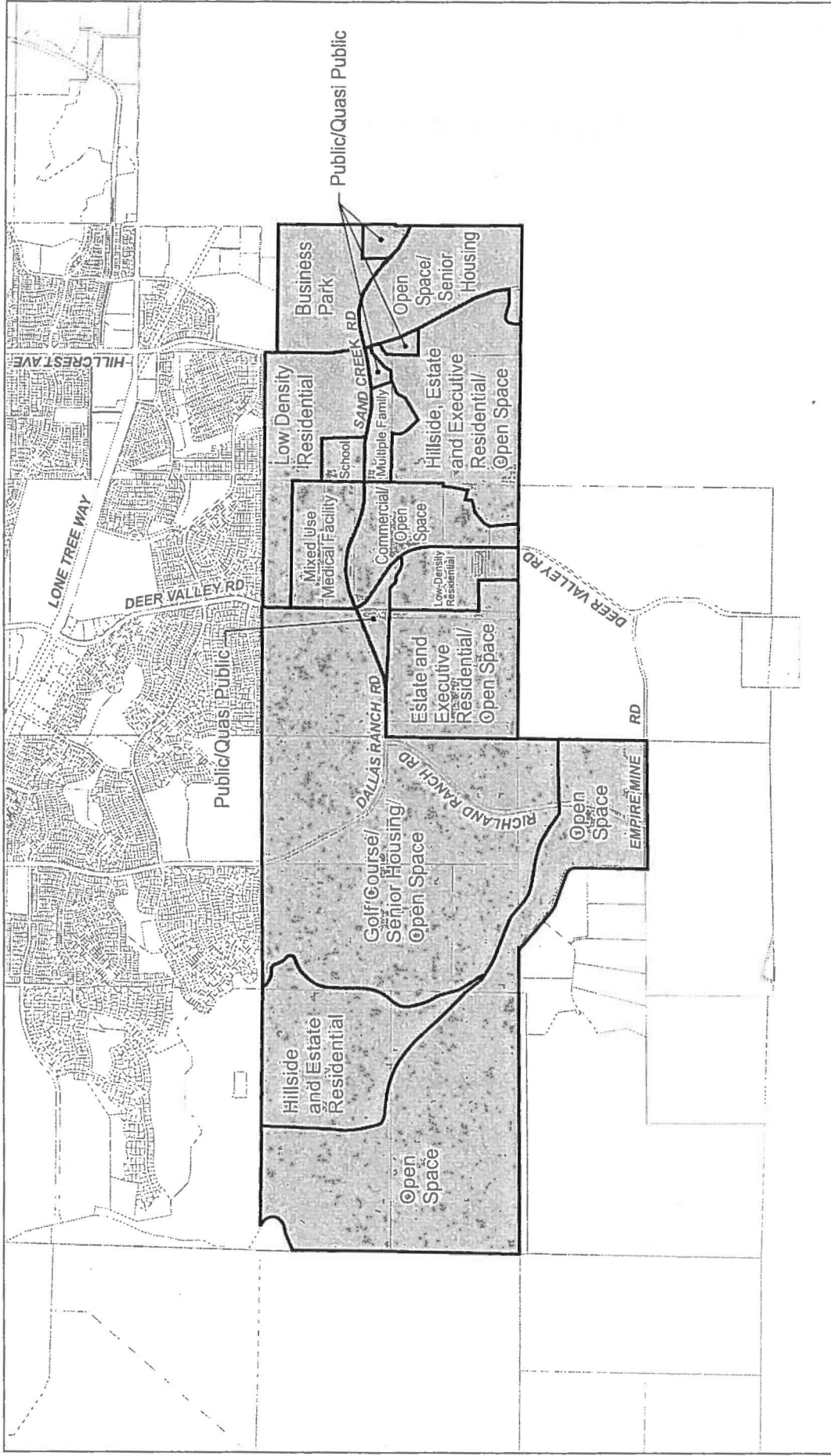
CONCLUSION

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to Final Development Plan submittal. As standard practice, Preliminary Development Plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to submitting an application. As discussed above, the proposed project is highly inconsistent with the General Plan. Staff recommends that the Planning Commission provide the applicant feedback concerning staff comments above, as well as other areas of concern the Commission may have.

ATTACHMENTS

- A. Sand Creek Focus Area
- B. Constraints Map
- C. Constraints Map with Site Plan Overlay
- D. Existing General Plan Lot Yield
- E. Proposed Densities
- F. The Ranch Development Booklet

ATTACHMENT “A”



LSA

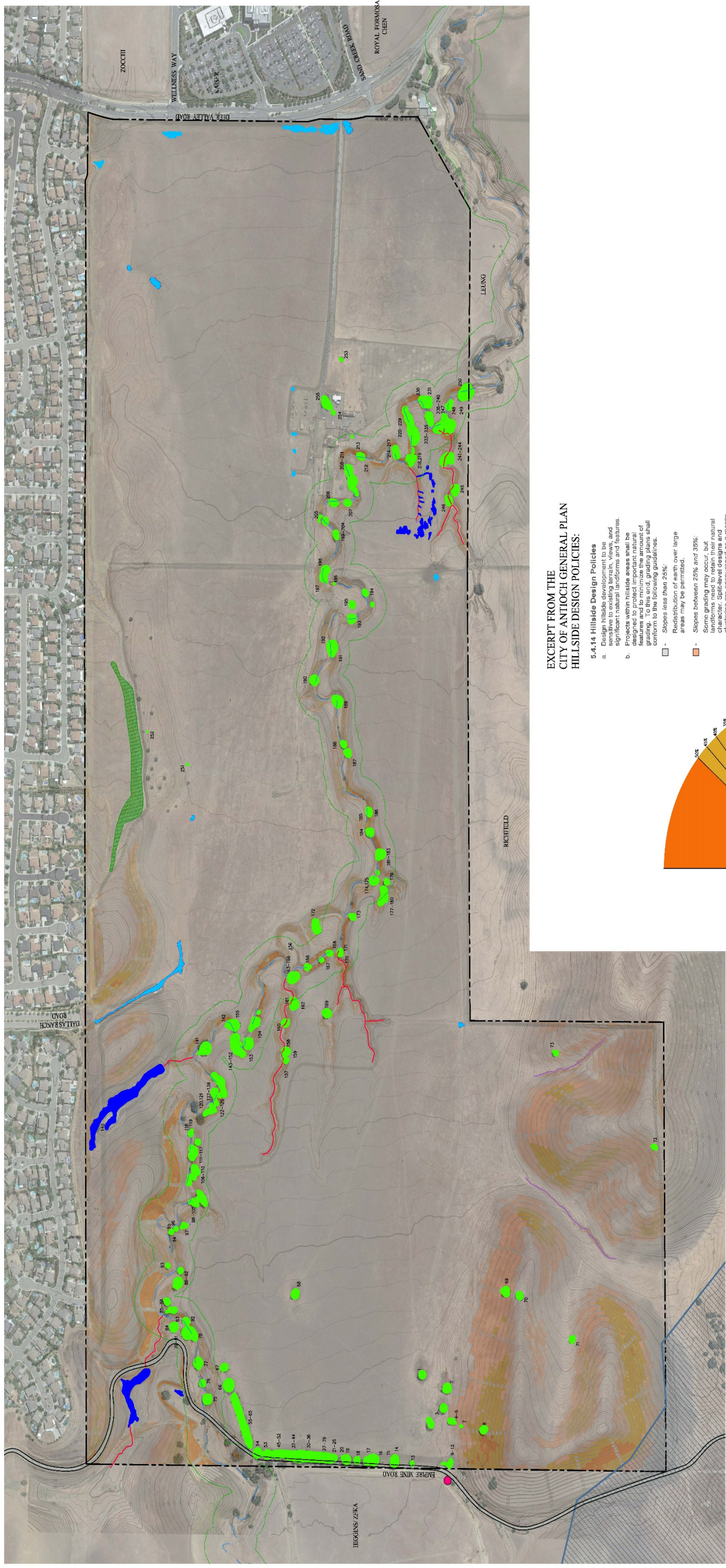
FIGURE 4.8

A1



City of Antioch
General Plan
Sand Creek Focus Area

ATTACHMENT “B”



**EXCERPT FROM THE
CITY OF ANTIOCH GENERAL PLAN
HILLSIDE DESIGN POLICIES:**

5.4.14 Hillside Design Policies

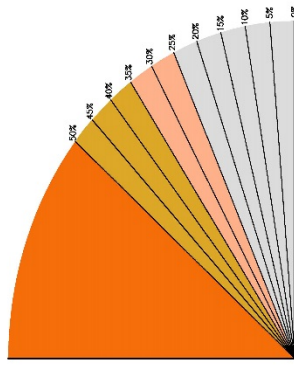
- a. Design hillside development to be sensitive to existing terrain, views, and significant natural landmarks and features.
- b. Projects within hillside areas shall be designed to protect important natural features and to minimize the amount of grading. To this end, grading plans shall conform to the following guidelines.

- ☐ - Slopes less than 25%:
Redistribution of earth over large areas may be permitted.

- Slopes between 25% and 35%:
Some grading may occur, but landforms need to retain their natural character. Split-level designs and clustering are encouraged as a means of avoiding the need for large padded building areas.

- Slopes between 35% and 50%:**
Development and limited grading can occur only if it can be clearly demonstrated that safety hazards, environmental degradation, and aesthetic impacts will be avoided. Structures shall blend with the natural environment through their shape, materials and colors. Impact of traffic and roadways must be minimized by following natural contour lines and minimizing excavation. Encourage the use of longer lots, variable setbacks and variable building structural techniques such as stepped or post and beam foundations are required.

- Slopes greater than 50%:
Except in small, isolated locations,
development in areas with slopes
greater than 50% should be avoided.

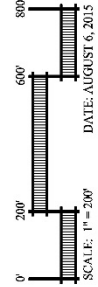


HILLSIDE SLOPE GRAPH

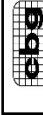
LEGEND

-
- Map of the Oak Preserve Protected Site Boundary in the City of Antioch. The map includes a legend with the following items:
- PROJECT BOUNDARY (black line)
 - OAK SITE (pink circle)
 - OAK PRESERVE PROTECTED SITE BOUNDARY PER APPENDIX A, TIER II, CITY OF ANTIOCH GENERAL PLAN PLACED BOUNDARY (TIE IN, NOT MATERIAL) (hatched area)
 - 125' CREEK FLOW LINE OFFSET (green line)
 - CREEK FLOW LINE (blue line)
 - ISOLATED EPHEMERAL DRAINAGE CHANNEL (light blue line)
 - JURISDICTIONAL EPHEMERAL DRAINAGE CHANNEL (red line)
 - IDENTIFIED TREES (green circle)
 - ISOLATED WETLAND (blue line)
 - JURISDICTIONAL WETLAND (blue line with a blue circle)

CONSTRAINTS MAP THE RANCH



CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



ebd
Carlson, Barbee
& Gibson, Inc.

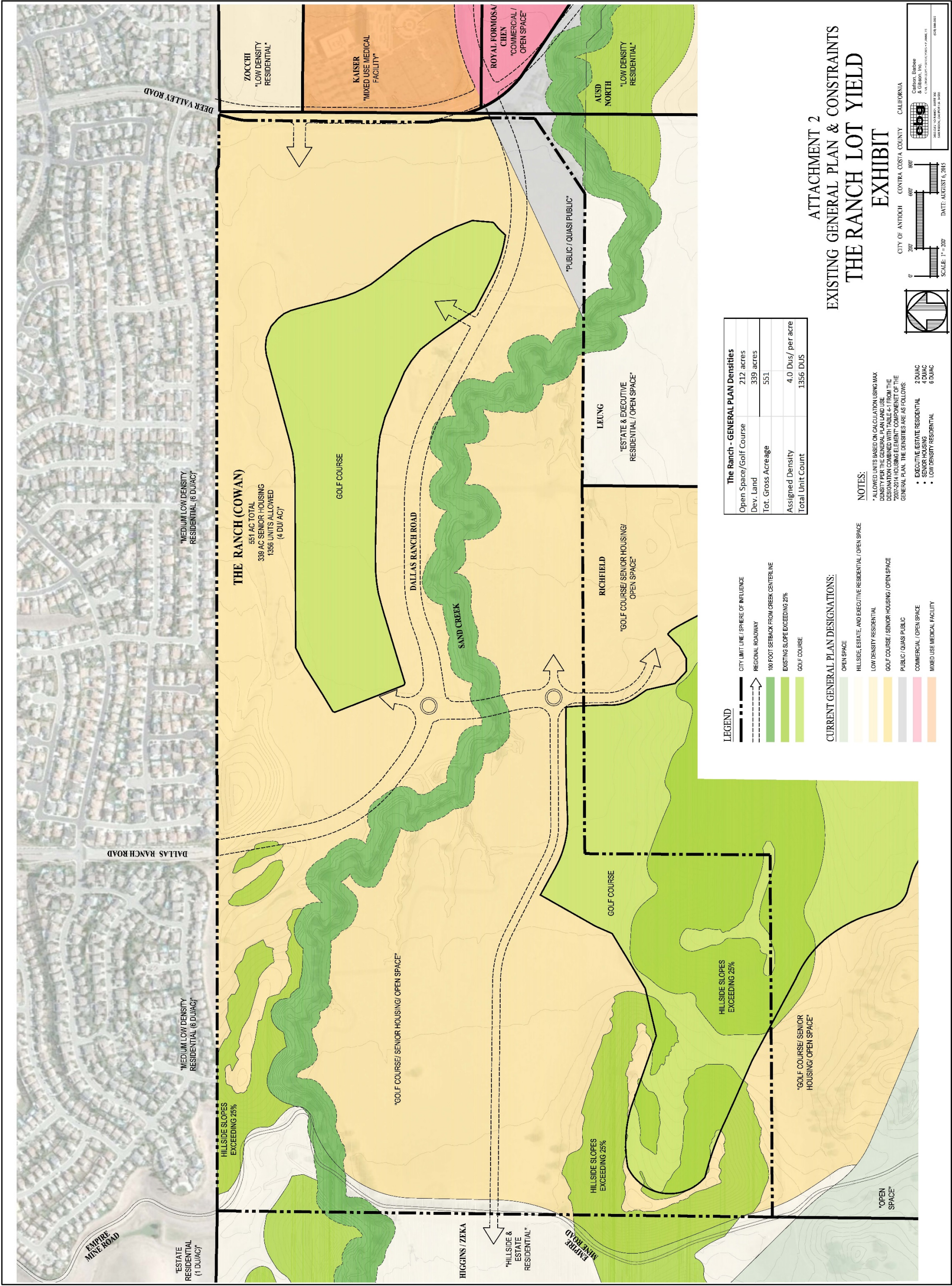
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2015 CANINO RAMON, SUITE 350

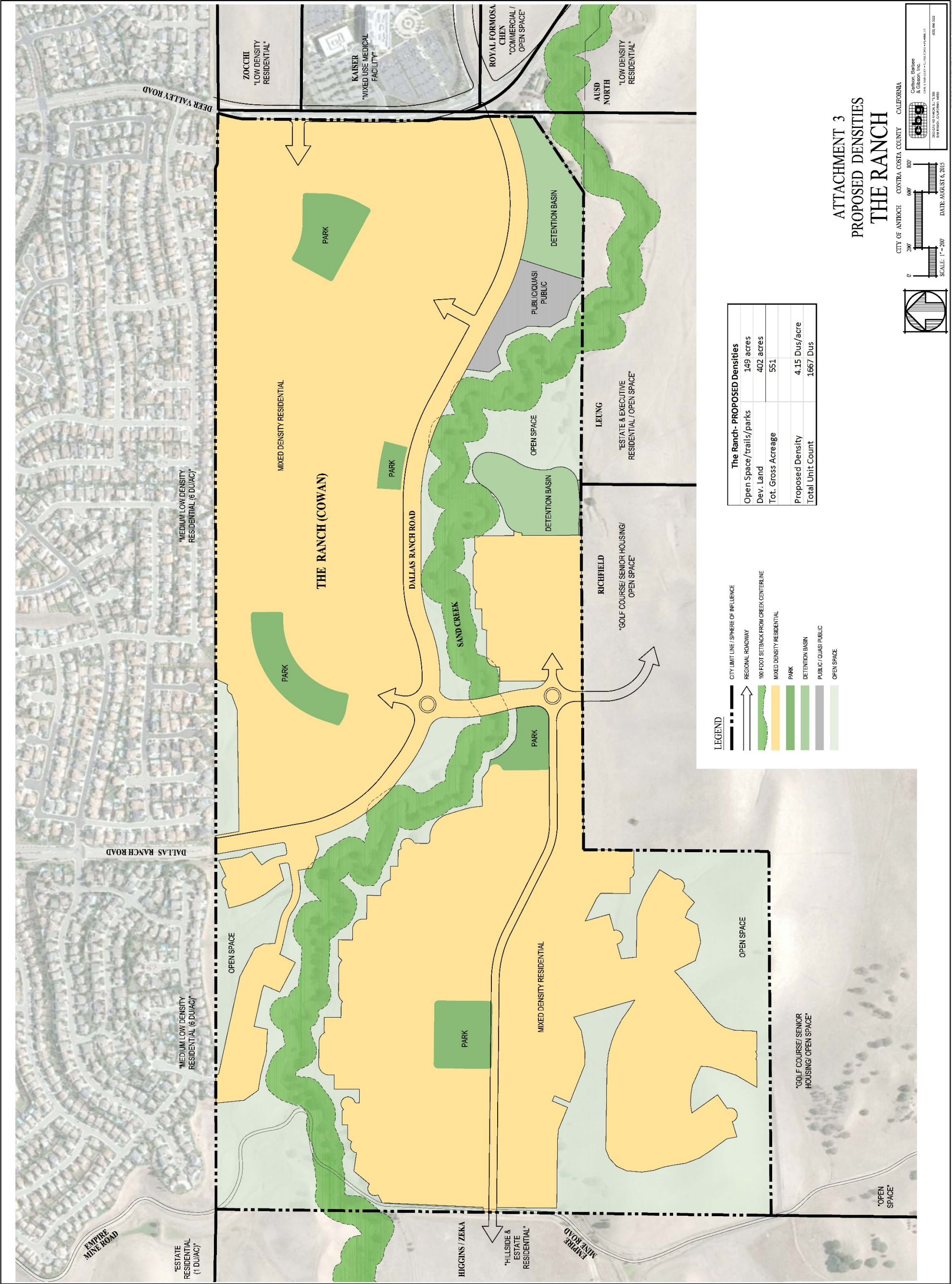
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ATTACHMENT “C”

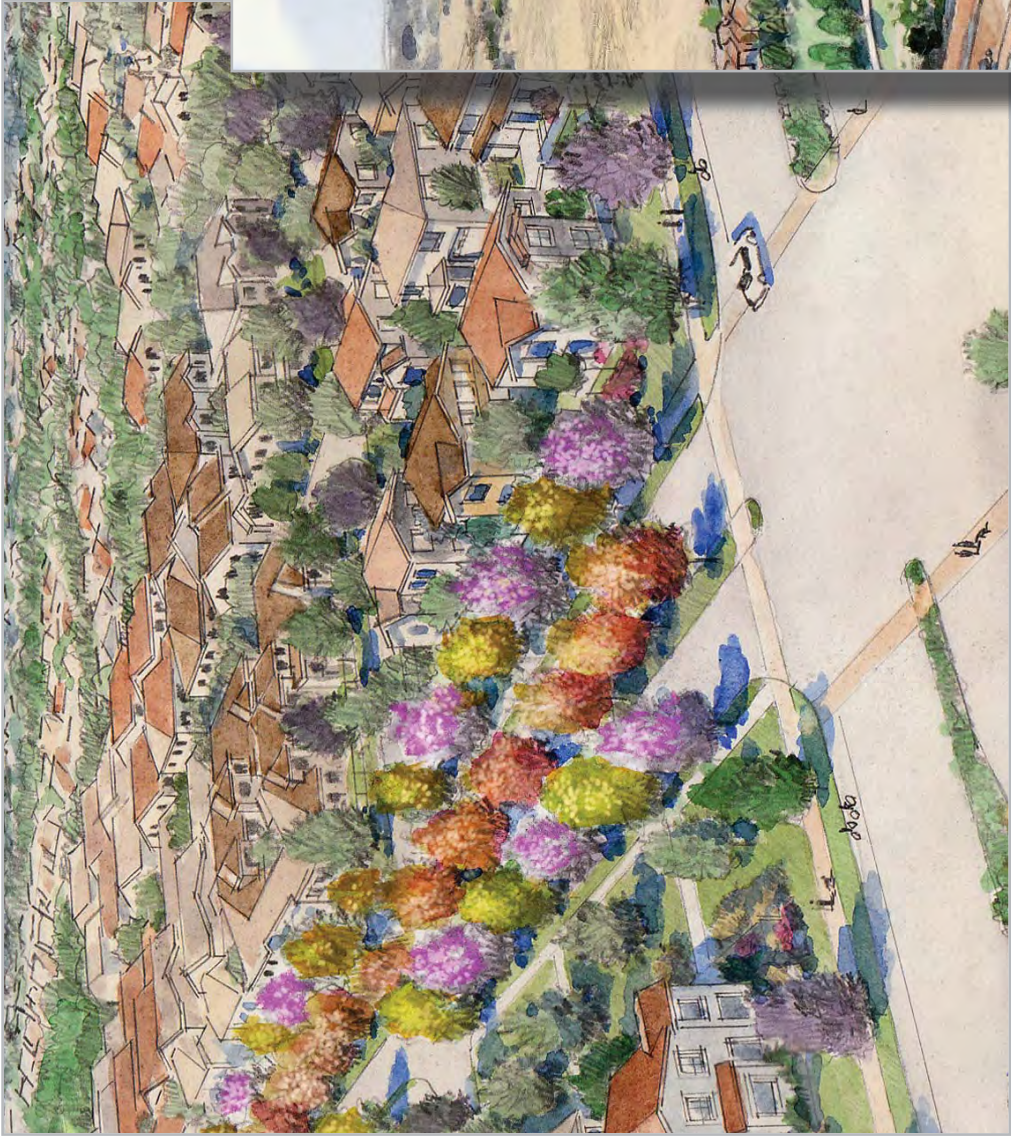
ATTACHMENT “D”



ATTACHMENT “E”



ATTACHMENT “F”



THE RANCH

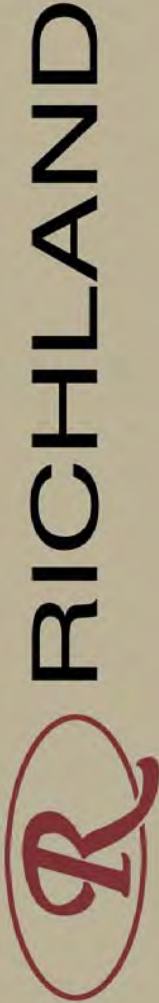
ANTIOCH, CALIFORNIA

PROJECT TEAM INFO:

Applicant:
Richland Communities, Inc
801 Ygnacio Valley Road, Suite 110
Walnut Creek, CA 94596
Tel: (925) 271-0675
Contact: Aaron Ross - Swain

Graphics/Entitlement
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5865 Owens Drive
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Lauri Moffet- Fehlberg

Civil Engineer/ Land Planner
Carlson, Barbee & Gibson, Inc.
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
Tel: (925) 866-0322
Contact: Elisabeth Fox



LOTING SUMMARY:

Total Residential Lots: 1667

NORTH SIDE OF SAND CREEK:

Auto court:	112
Street-Towns:	114
52x57:	102
57x55:	106
47x90:	72
55x90:	109
55x100:	85
60x100:	98
65x100:	105
70x100:	57
80x120:	30
SUBTOTAL:	990

SOUTH SIDE OF SAND CREEK:

57X55:	91
47X100:	75
55X100:	120
60X100:	109
70X100:	103
75X100:	119
85X100:	60
SUBTOTAL:	677

OPEN SPACE AND PARK ACREAGE:

NORTH SIDE OF SAND CREEK:

Park A:	4.1 Ac
Park B:	1.3 Ac
Park C:	5.2 Ac
SUBTOTAL:	10.6 Ac
Improved Trail Corridor:	
20' Dallas Road Parkway:	4.3 Ac
16' Dallas Ranch Road Trail:	2.8 Ac
	1.6 Ac
SUBTOTAL:	8.7 Ac
Landscaped Parcels:	
Private Rec:	1.9 Ac
Open Space:	1.0 Ac
TOTAL:	63.0 Ac
	85.2 Ac

SOUTH SIDE OF SAND CREEK:

Park D:	2.9 Ac
Park E:	4.2 Ac
SUBTOTAL:	7.1 Ac
Improved Trail Corridor:	2.3 Ac
Landscaped Parcels:	0.8 Ac
Open Space:	86.1 Ac
TOTAL:	96.9 Ac

LAND USE SUMMARY:

The Ranch Site:

550.8 Acres

NORTH SIDE OF SAND CREEK:		AREA (Ac)	%	% of TOTAL
1	100	100	100	100
2	100	100	100	100
3	100	100	100	100
4	100	100	100	100
5	100	100	100	100
6	100	100	100	100
7	100	100	100	100
8	100	100	100	100
9	100	100	100	100
10	100	100	100	100
11	100	100	100	100
12	100	100	100	100
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75	100	100	100	100
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78	100	100	100	100
79	100	100	100	100
80				

Residential Lots:	170.8	59.7%	31.0%
Parks and Private Rec:	14.7	5.2%	2.7%
Collector Roads:	23.3	8.2%	4.3%
Detention Basins:	9.0	3.1%	1.6%
Corp Yard and Fire Station:	5.1	1.8%	0.9%
Open Space:	63.0	22.0%	11.4%
SUBTOTAL:	285.9	100.0%	51.9%

SOUTH SIDE OF SAND CREEK:		AREA (Ac)	%	% of TOTAL
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Residential Lots:	159.6	60.3%	29.0%
Parks:	8.9	3.3%	1.6%
Collector Roads:	2.9	1.1%	0.5%
Detention Basins:	7.4	2.8%	1.4%
Open Space:	86.1	32.5%	15.6%
SUB TOTAL:	264.9	100.0%	48.1%

SITE LOCATION MAP:



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Introduction:

The Ranch is a comprehensive master planned community proposed by EPC Holdings LLC (Richland) in the City of Antioch that thoughtfully balances future development needs with the site’s natural features. The Ranch is located on 550 acres and is proposing 1,667 units that will be arranged into two villages separated by Sand Creek, which is a natural creek that runs through the center of the community. Great diversity is achieved in this master plan through offering neighborhood types that fit an expansive range of household types, income levels, ages, and lifestyles. Open Space, trails, and parks weave their way through the community to encourage residents to be outdoors and connected to their neighbors and their surroundings. In addition to the residential component of this master plan, The Ranch will also contribute new public facilities the consist of Fire Station, City Corporation Yard, and will complete certain infrastructure improvements that help achieve the City’s infrastructure needs for FUA-1.

Property Description:

The Ranch is comprised of 548 undeveloped acres located in the Sand Creek Focus Area, also referred to as Future Urban Area 1 (FUA-1), which is located in the south west section of Antioch, just north of Roddy Ranch. The property currently supports a cattle grazing operation, there is one household, and various barns & outbuildings. Historical land uses are limited to cattle ranching and some natural gas exploration. The property is bisected by Sand Creek which is a deeply incised seasonal creek which flows easterly. The area north of Sand Creek is relatively flat, while the area south of the Sand Creek has a decent amount of natural topography. Existing access to the property is from Deer Valley Road and there is access to Empire Mines Road on the western portion of the property.

Existing Surrounding Land Uses are:

- North – Existing residential
- East – Deer Valley Rd & Kaiser Hospital
- South – Undeveloped land
- West – Undeveloped land

Future Surrounding Land Uses are:

- North – Existing residential
- East – Deer Valley Rd & Kaiser Hospital
- South – Residential
- West – Residential

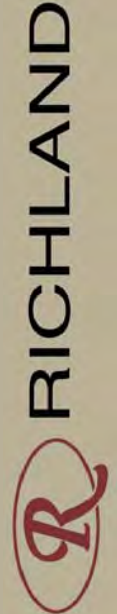
Land Use:

Antioch’s 2003 General Plan is the controlling land use document for The Ranch. The General Plan established a special planning area called the Sand Creek Focus Area which affects The Ranch, as well as a number of other properties. In total, the Sand Creek Focus Area is 2,712 acres and calls for 4,000 future residential units. The land use designations that the Sand Creek Focus Area plan applies to The Ranch are Golf Course community, Senior Housing, and Open Space.

Project Description:

The Ranch is cohesive 1,667 unit residential master planned community divided into eighteen neighborhoods that is accompanied by five parks, robust landscaped parkways & neighborhood streets, a system of improved and natural pedestrian trails that provide connectivity throughout the master plan, a trail staging area, a gated hillside enclave, a private recreation facility, a fire station, and a City corporation yard. The land plan preserves Sand Creek in its entirety as it meanders west to east through the development naturally dividing the project into two development areas north and south of the creek. There are 990 lots proposed for the development area north of Sand Creek, and 677 lots proposed south of Sand Creek. The northern and southern development areas are connected by a combination vehicular and pedestrian bridge, with roundabouts on both ends to help facilitate traffic flow. Given that there is a potential for future residential to the west and south of The Ranch, our land plan provides connection points if development shall ever occur.

The project offers a wide range of housing types starting from two-story & three-story attached homes up to 10,200 SQ.FT conventional single family lots. The scale of the proposed master plan creates an opportunity to implement attached and small lot housing options that provide greater product diversification to meet the varied demand for housing in the Antioch area. We envision that homes that are built within The Ranch will cater to first time home buyers, move up home buyers, executives, move down buyers, and potentially retirees. We have positioned the higher density homes on the eastern side of the development, situated around a community park and recreation facility that will provide amenities for the townhomes, autocourt, and private lane lots. Moving westward across the development, the density decreases by implementing larger conventional lots. The land plan respects the existing residential neighborhood along our



THE RANCH PROJECT DESCRIPTION

THE RANCH | ANTIOCH, CALIFORNIA



JOB NO. 612.005
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.3

northern property boundary by incorporating similar lot sizes and trying to align property lines. Below is a discussion on the various neighborhood types:

Attached Townhomes and Auto Court Homes

The Ranch is proposing (112) attached two-story & three-story town home units configured in 14-cluster buildings, and (114) attached two-story & three-story town homes configured in 4 unit clusters buildings. This represents 12% of the total unit mix. The intent is to have a mix of two and three story units, which will provide for interesting building articulation and a variety of floor plans. Each unit will have a two car garage, most of which are side by side. The clustered units are anticipated to range in size from 1300 to 1900 SQ.FT. The clustered townhomes are anticipated to range in size from 1600 to 2100 SQ.FT. All front doors for the units will be accessed from a common paseo or off of a street frontage, and all front doors will be at-grade.

Private Lane Neighborhood

The Ranch is proposing two varieties of Private Land neighborhoods consisting of (102) 52'x57' lots, resulting in a minimum lots size 2,964 SQ.FT, and (197) 57'x55' lots, with a minimum lot size 3,135 SQ.FT. This represents 18% of the overall lot mix. The units are organized into six-unit clusters, each utilizing a 20' wide short private lane that provides access to each lot from a public street. For both these lots sizes, these homes will all be two-story and are expected to range in size from 2100 – 2600 SQ. FT. Each unit will have a private 18' driveway, all front doors & driveways will front onto the private lane, and each unit will have private usable yard space located in the rear of the home.

Conventional Neighborhood – Under 5000 SF Lots

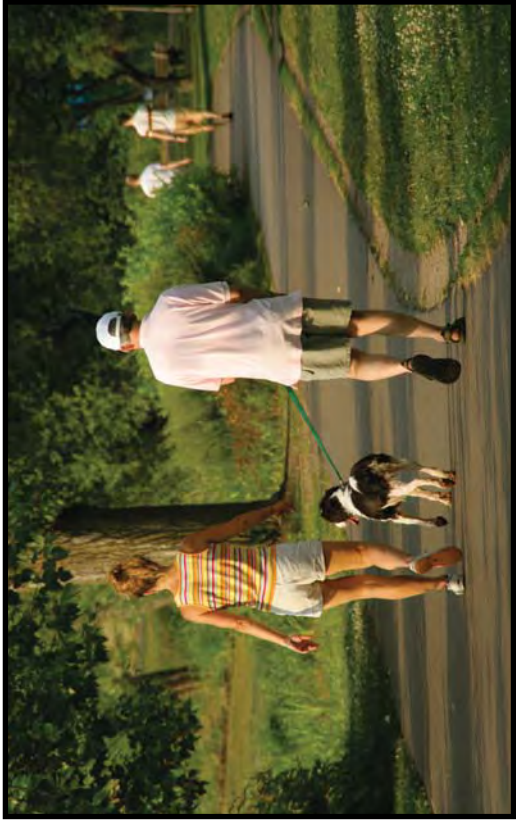
The Ranch will have three neighborhoods with conventional single family detached lots that are under 5000 SQ.FT, totaling (256) lots, accounting for 15% of the total lot mix. There will be (72) 47'x90' lots, with a minimum lots size of 4,230 SQ.FT, there will be (109) 55'x90' lots with a minimum lot size of 4,950 SQ.FT, and there will be (75) 47'x100' lots with a minimum lot size of 4,700 SQ.FT. There will be a mix of single story and two story homes, and each home will have a minimum 20' long driveway. The square footage for these units is expected to range from 1,900 – 2,600 SQ.FT.

Conventional Neighborhood – 5000 to 7000 SF Lots

The Ranch will have three neighborhoods with conventional single family detached lots that fall within 5,000 to 7,000 SQ.FT lots, totaling (517) lots, accounting for 31% of the total lot mix. There will be (205) 55'x100' lots, with a minimum lots size of 5,500 SQ.FT, there will be (207) 60'x100' lots with a minimum lot size of 6,000 SQ.FT, and there will be (105) 65'x100' lots with a minimum lot size of 6,500 SQ.FT. There will be a mix of single story and two story homes, and each home will have a minimum 20' long driveway. The square footage for these units is expected to range from 2,400 – 3,200 SQ.FT.

Conventional Neighborhood – 7000 to 10,200 SF Lots

The Ranch will have four conventional single family detached lot types that fall within 7,000 to 8,600 SQ.FT, totaling (369) lots, accounting for 22% of the total lot mix. There will be (160) 70'x100' lots, with a minimum lots size of 7,000 SQ.FT, there will be (119) 75'x120' lots with a minimum lot lot size of 9,000 SQ.FT, there will be (30) 80'x120' lots with a minimum lot size of 9,600 SQ.FT, and there will be (60) 85'x120' lots with a minimum lot size of 10,200 SQ.FT. These lots will provide a mix of single story and two story homes, and each home will have a minimum 20' long driveway. The square footage for these units is expected to range from 3,000 – 4,200 SQ.FT. The 9,000 SQ.FT lots will be situated amongst the hillside in the southwest section of The Ranch and will be located behind a private gate which will limit access to this neighborhood.



Infrastructure:

The Sand Creek Focus area is made up of 2,712 acres, most of which is undeveloped, and the plan assumes up to 4,000 residential units. To date, no residential subdivisions have been built, so there is a significant amount of infrastructure to be built that will serve this area, and the timing for future residential projects that would be responsible for installing portions of this infrastructure is unknown. That being said, The Ranch’s offsite improvement obligations are yet to be determined.

When looking at infrastructure obligations within The Ranch’s boundaries, it is easier to ascertain the scope of improvements. Based on the current land plan, the following is a summary and description of the improvements we will be responsible for:

Roadways:

The Ranch consists of large network of roadways that provide vehicular access throughout the development, a bridge crossing, as well as future connection points for adjacent properties to the west and south of The Ranch. The project has one major arterial, Dallas Ranch Road that will connect from the existing termination point of Dallas Ranch Road to Deer Valley Road, and will have landscaped medians and edge conditions. The alignment of Dallas Ranch Road is based on the circulation plan within Antioch’s General Plan and influenced by Sand Creek. The two development areas north and south of Sand Creek will be connected by a single bridge with roundabouts on both ends that address traffic flow in an efficient manner. There is a system of collector roads that stem from Dallas Ranch Road and the bridge crossing that provide access to the various neighborhoods. All roads within The Ranch meet the City’s minimum widths and design standards.

The current land plan assumes one two-lane bridge accompanied by two roundabouts on both ends of the bridge that connect the northern and southern development areas. The traffic analysis concluded that one two-lane bridge and the two roundabouts is sufficient to handle the traffic demand from The Ranch. If future development occurs to the west and south of The Ranch, the roundabouts have been sized accommodate additional traffic demands and we have set aside additional right of way in the event a second two-lane bridge is needed.

Sewer:

The current connection point for the sewer is located approximately 1.5 miles east of Cowen Ranch in Heidorn Ranch Road. The existing sewer depth will accommodate gravity flow for all development within FUA-1. The Ranch will need to coordinate with numerous property owners in order to extend the sewer from its current location to our project. In the event The Ranch extends the sewer from its current location to our property, we properties that benefit from the extension of the sewer facilities will provide reimbursement to us for their proportional share. Depending on the timing of the proposed developments (Aviano and The Promenade) east of The Ranch, there is a likely scenario that the sewer facilities will be brought closer.

Water:

The Ranch will connect to two existing water mains in order to create a looped system: one located at our northern property boundary and Dallas Ranch Rd; the second connection will be at the future intersection of Dallas Ranch Road and Deer Valley. The looped system for the southern portion of our project requires further study.

Storm Drain Facilities:

All storm water runoff from our site will be treated onsite within two basin facilities, and will discharge into Sand Creek through three storm drain outfalls. There is 9 acre basin located south of future Dallas Ranch Road and north of Sand Creek that will treat all storm water runoff from the northern development area. The second basin is 7.4 acres and is located south of Sand Creek and will treat all runoff from the southern development area. Given the significance of the proposed improvements, The Ranch may elect to implement a project specific Community Facilities District (CFD) to help offset some of the infrastructure costs, and to potentially pre-pay Development Impact Fees (DIF). Implementation and viability of a CFD will require further analysis and discussions with the City.

Guest Parking & Garbage Collection:

Given the neighborhood diversity that The Ranch is proposing, guest parking and garbage collection will be thoroughly analyzed. While a detailed guest parking plan has yet to be completed, it appears the current land plan provides sufficient guest parking.

We are proposing community dumpsters to address the garbage

needs for the attached town homes and autocourt product. Garbage service for the Private Alley product will require residents to place their individual garbage cans along a section of the curb on either side of the entrance to the private alley. The curbs in these locations will be painted a conspicuous color and signage will notify guests that parking is restricted in these locations on garbage pickup days. Home owners will be responsible for removing their garbage cans in a timely manner to allow for guests to park again. There are residential projects in Antioch that currently employ this strategy for garbage pickup. Further discussions with the garbage company may be necessary to formalize this plan.



Recreation Amenities:

The Ranch is a vast 550 acre property that provides opportunities to create new parks and walking trails, while taking advantage of existing open space features such as Sand Creek. All improved parks, trails, portions of the open space, and the recreation facility will be maintained by the Home Owners Association (HOA). In the event the City desires to maintain parkway landscaping and some of the parks, funding will be handled by a Lighting and Landscape District (LLD). Below is a summary of Parks, Trails, Open Space, and Recreation Facility within The Ranch:

Parks:

The Ranch currently is proposing 17.7 acres of improved parkland separated into five parks which will have a variety of amenities. The five parks are evenly spread throughout the community, and are connected by a system of improved trails, consisting of a 10’ concrete path with an adjacent 4’ soft surface path. While the programming for the parks is still conceptual, proposed amenities include community gardens, children’s play structures, an all-abilities playground, a dog park, bocce courts, informal soccer fields, shade structures, picnic tables, and walking paths. The programming is geared towards leisure park activities that will allow neighbors to recreate and enjoy amenities that are not achievable within their own lot.

Trails:

The intent of the The Ranch trail systems is to provide connectivity throughout master planned community, provide connectivity to existing regional trails/pedestrian routes, and to showcase some of the properties natural amenities. Within The Ranch there are two types of trail systems: There is the improved trail system that is adjacent to roadways and within the right of way, and there is the creekside trail system that meanders alongside Sand Creek and throughout portions of the open space. The improved trails are adjacent to major roadways, are 14’ in width, and provide pedestrians with a 10’ concrete path, and 4’ soft surface path for runners or walkers. In total, there are 11.0 acres of improved trails throughout The Ranch. The intent of the creekside trails is to allow pedestrians to enjoy Sand Creek and the natural open space throughout The Ranch. The creekside trail system accounts for 2.7 miles of trail. Both the improved trail and the Creekside trail connect to the portion of Empire Mines Road that lies within The Ranch, which is an existing paved trail

that runs north & south. Given that The Ranch has a significant trail network, the project includes a trail staging area to encourage Antioch residents from outside of The Ranch to utilize the trail system.

Open Space:

Within The Ranch, there is 150 undeveloped acres that will remain as open space. The majority of this acreage is made up of the Sand Creek corridor that bisects the community and is roughly 300’ wide on average. As previously discussed, there will be a trail system that will provide recreation opportunities through the open space. Long term management of the open space is anticipated to be the responsibility of the Home Owners Association.

Recreation Facility:

The current plan incorporates a 1-acre private recreation facility located within the 5 acre park in the eastern portion of the project. The Recreation Facility will provide residents with amenities such as a conditioned meeting room, a small work out facility, pool and spa facilities, and locker rooms with showers. As the design and facility programming will be studied further, the size and proposed uses change.

Public Facilities:

The Ranch will provide sites for both a future fire station as well as a future City corporation yard. The site for the fire station is 1.1 acres and the site for the City corporation yard is 4.0 acres. These sites are adjacent to each other and are located south of Sand Creek Road where they will share access from a future traffic signal.

Entitlements:

The proposed entitlements being sought for The Ranch include approval of the following:

1. Planned Development
2. Tentative Tract Map
3. Pre-Zone
4. General Plan Amendment
5. Design Guidelines

Conclusion:

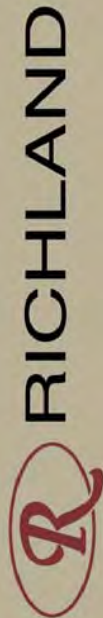
The Ranch will be a diverse, well designed, well ammenatized, high-end, and secure master planned community that will provide housing opportunities for 1,667 future households. The Ranch will complete the connection of Dallas Ranch Road to Deer Valley, will dedicate property for a City corporation yardand will dedicate propoerty for a new fire station, will build parks, and a community wide trail network. Richland looks forward to working with City Staff and other agencies, Planning Commision, City Council, residents, and many stake holder groups as we create a legacy community within the City of Antioch.





F7

ILLUSTRATIVE SITE PLAN
THE RANCH | ANTIOCH, CALIFORNIA





Carlson, Baird
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CITY ENGINEER - SANITARY - PLUMBERS
2433 Camino Real, Suite 200
San Ramon, CA 94583
925-725-1100
FAX: (925) 725-1101

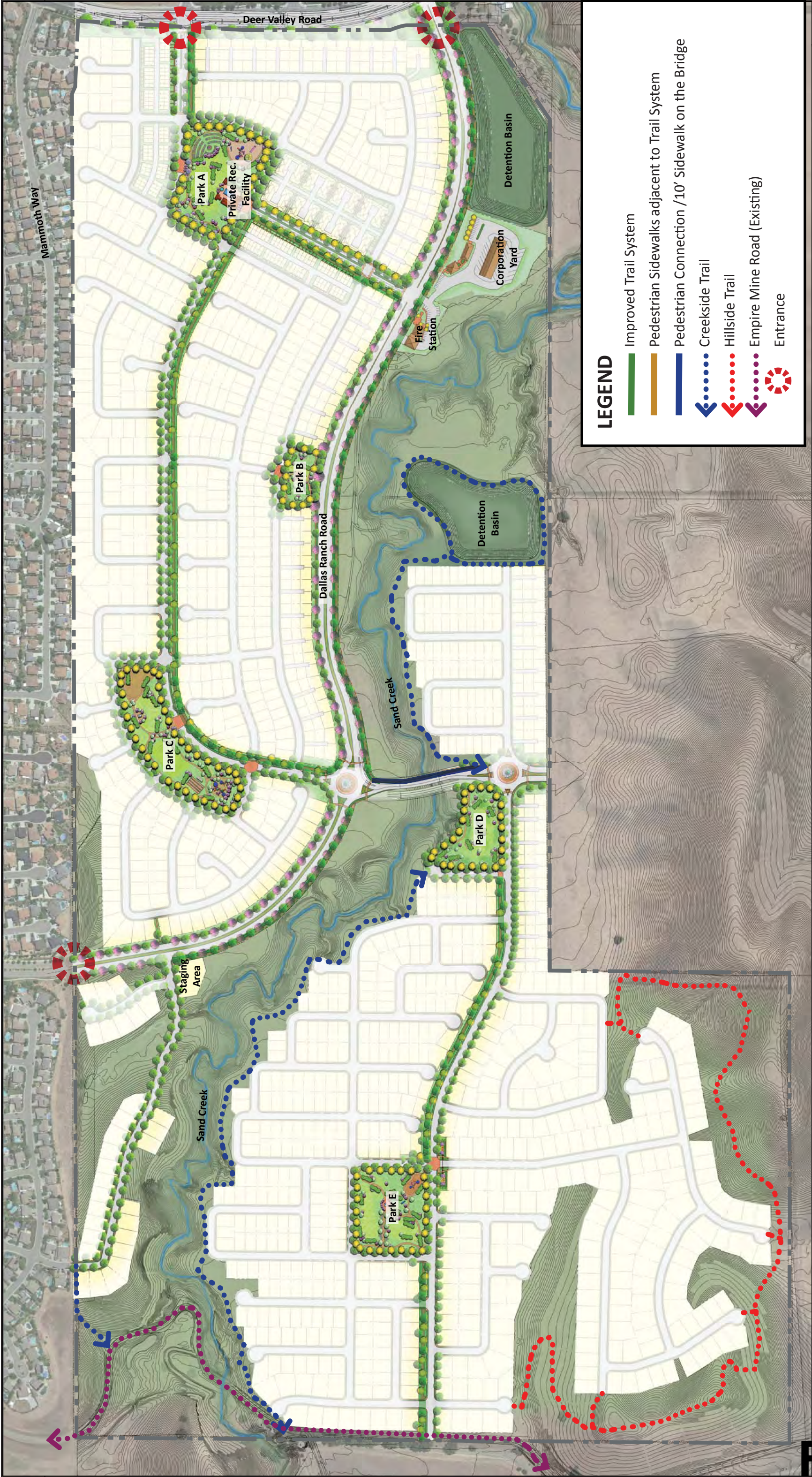


JOB NO. 612.005
5865 Owens Drive
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N

A.7





LEGEND

- Improved Trail System
- Pedestrian Sidewalks adjacent to Trail System
- Pedestrian Connection / 10' Sidewalk on the Bridge
- Creekside Trail
- Hillside Trail
- Empire Mine Road (Existing)
- Entrance





SIGNALIZED
ENTRY

FIRE
STATION
(1.1 Ac)

CORPORATION
YARD (4.0 Ac)

POTENTIAL
EXPANSION
AREA

CORPORATION YARD AND FIRE STATION (5.1 ACRES)



TRAIL STAGING AREA

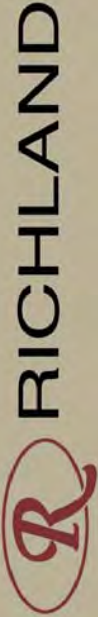
KEY MAP



F10

PUBLIC FACILITIES LOCATION PLAN

THE RANCH | ANTIOCH, CALIFORNIA



RICHLAND



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& Gibson, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2433 Camino Real, Suite 200
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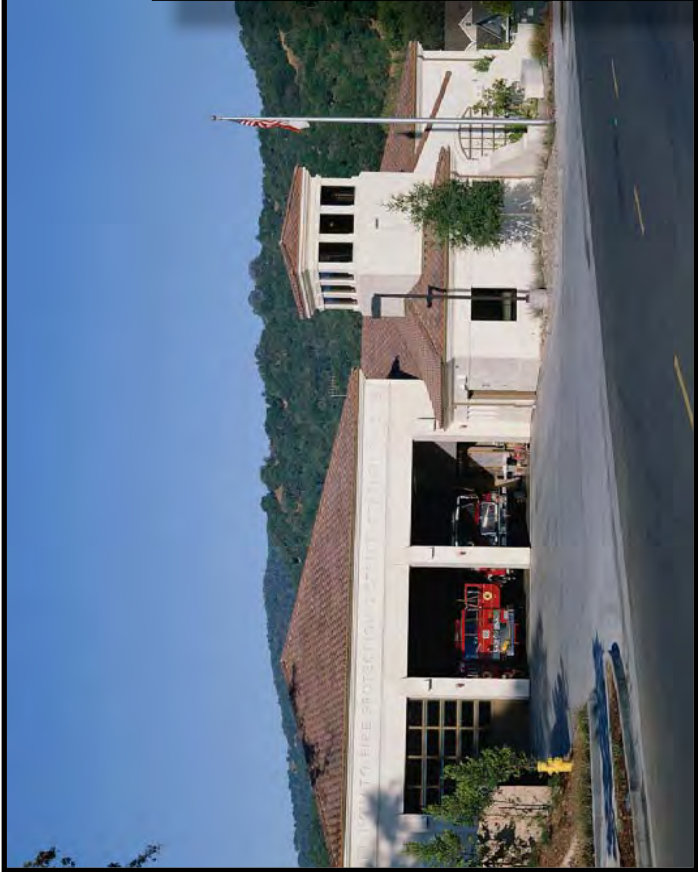
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East Contra Costa Fire Protection District Station NO. 52
Brentwood, CA



Mountain House Fire Station NO.1
Mountain House, CA



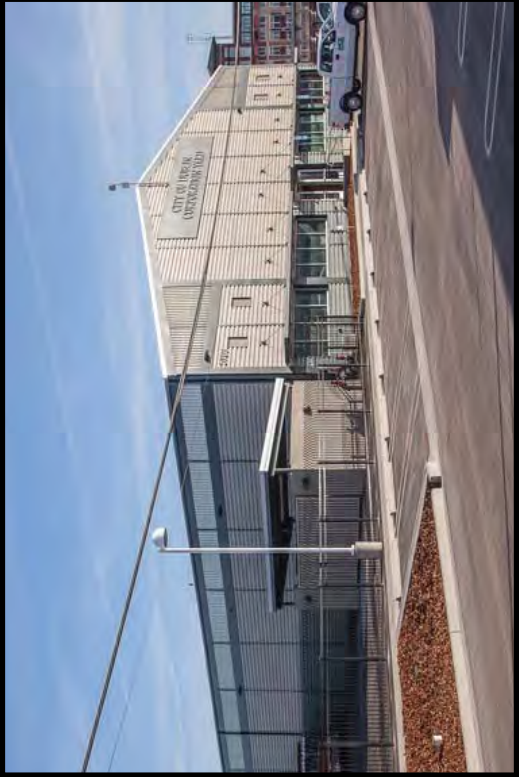
Novato Fire Station NO.5
Novato, CA



Novato Fire Station NO.5
Novato, CA



City of Sacramento Corporation Yard
Sacramento, CA



City of Dublin Corporation Yard
Dublin, CA

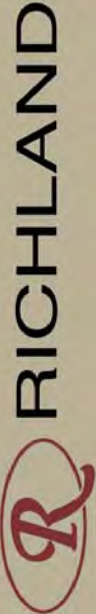


City of Dublin Corporation Yard
Dublin, CA

FIRE STATION

SAMPLE IMAGERY: PUBLIC FACILITIES

THE RANCH | ANTIOCH, CALIFORNIA



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CITY ENGINEER - SANTEFE - RUMBLE

2433 Camino Real, Suite 200
San Antonio, TX 78248

781.588.1234

781.588.1234

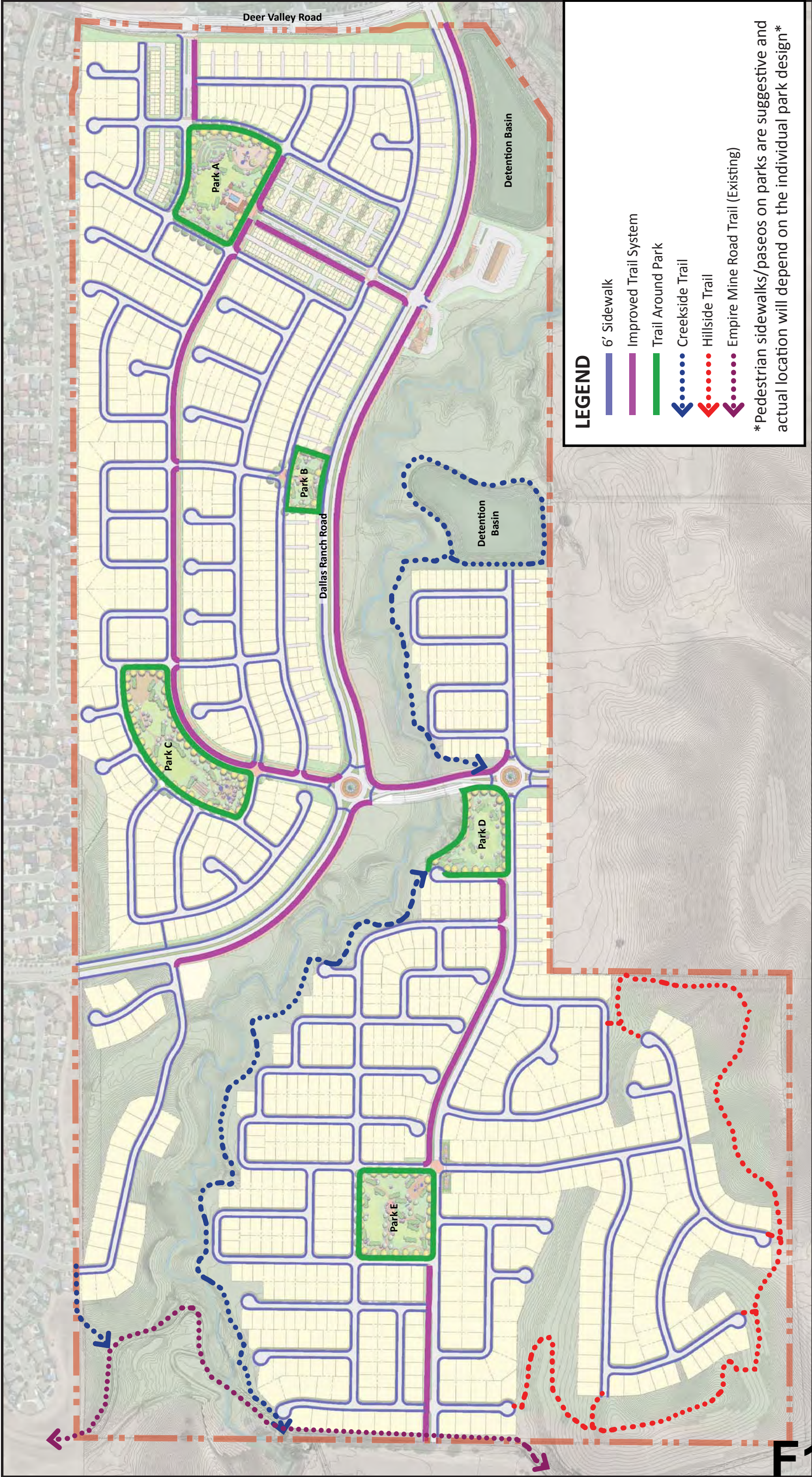


JOB NO. 612.005



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.11



F12



KEY MAP

PARK STATS

PARK A:	
Overall Acreage:	4.1 Acre
Ownership:	Private
Maintenance:	Private/HOA
Private Rec. Center:	1.0 Acre



CONNECTION
TO TRAILS

INFORMAL LAWN/
PICK-UP SOCCER

RECREATION
CENTER
(pool, fitness,
meeting rooms)

IMPROVED TRAIL
SYSTEM

COMMUNITY
GARDENS

RECREATION CENTER
BOUNDARY


ALL ABILITY TOT LOT

KEY MAP






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Fax: (415) 774-1101



RICHLAND


CONCEPTUAL PLAN: PARK A
THE RANCH | ANTIOCH, CALIFORNIA



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group

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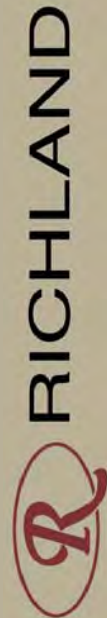


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A.14



SAMPLE IMAGERY: RECREATION FACILITY
THE RANCH | ANTIOCH, CALIFORNIA





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2433 Camino Real - Suite 250
San Ramon, CA 94583
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Fax: (925) 794-1101



PARK STATS

PARK B:	1.3 Acre
Overall Acreage:	Private
Ownership:	Private/HOA
Maintenance:	



PEDESTRIAN
CONNECTION

PICNIC LAWN/
INFORMAL
PLAY AREA

PEDESTRIAN
SIDEWALK

IMPROVED
TRAIL SYSTEM


Dallas Ranch Road

KEY MAP





Carlson, Barbare
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Fax: (214) 343-1234




RICHLAND

CONCEPTUAL PLAN: PARK B
THE RANCH | ANTIOCH, CALIFORNIA



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A.16

PARK STATS

PARK C:	5.2 Acre
Overall Acreage:	Private
Ownership:	Private/HOA
Maintenance:	



PARTY LAWN/
GAZEBO/
BARBECUE

PEDESTRIAN
CONNECTION

INFORMAL LAWN
(Can accommodate
soccer field
160'x100')

BOCCE BALL
COURTS

SHADE
STRUCTURE

ALL ABILITY
TOT LOT

DOG PARK

CONNECTION TO
TRAILS


IMPROVED TRAIL
SYSTEM

KEY MAP





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& Gibson, Inc.
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CONCEPTUAL PLAN: PARK C
THE RANCH | ANTIOCH, CALIFORNIA



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N

A.17

PARK STATS

PARK D:	
Overall Acreage:	2.9 Acre
Ownership:	Private
Maintenance:	Private/HOA




KEY MAP






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CITY ENGINEER - SANTEFE - PLUMAS
2433 Camino Real, Suite 200
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SAN ANTONIO, TEXAS
Fax: (214) 594-1111



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CONCEPTUAL PLAN: PARK D
THE RANCH | ANTIOCH, CALIFORNIA





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A.18

PARK STATS

PARK E:	4.2 Acre
Overall Acreage:	Private
Ownership:	Private/HOA
Maintenance:	




KEY MAP





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CONCEPTUAL PLAN: PARK E
THE RANCH | ANTIOCH, CALIFORNIA

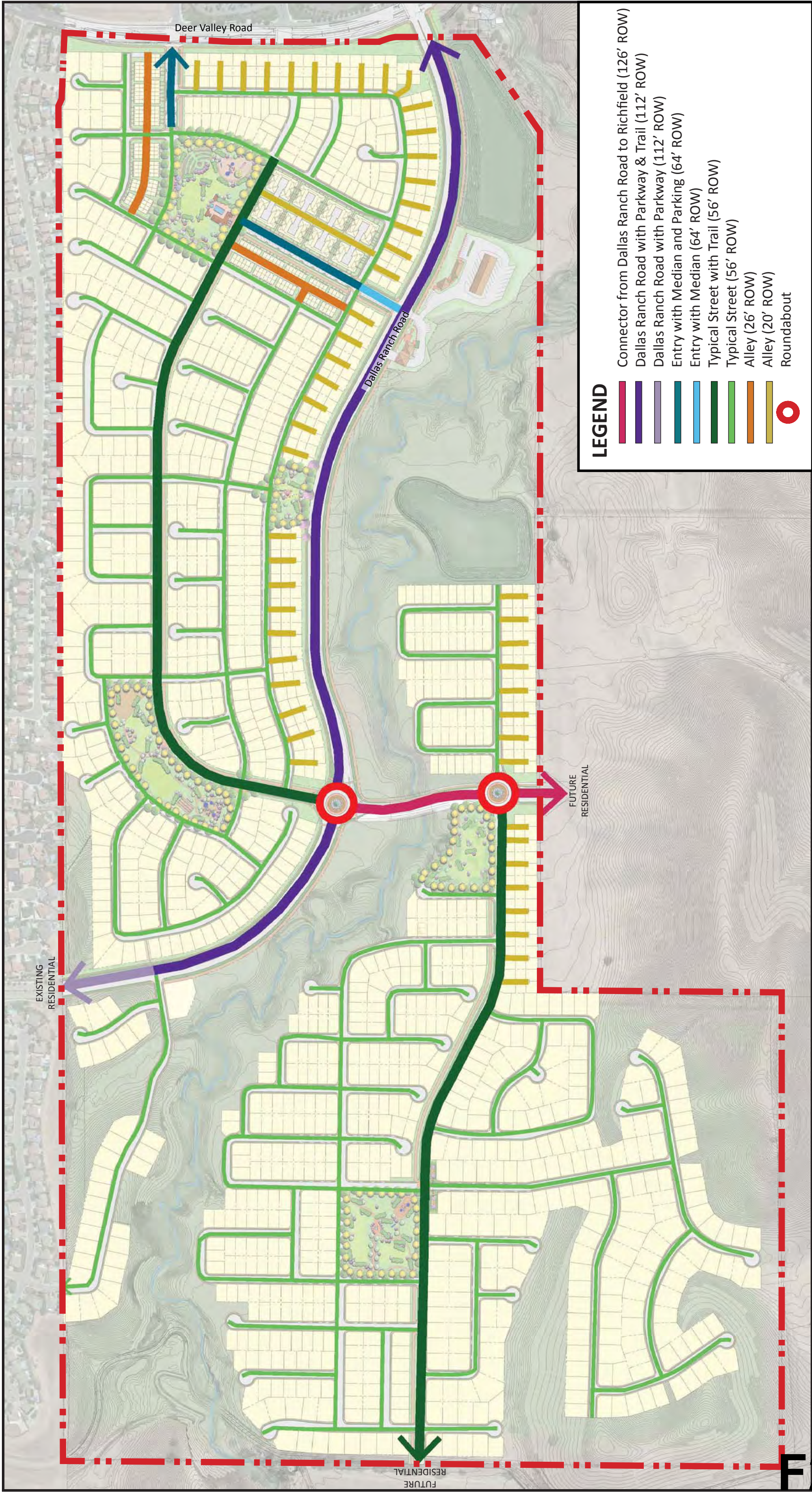


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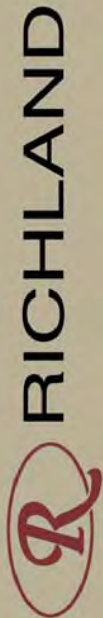


A.19



F20

STREET HIERARCHY PLAN
THE RANCH | ANTIOCH, CALIFORNIA





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San Ramon, CA 94583
925-725-1000
925-725-1001





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A.20





IMPROVED TRAIL
SYSTEM

FUTURE BRIDGE
EXPANSION

INTERIM 2
LANE BRIDGE

Park D

Key Map

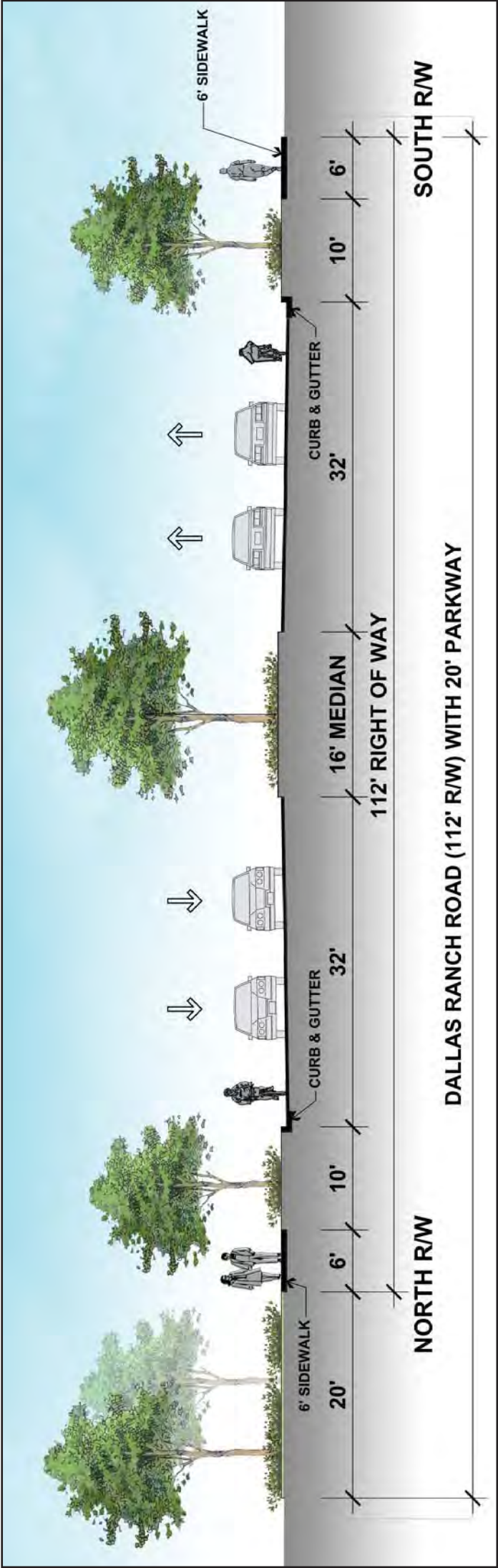




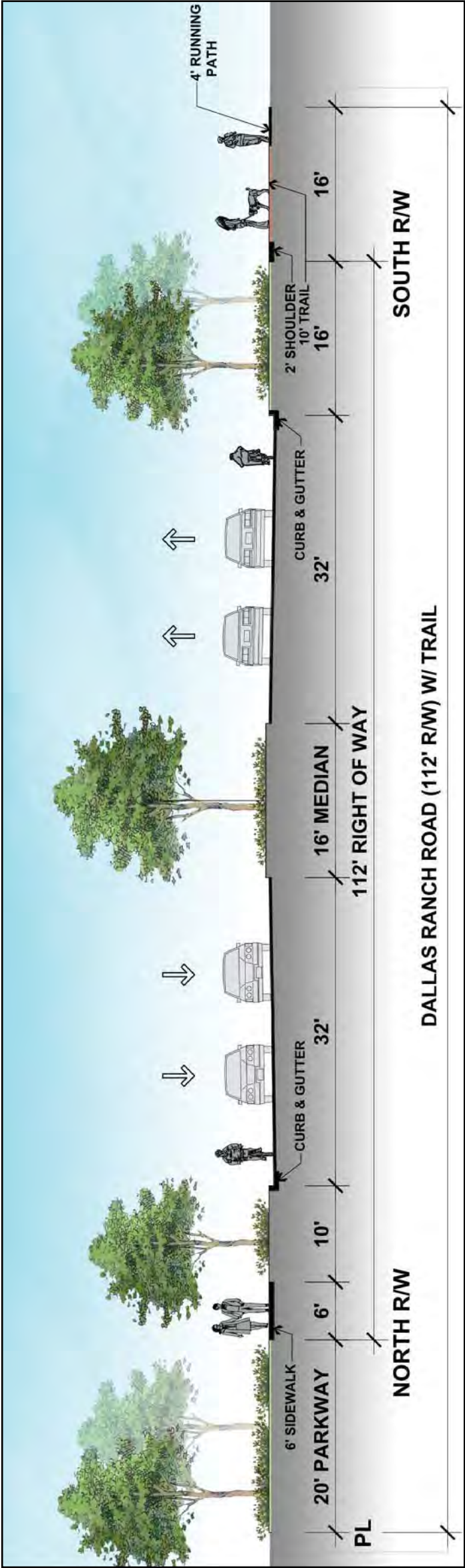
KEN HARVEY 14



KEY MAP



Key Map

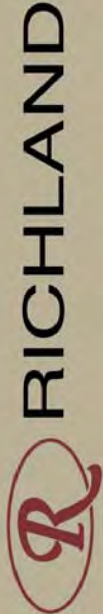


Key Map



F23

STREET SECTIONS: DALLAS RANCH ROAD
THE RANCH | ANTIOCH, CALIFORNIA



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San Francisco, CA 94134

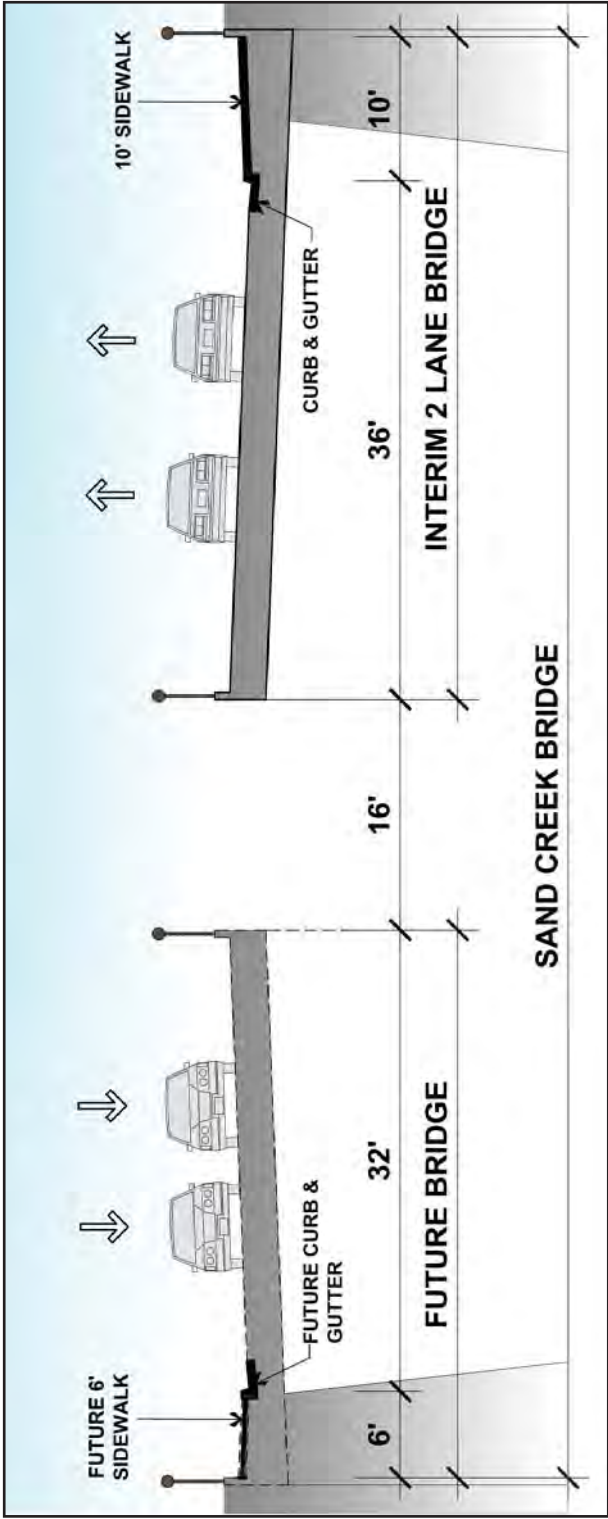
Carlson, Barbare
& Gibson, Inc.
CITY ENGINEER - SANTEFE - RICHMOND
2433 Camino Real, Suite 200
San Francisco, CA 94134

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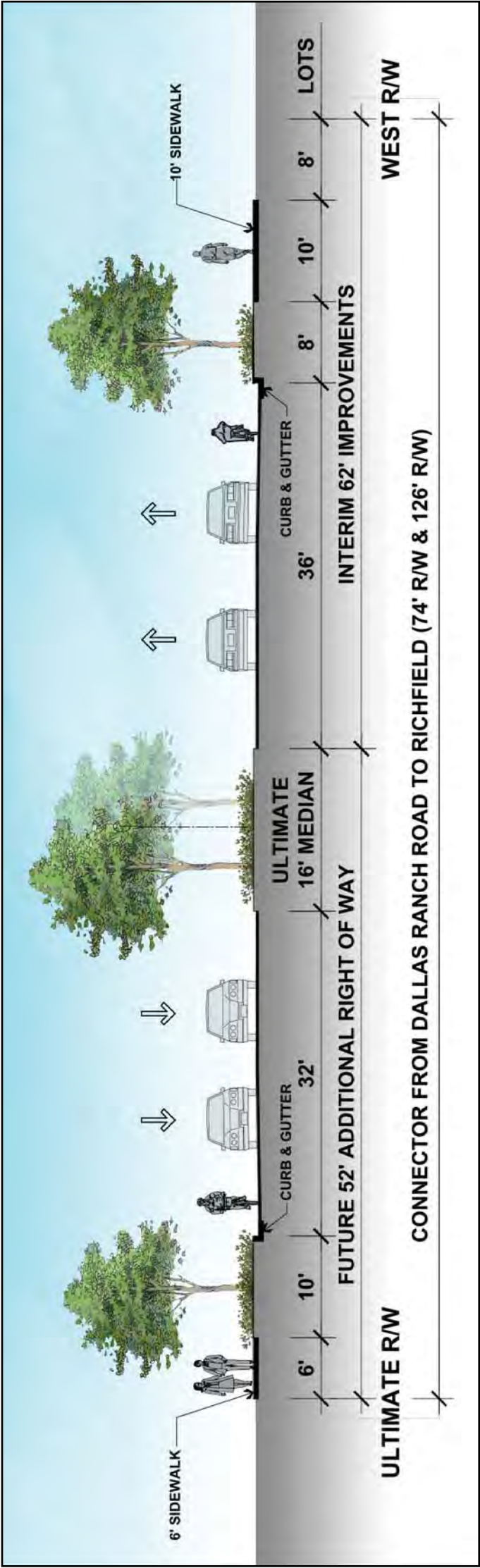
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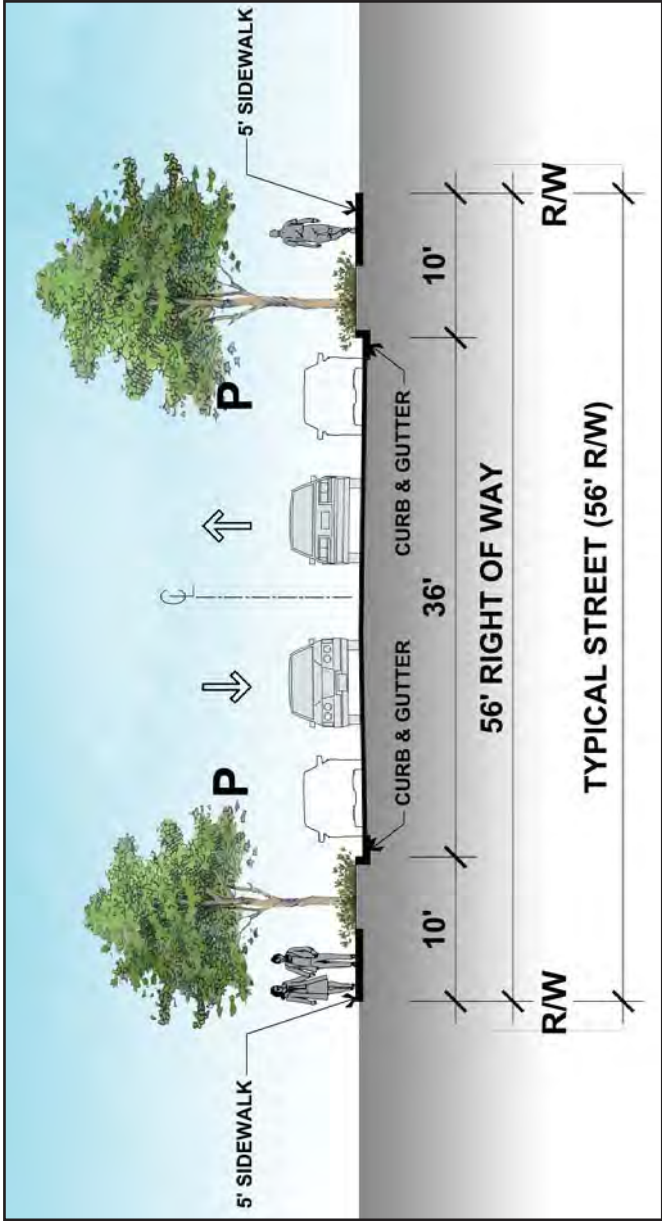


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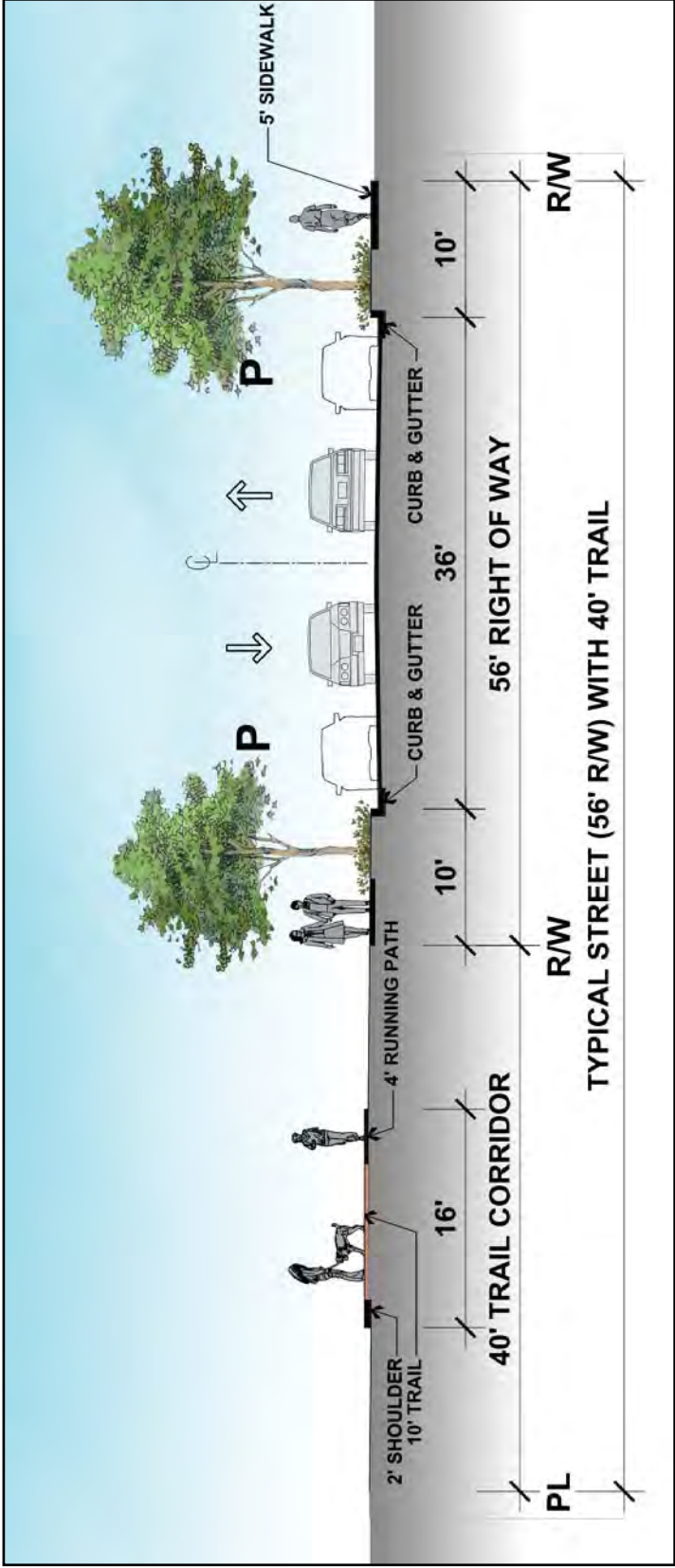


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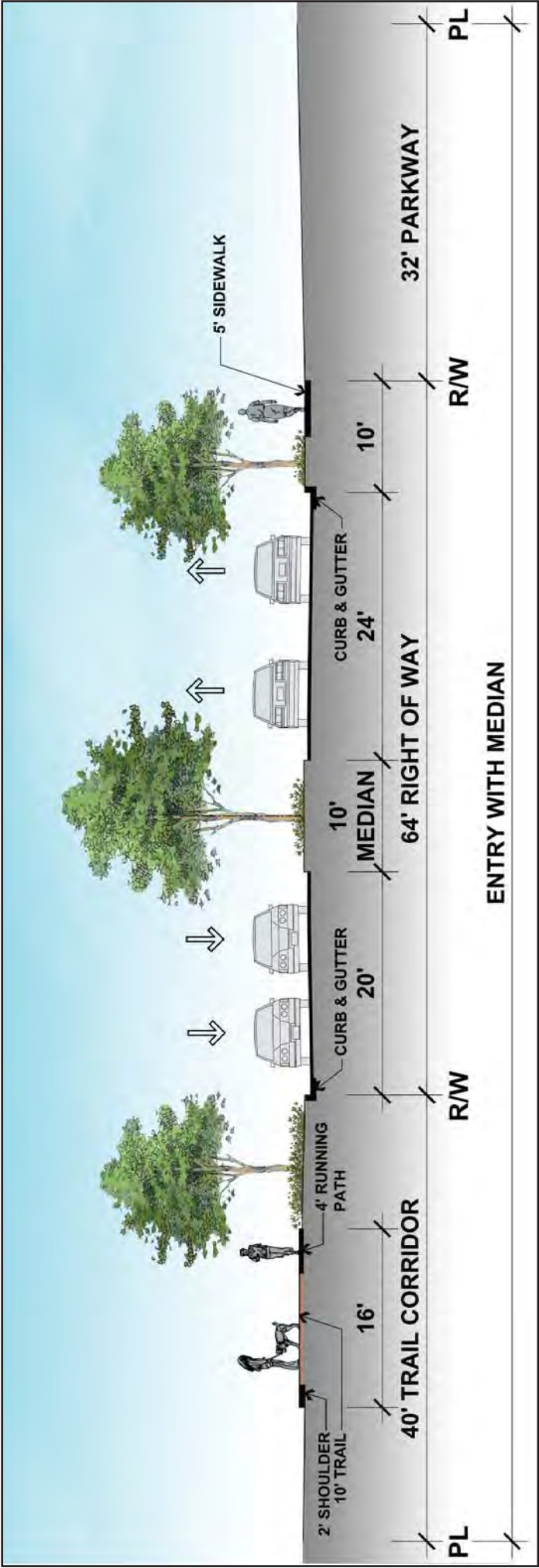


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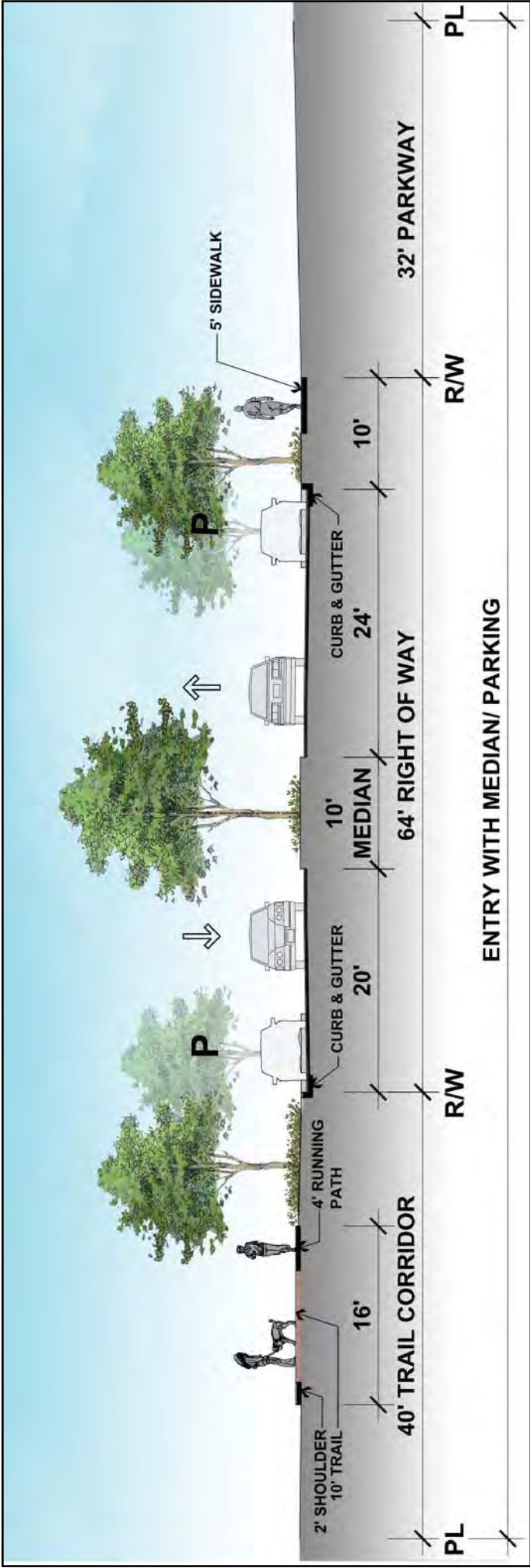


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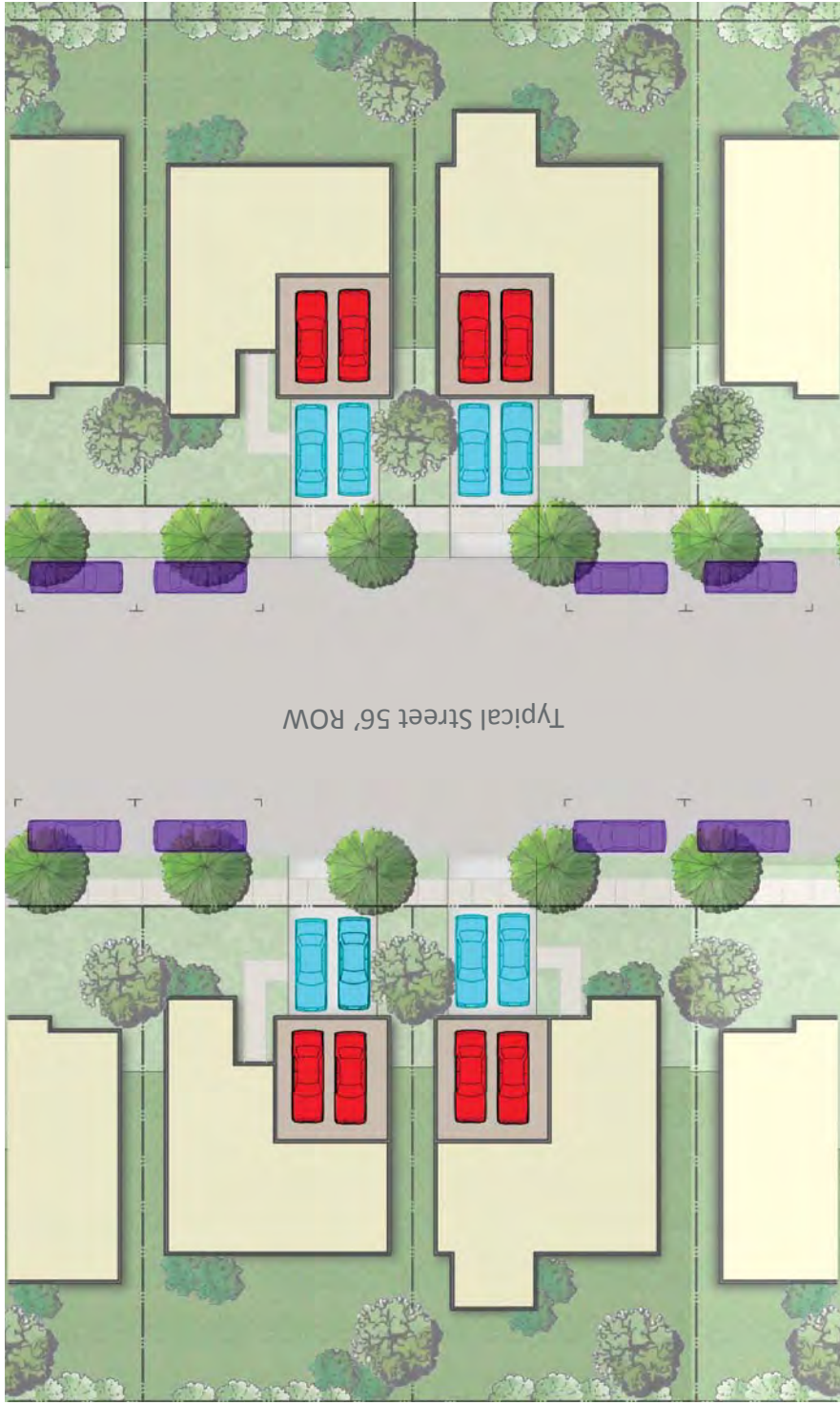


Key Map



Key Map





SINGLE FAMILY UNITS

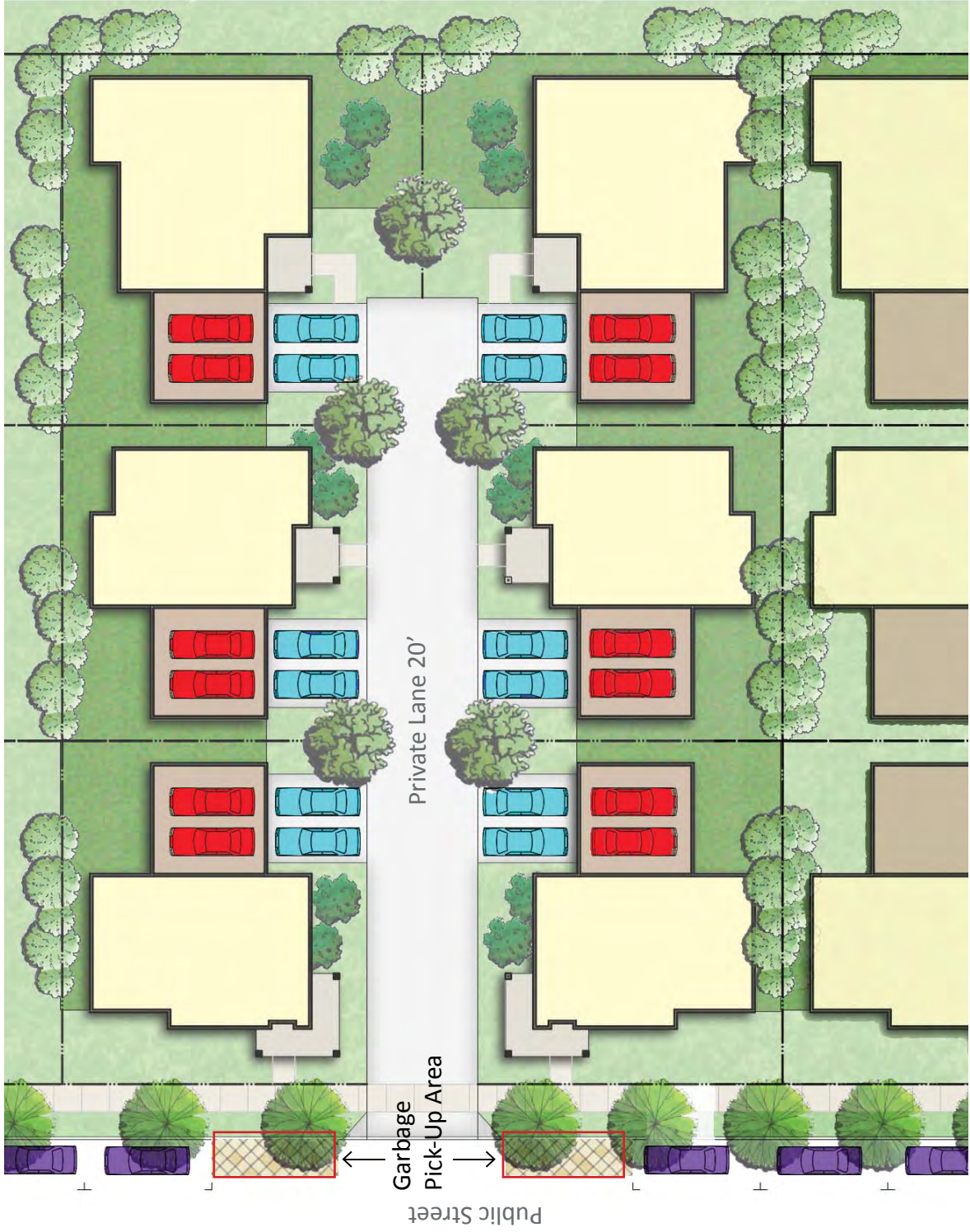
City of Antioch Parking Required:

- 2 spaces in garage/unit
- 1 on-street space/unit
- 3 spaces/unit**

Proposed Parking Provided:

- 2 spaces in garage/unit
- 2 spaces in driveway/unit
- 1 on-street space/unit
- 5 spaces/unit**

- Covered (Garage) Space
- Driveway Space
- On-Street Space



PRIVATE LANE UNITS

City of Antioch Parking Required:

- 2 spaces in garage/unit
- 1 on-street space/unit
- 3 spaces/unit**

Proposed Parking Provided:

- 2 spaces in garage/unit
- 2 spaces in driveway/unit
- 1 on-street space/unit
- 5 spaces/unit**

*Note the garbage pick-up area will be used as an additional on-street parking space everyday except for the actual day of the pick-up.



AUTO COURT CLUSTER UNITS

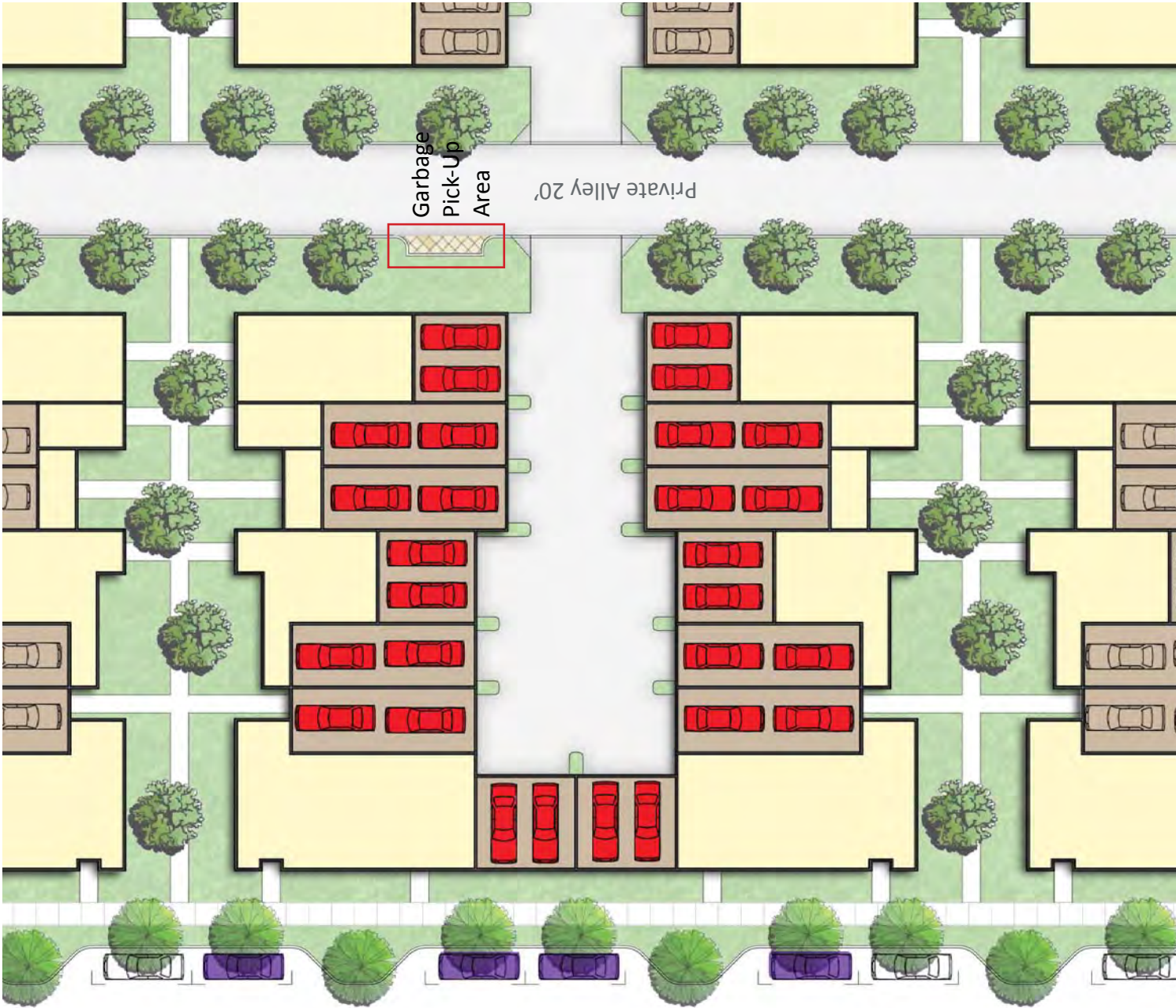
City of Antioch Parking Required:

- 1 space in garage/unit
- 1 additional space/unit
- 1 on-street space per/5 units
- 2.2 spaces/unit**

Proposed Parking Provided:

- 2 spaces in garage/unit
- 9 on-street spaces per/8 units
- 3.125 spaces/unit**

 Covered (Garage) Space
 On-Street Space



AUTO COURT CLUSTER UNITS

City of Antioch Parking Required:

1-2 Bedroom Units:

- 1 space covered/unit
- .5 additional space/unit
- 1.5 spaces/unit**

3+ Bedroom Units:

- 1 space covered/unit
- 1 additional space/unit
- .2 on-street/unit
- 2.2 spaces/unit**

*With the assumption of (4) 2-Bedroom units and (10) 3-Bedroom units per cluster

Proposed Auto Court Parking Required:

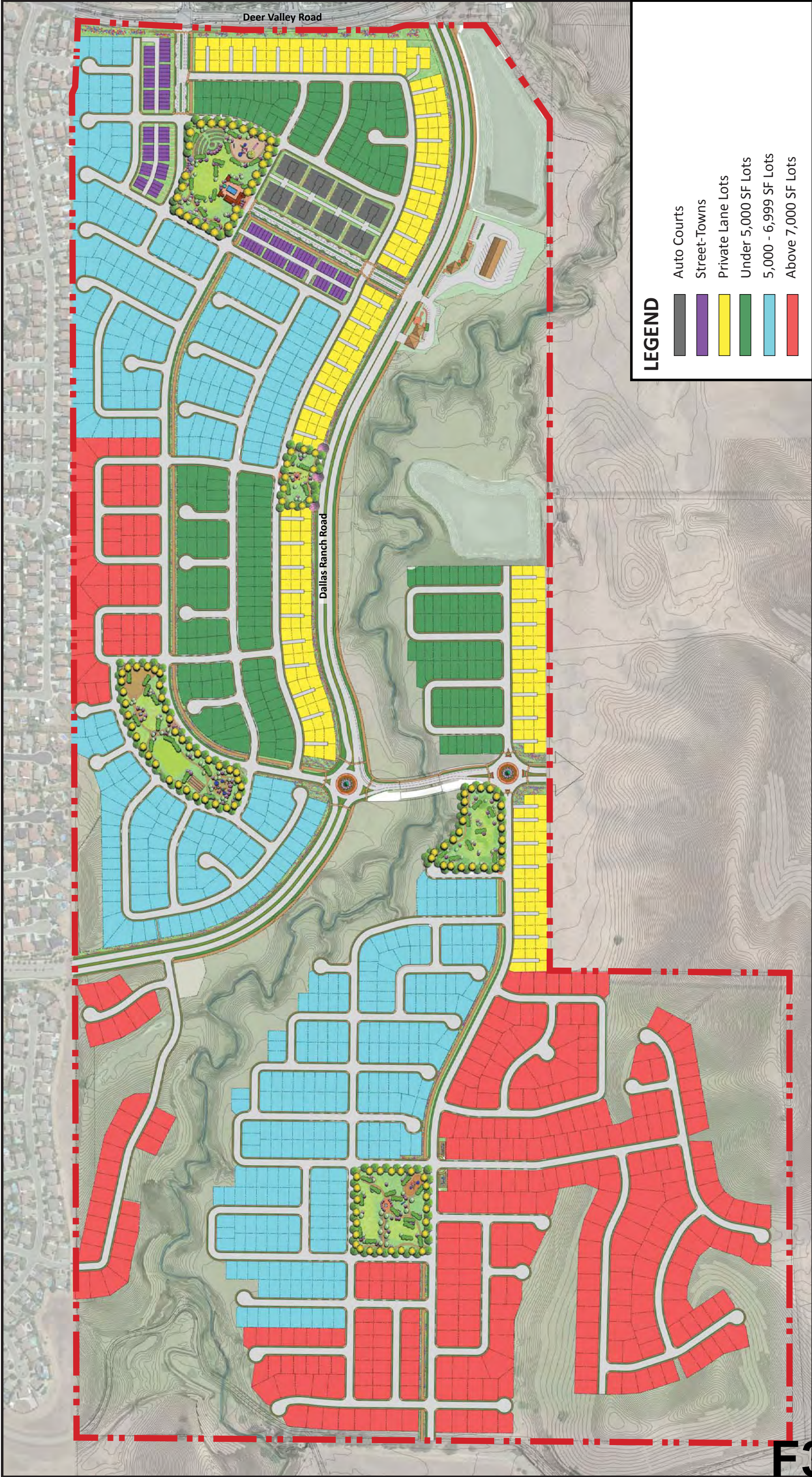
- 14 spaces covered/cluster
- 12 additional spaces/cluster
- 2 on-street/cluster
- 28 spaces/cluster**

Proposed Parking Provided:

- 28 covered spaces/cluster
- 5 on-street spaces/cluster
- 33 spaces/cluster**



*Building Type/Layout is Conceptual



LEGEND

- Auto Courts
- Street-Towns
- Private Lane Lots
- Under 5,000 SF Lots
- 5,000 - 6,999 SF Lots
- Above 7,000 SF Lots

DAHLIN
group

JOB NO. 612.005

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Pleasanton, CA 94588
925-251-7200

A.30

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2433 Camino Bremen, Suite 200
San Ramon, CA 94583

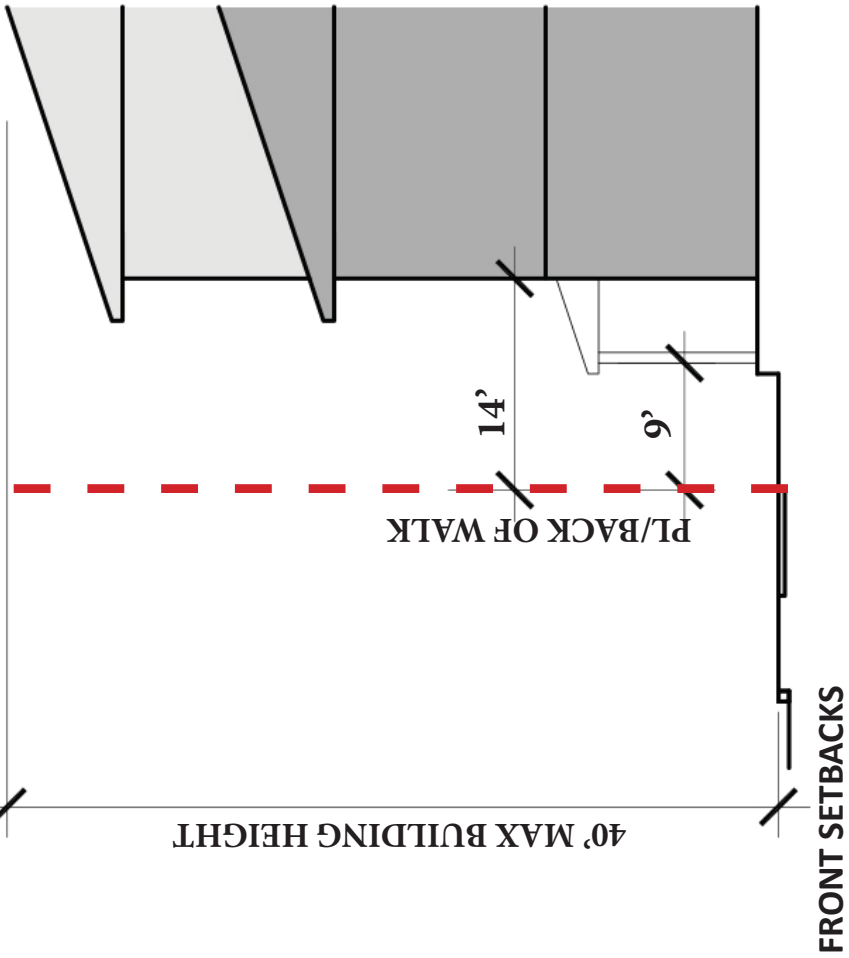
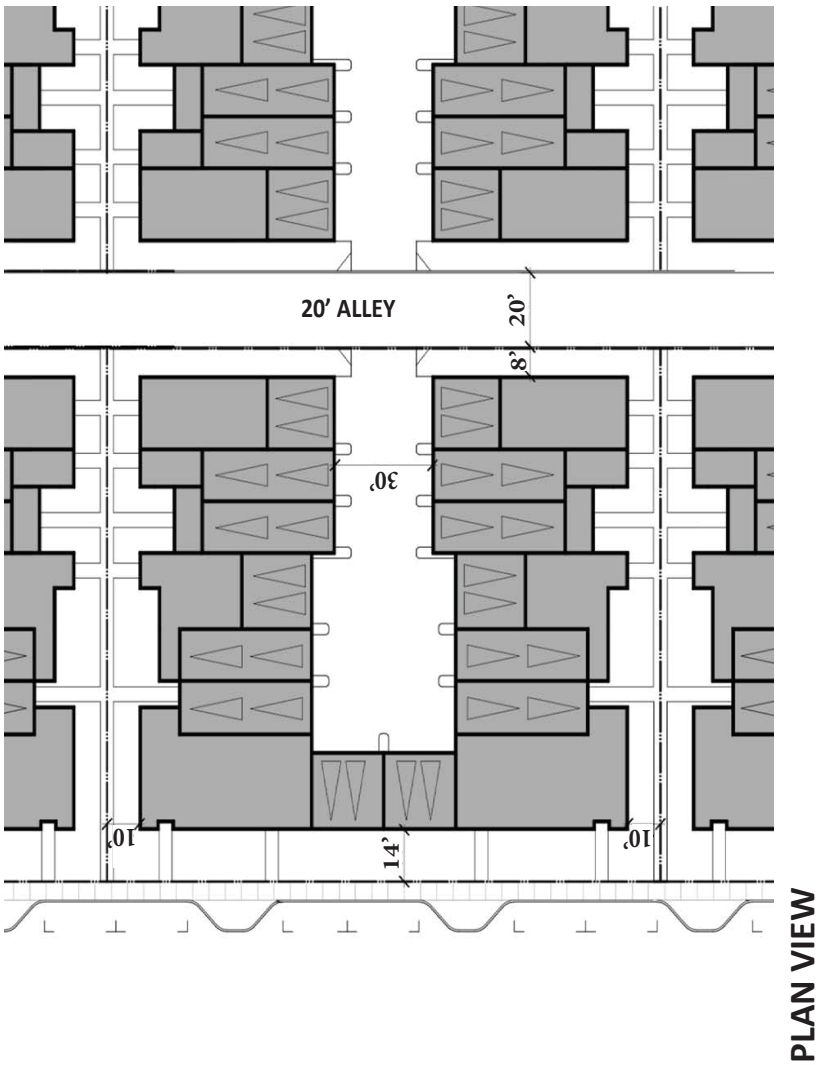
(925) 664-3377
FAX (925) 664-0175

RICHLAND

NEIGHBORHOOD DISTRIBUTION PLAN

THE RANCH | ANTIOCH, CALIFORNIA

Auto Courts		
Product Type		
Lot Size	NA	Notes
Min. width, interior	NA	
Min. width, corner	NA	
Min. lot depth	NA	
Setbacks		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach 2' into the required setback
Front, ground floor/second floor living space	14'	
Front, porch	9'	
Sides, between buildings	20'	Use easements may be utilized for provisions of private yards. Air conditioning condensers are allowed in side yard setbacks 3' or minimum as allowed by building codes at the time of construction.
Sides, corner lot	10'	Wrap-around porches may encroach 5' into the side yard setback
Sides (on alley)	8'	
Rear (on alley)	4'	For alley loaded units, rear setbacks are measured from the property line to the face of the garage door. Second floor may project a maximum 2' into the required rear (alley) setback.
Height	40'	Maximum height may be exceeded by 10' by tower rooms less than 200 SF, and distinctive architectural features such as towers, spires or cupolas



CONCEPTUAL IMAGERY




CONCEPTUAL IMAGERY

* Images are for representation of scale and massing; not for architectural style.



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R


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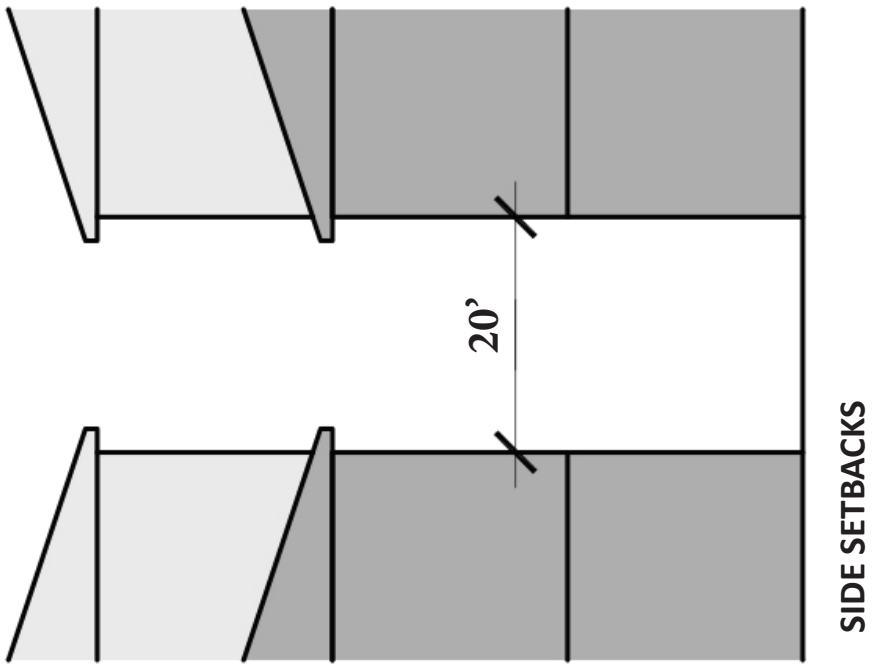
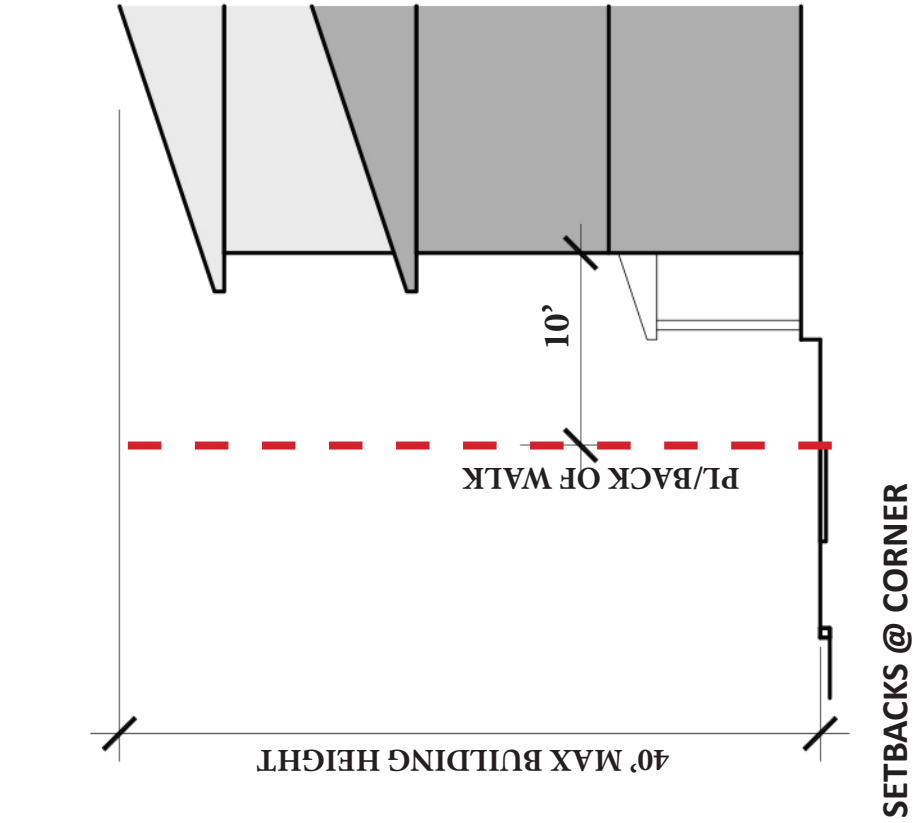
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925-251-7200



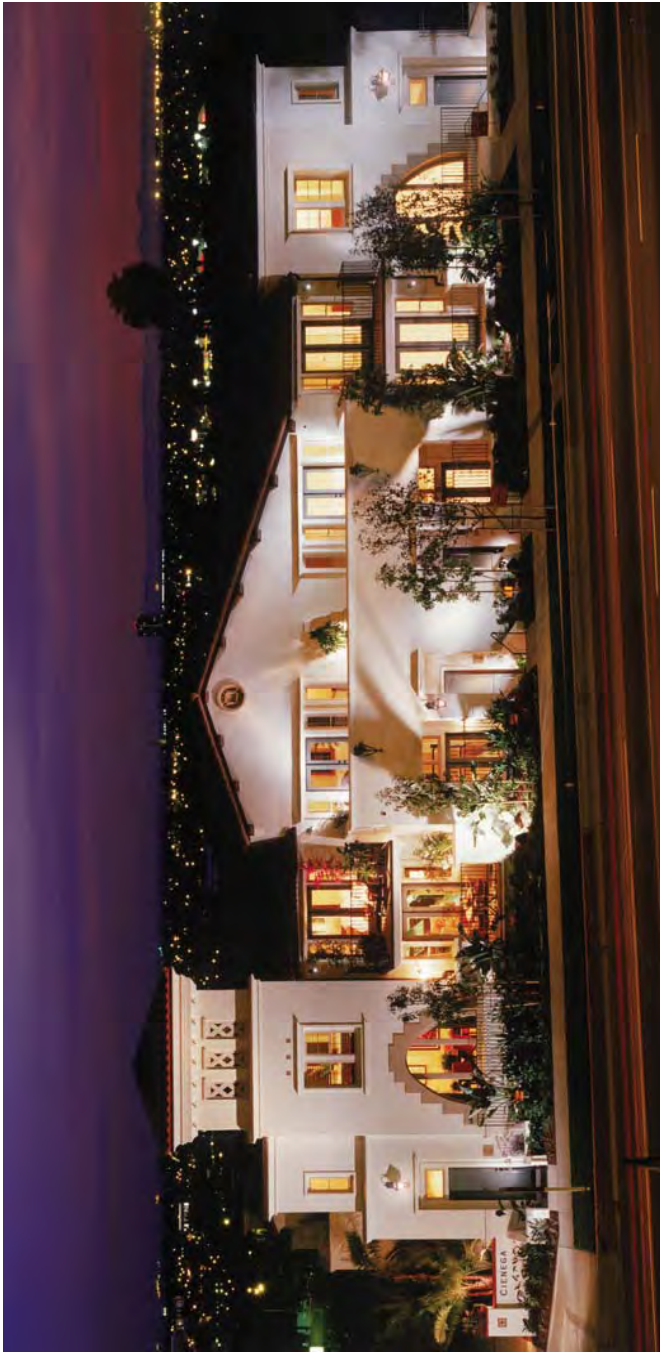
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CONCEPTUAL IMAGERY



CONCEPTUAL IMAGERY



CONCEPTUAL IMAGERY

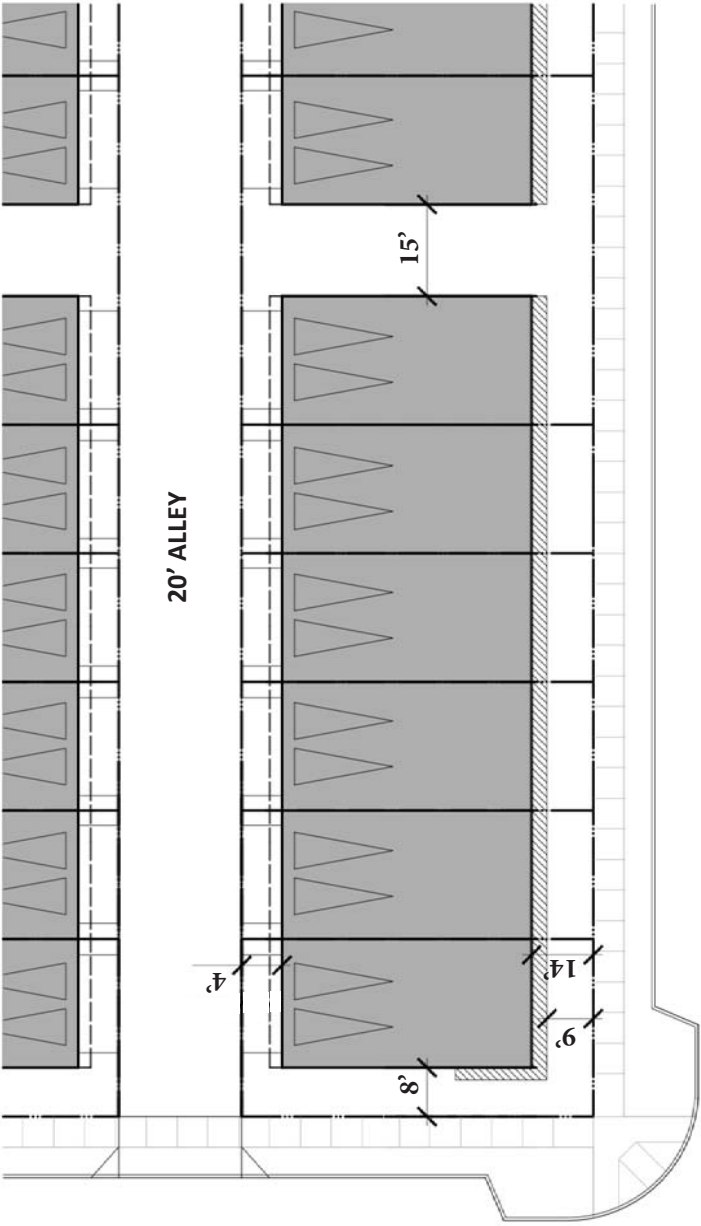
Street-Towns		
Product Type		
Lot Size	NA	Notes
Min. width, interior	NA	Street facing garage doors may not occupy more than 50% of the width of the unit
Min. width, corner	NA	Street facing garage doors may not occupy more than 50% of the width of the unit
Min. lot depth	NA	
Setbacks		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach 2' into the required setback
Front, ground floor/second floor living space	14'	At least 30% of homes in the block must be staggered by at least 5' from the minimum front setbacks. Architectural element or living area shall extend at least 4' in front of garage to reduce visual impact of garages on streetscape.
Front, porch	9'	
Sides, between buildings	15'	Use easements may be utilized for provisions of private yards. Air conditioning condensers are allowed in side yard setbacks 3' or minimum as allowed by building codes at the time of construction.
Sides, corner lot	8'	Wrap-around porches may encroach 5' into the side yard setback
Rear (Alley)	6'	For alley loaded units, rear setbacks are measured from the property line to the face of the garage door. Second floor may project a maximum 2' into the required rear (alley) setback.
Height	40'	Maximum height may be exceeded by 10' by tower rooms less than 200 SF, and distinctive architectural features such as towers, spires or cupolas



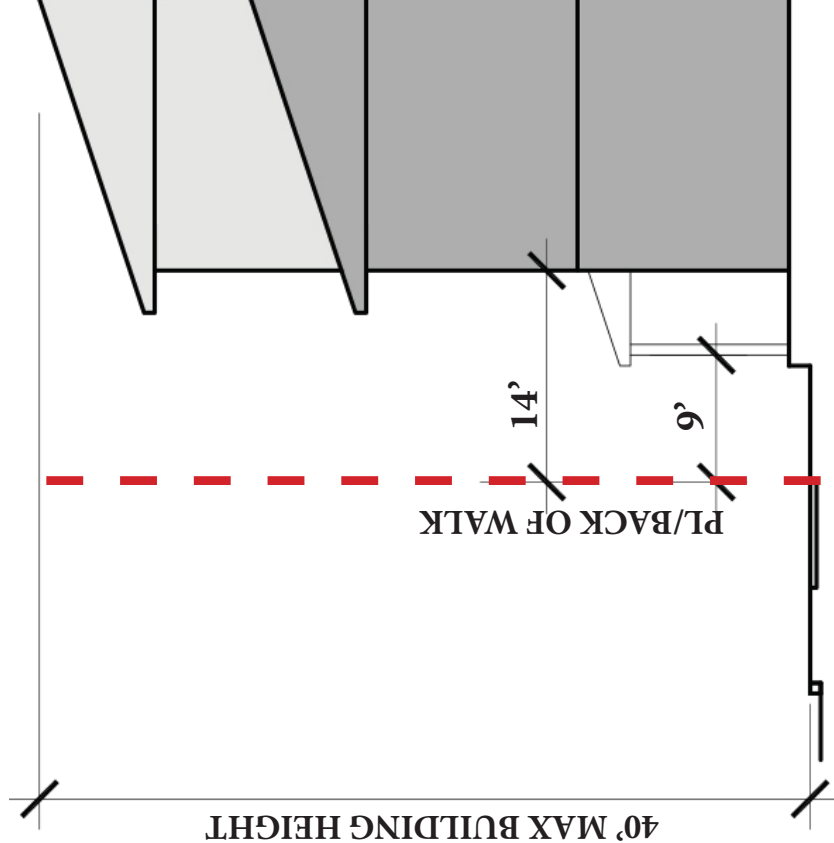
CONCEPTUAL IMAGERY



CONCEPTUAL IMAGERY



PLAN VIEW



FRONT SETBACKS

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Tel: (214) 345-1234



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5865 Owens Drive
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DESIGN STANDARDS: STREET-TOWNS

THE RANCH | ANTIOCH, CALIFORNIA

* Images are for representation of scale and massing; not for architectural style.



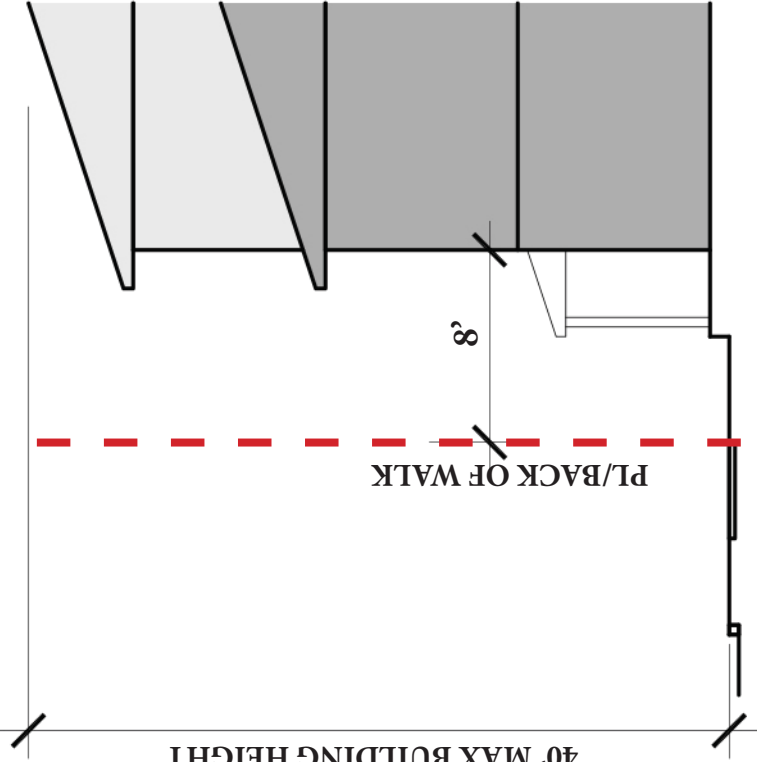
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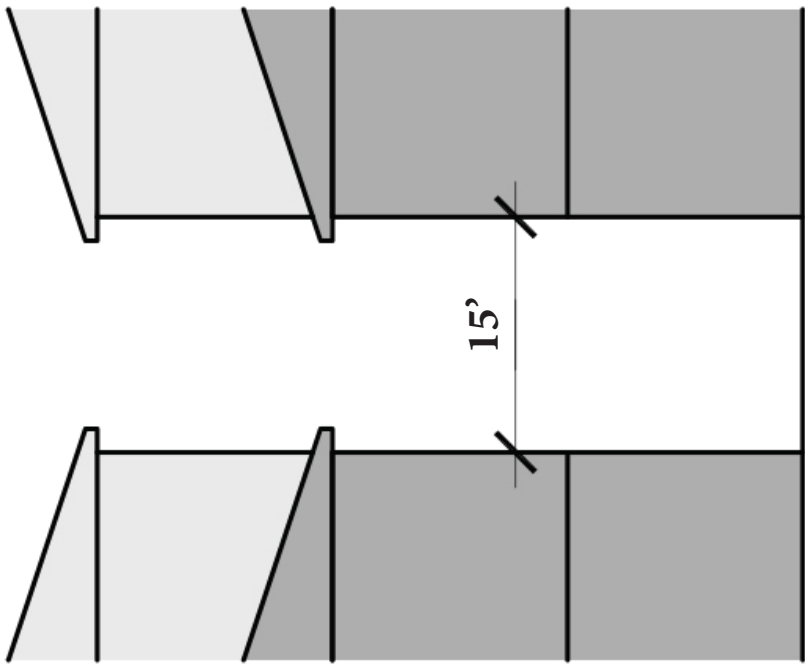
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SETBACKS @ CORNER



SIDE SETBACKS

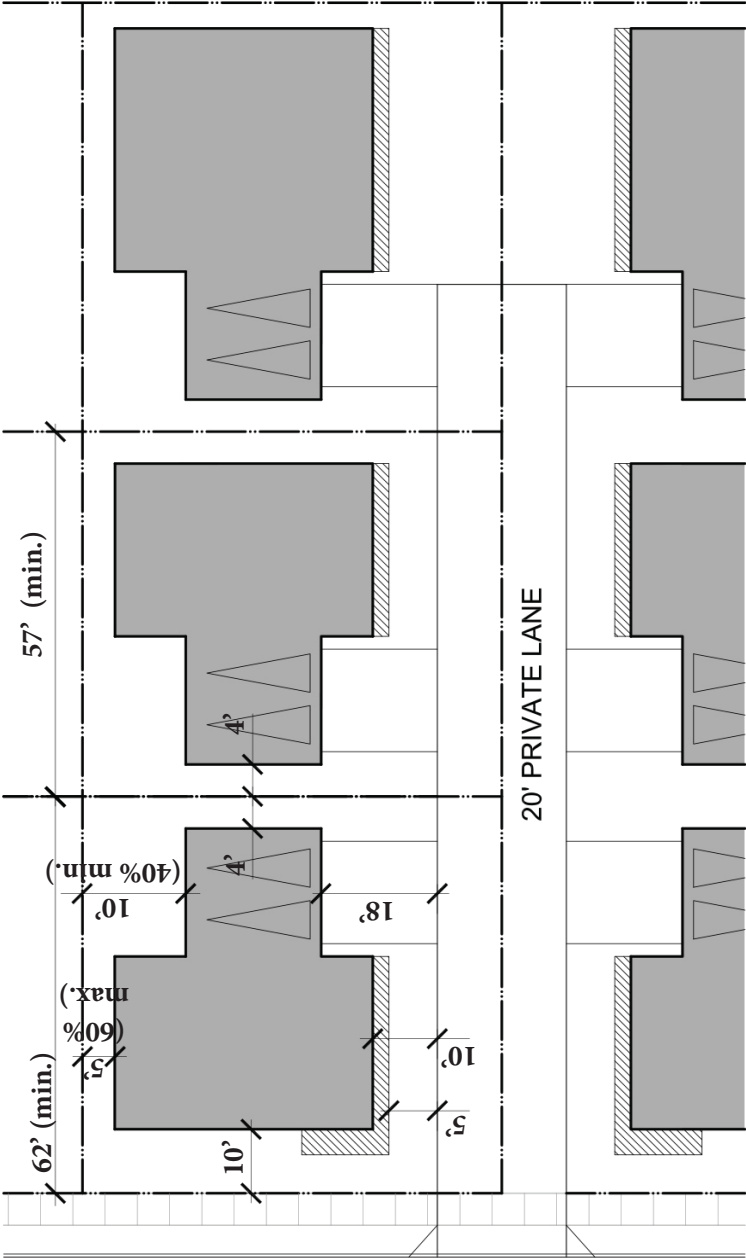
Private Lane Lots		
Product Type		
Lot Size	Notes	
Min. width, interior	52'	
Min. width, corner	57'	
Min. lot depth	55'	
Setbacks	Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach 2' into the required setback	
Front, ground floor/second floor living space	5'	At least 30% of homes in the block must be staggered by at least 5' from the minimum front setbacks
Front, garage door	18'	Second floor living space located above the garage may encroach 2' into the front setback
Front, porch	3'	
Sides, interior lot	4'	Air conditioning condensors are allowed in side yard setbacks
Sides, corner lot	10'	Wrap-around porches may encroach 5' into the side yard setback
Rear	5'	Side yard setbacks shall be a minimum of 5' for no more than 60% of the lenght of that side of the lot
Height	35'	Maximum height may be exceeded by 10' by tower rooms less than 200 SF, and distinctive architectural features such as towers, spires or cupolas



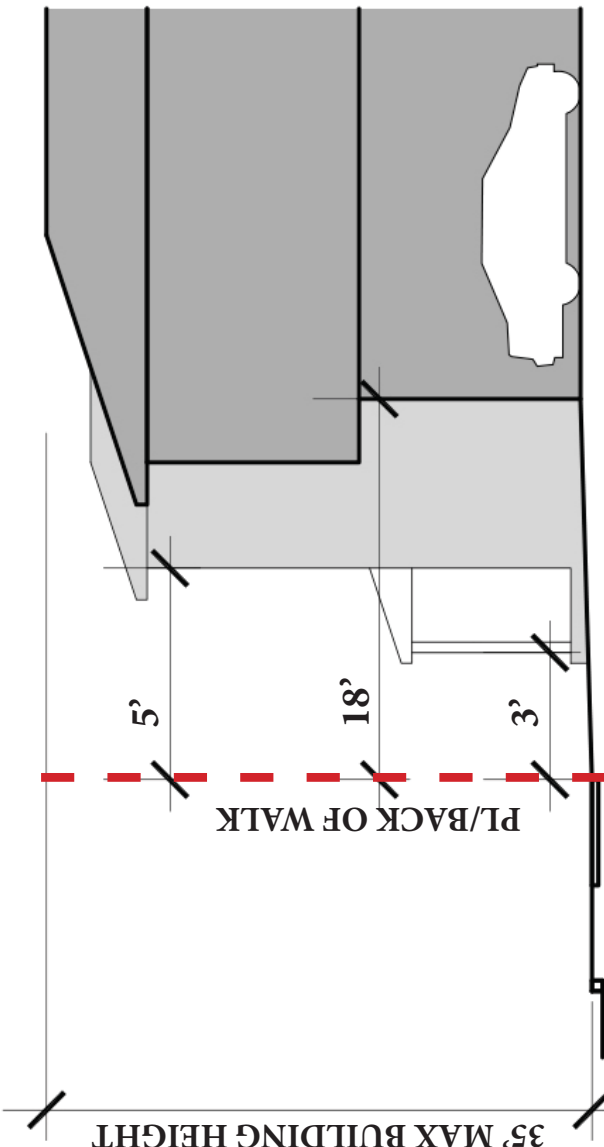
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PLAN VIEW




FRONT SETBACKS

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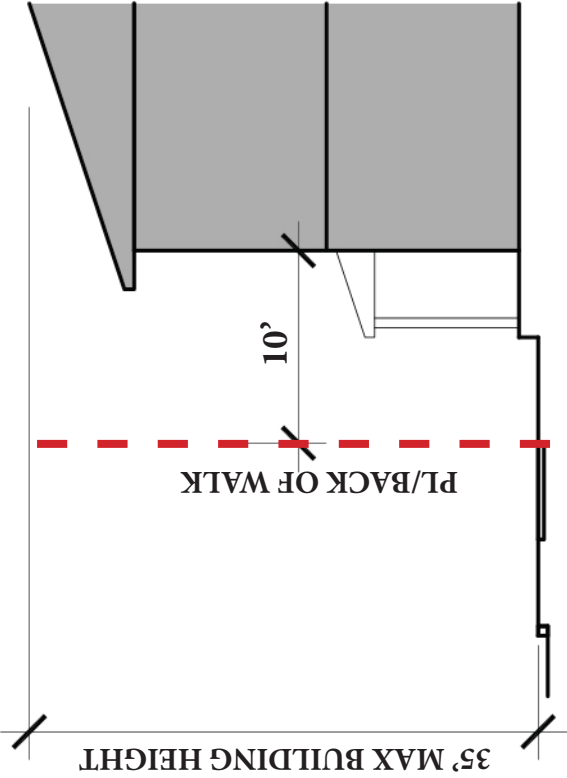




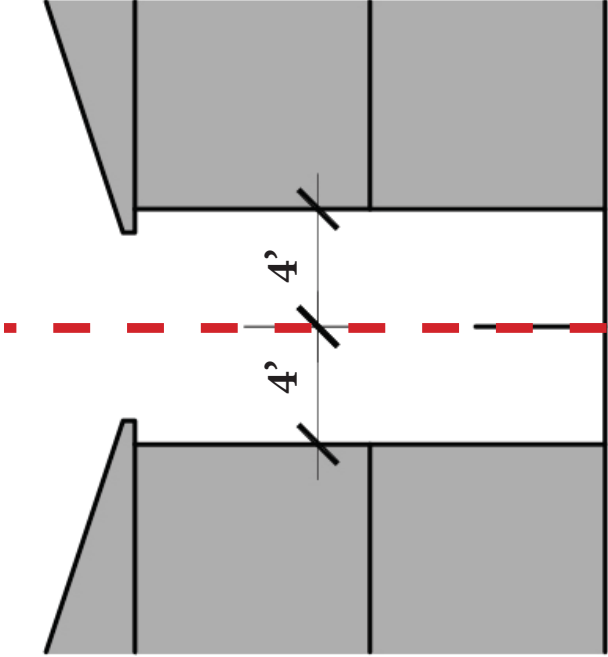
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SETBACKS @ CORNER



SIDE SETBACKS



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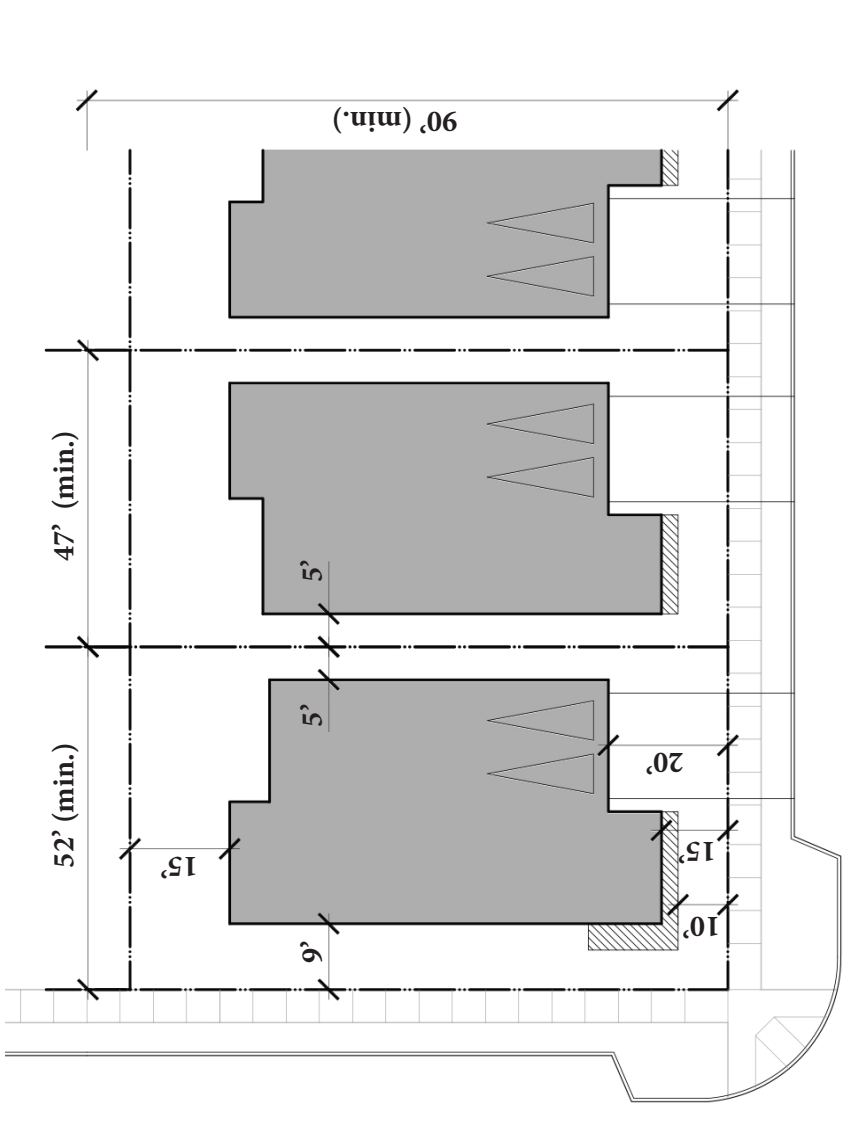
Under 5,000 SF Standard Lots		
Product Type		
Lot Size	Under 5,000 SF	Notes
Min. width, interior	47'	
Min. width, corner	52'	
Min. lot depth	90'	
Setbacks		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach 2' into the required setback
Front, ground floor/second floor living space	15'	
Front, garage door	20'	Second floor living space located above the garage may adhere to front setback guidelines
Front, porch	10'	
Sides, interior lot	5'	Air conditioning condensors are allowed in side yard setbacks
Sides, corner lot	9'	Wrap-around porches may encroach 5' into the side yard setback
Rear	15'	Where garages are at the back of the lot, rear setbacks may be reduced to 5'
Height	35'	Maximum height may be exceeded by 10' by tower rooms less than 200 SF, and distinctive architectural features such as towers, spires or cupolas



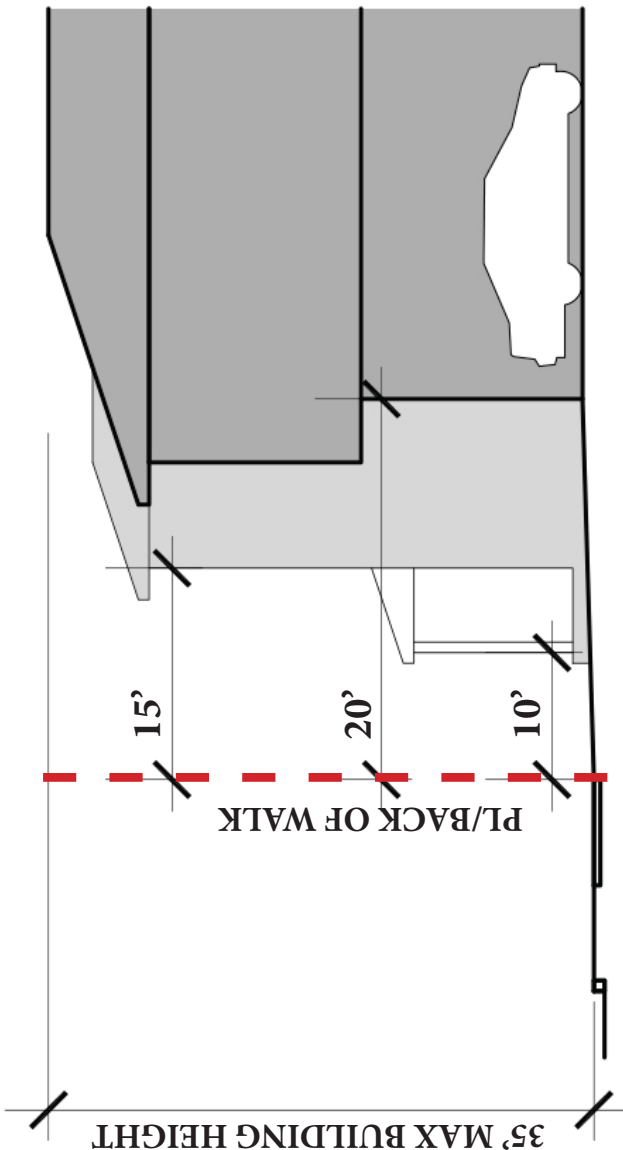
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PLAN VIEW



FRONT SETBACKS

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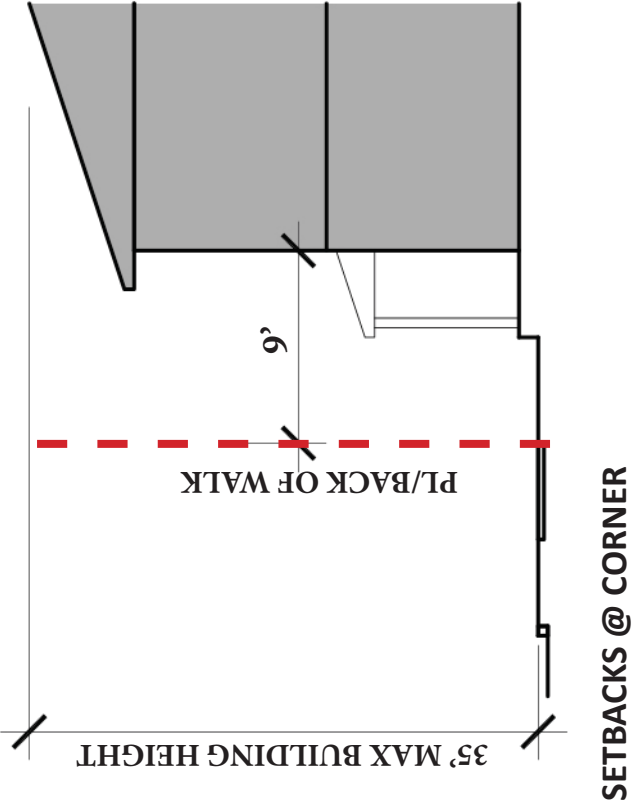
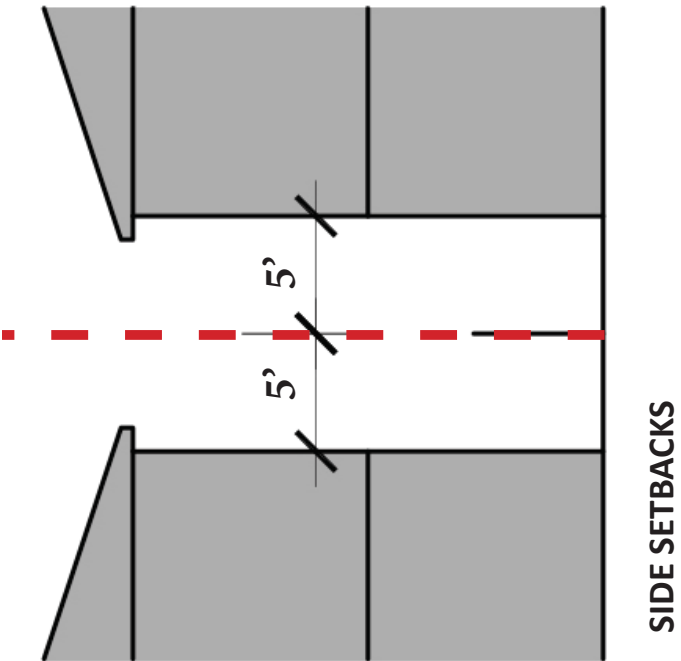
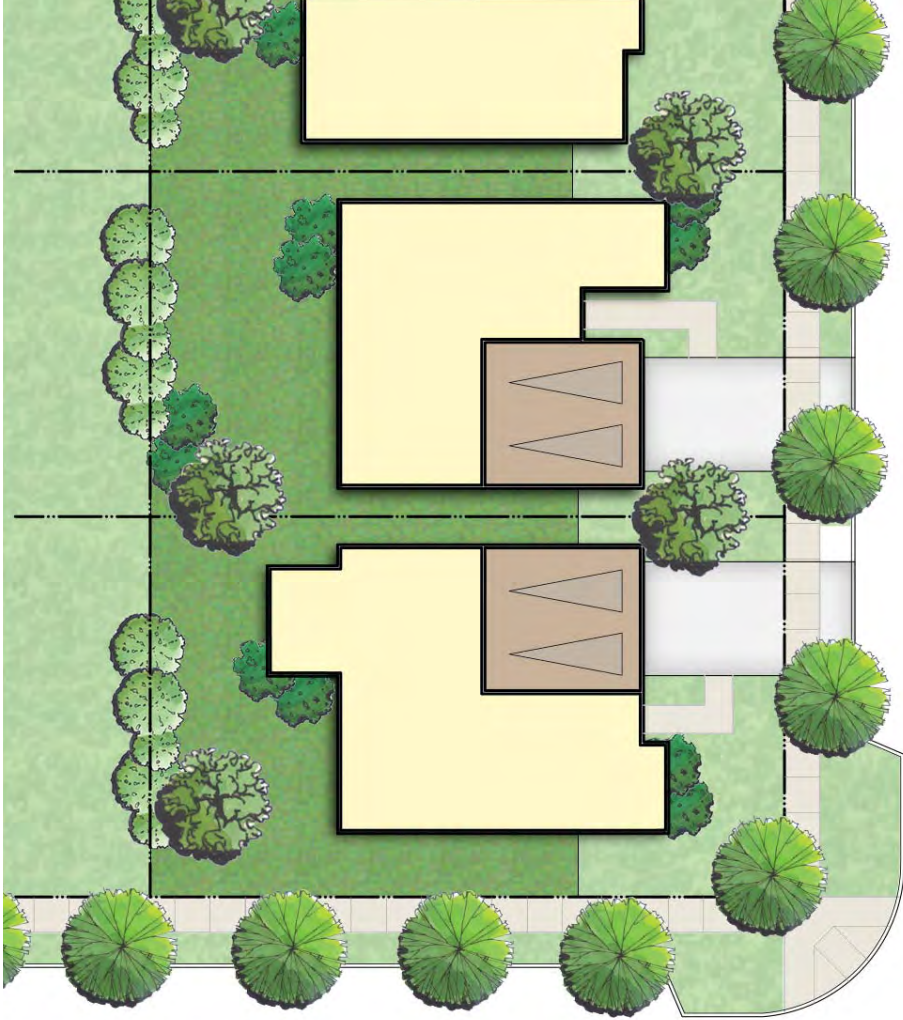
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RICHLAND

DESIGN STANDARDS: UNDER 5,000 SF LOTS
THE RANCH | ANTIOCH, CALIFORNIA



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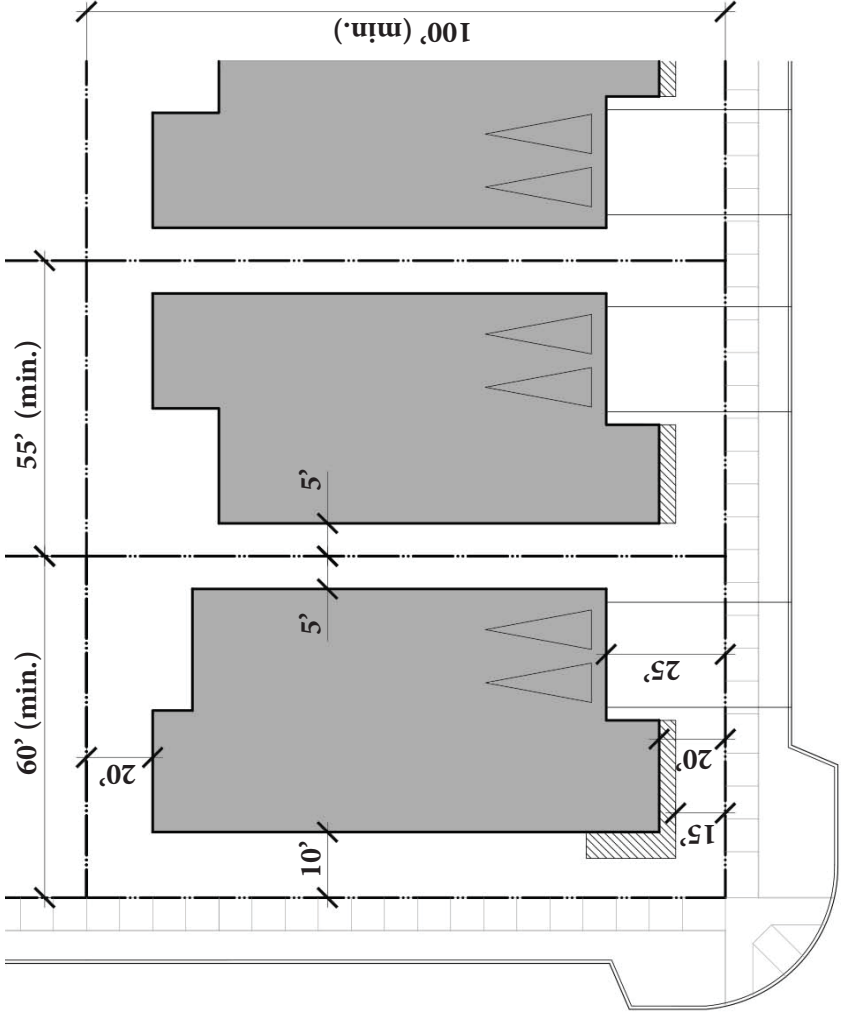
5,000 - 6,999 SF Standard Lots		
Product Type		
Lot Size	5,000 - 6,999 SF	Notes
Min. width, interior	55'	
Min. width, corner	60'	
Min. lot depth	100'	
Setbacks		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach 2' into the required setback
Front, ground floor/second floor living space	20'	
Front, garage door	25'	Second floor living space located above the garage may adhere to front setback guidelines
Front, porch	15'	
Sides, interior lot	5'	Air conditioning condensors are allowed in side yard setbacks
Sides, corner lot	10'	Wrap-around porches may encroach 5' into the side yard setback
Rear	20'	Where garages are at the back of the lot, rear setbacks may be reduced to 5'
Height	35'	Maximum height may be exceeded by 10' by tower rooms less than 200 SF, and distinctive architectural features such as towers, spires or cupolas



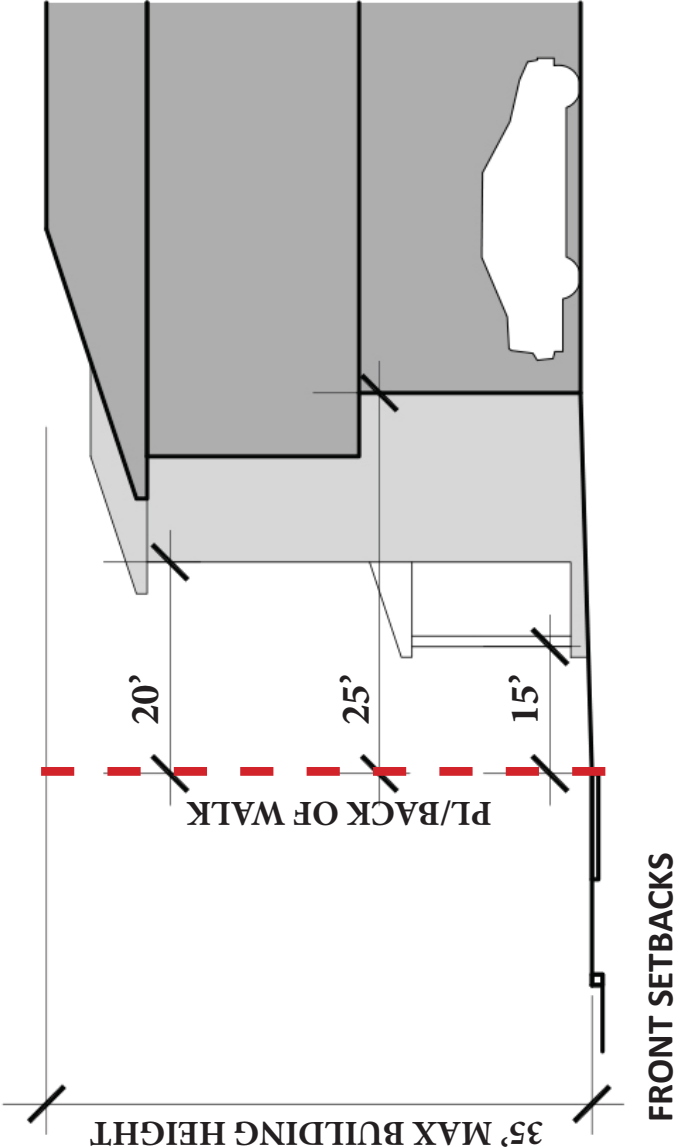
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PLAN VIEW



FRONT SETBACKS

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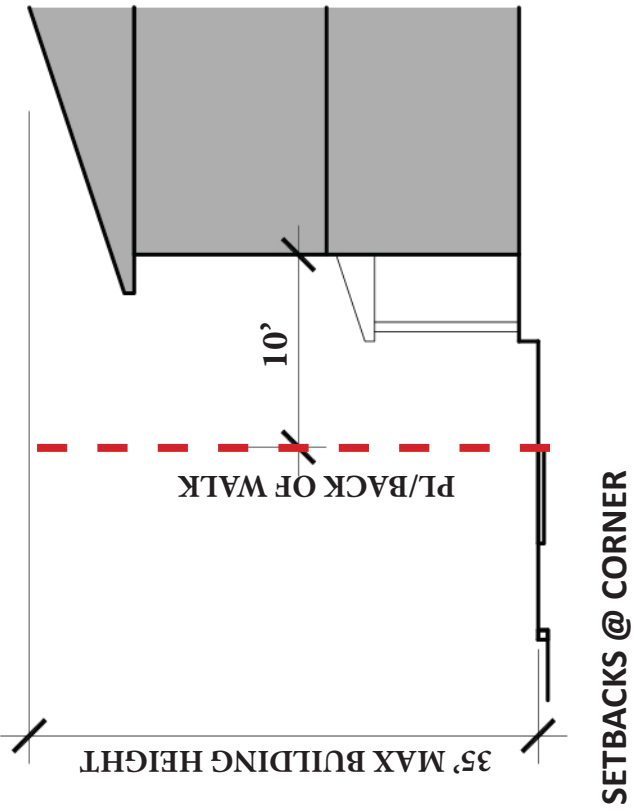
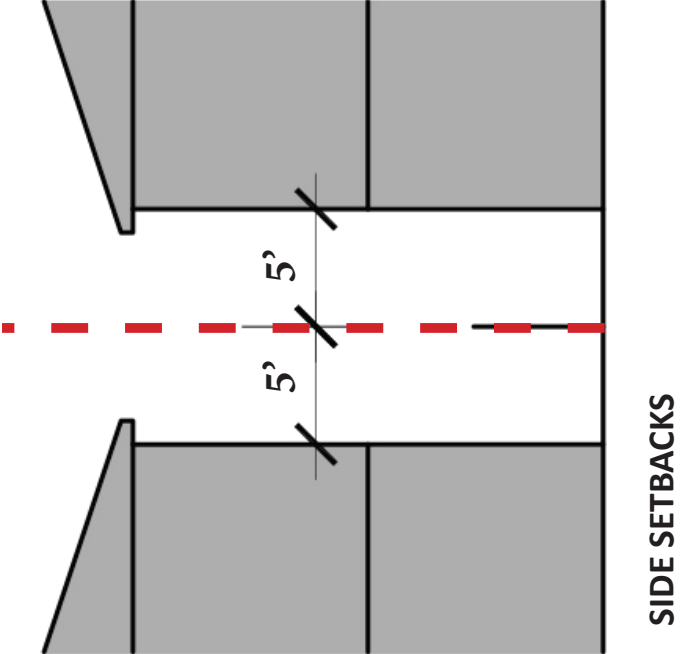


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DESIGN STANDARDS: 5,000 - 6,999 SF LOTS
THE RANCH | ANTIOCH, CALIFORNIA



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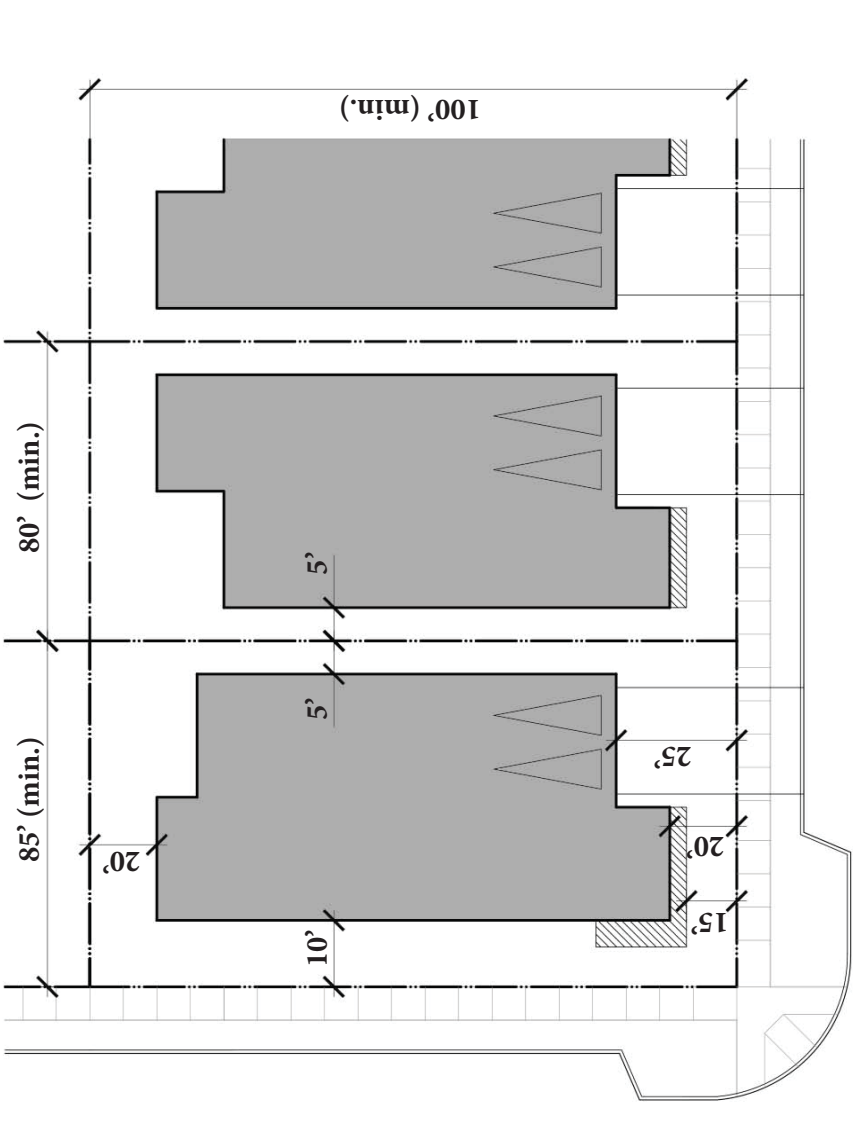
Above 7,000 SF Standard Lots		
Product Type		
Lot Size	8,000 & Above SF	Notes
Min. width, interior	80'	
Min. width, corner	85'	
Min. lot depth	100'	
Setbacks		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach 2' into the required setback
Front, ground floor/second floor living space	20'	At least 30% of homes in the block must be staggered by at least 5' from the minimum front setbacks.
Front, garage door	25'	Second floor living space located above the garage may adhere to front setback guidelines
Front, porch	15'	
Sides, interior lot	5'	Air conditioning condensors are allowed in side yard setbacks
Sides, corner lot	10'	Wrap-around porches may encroach 5' into the side yard setback
Rear	20'	Where garages are at the back of the lot, rear setbacks may be reduced to 5'
Height	35'	Maximum height may be exceeded by 10' by tower rooms less than 200 SF, and distinctive architectural features such as towers, spires or cupolas



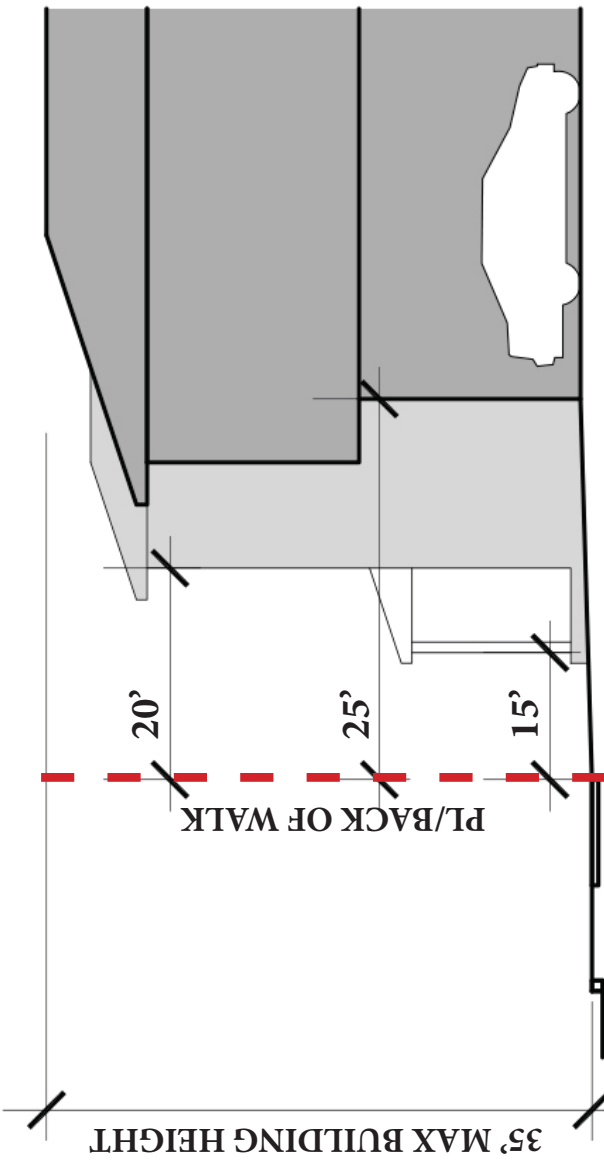
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PLAN VIEW



FRONT SETBACKS

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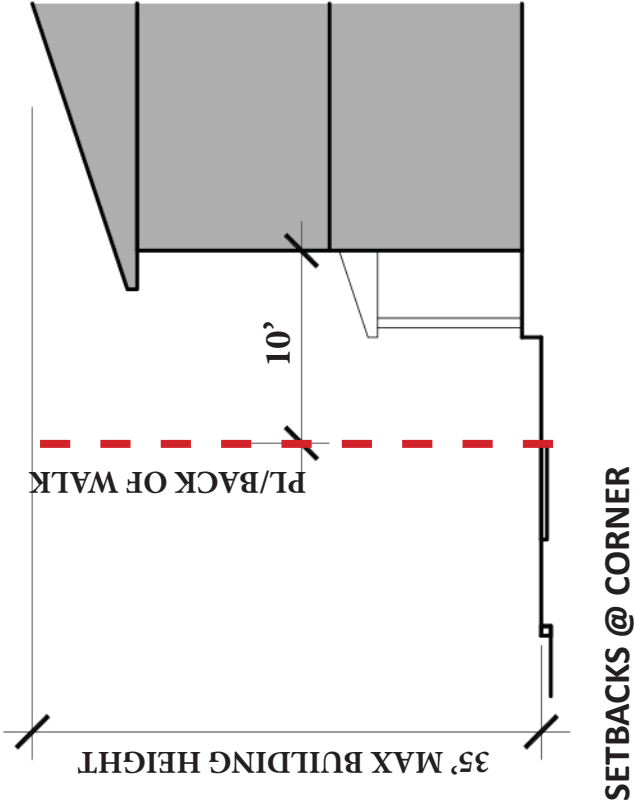
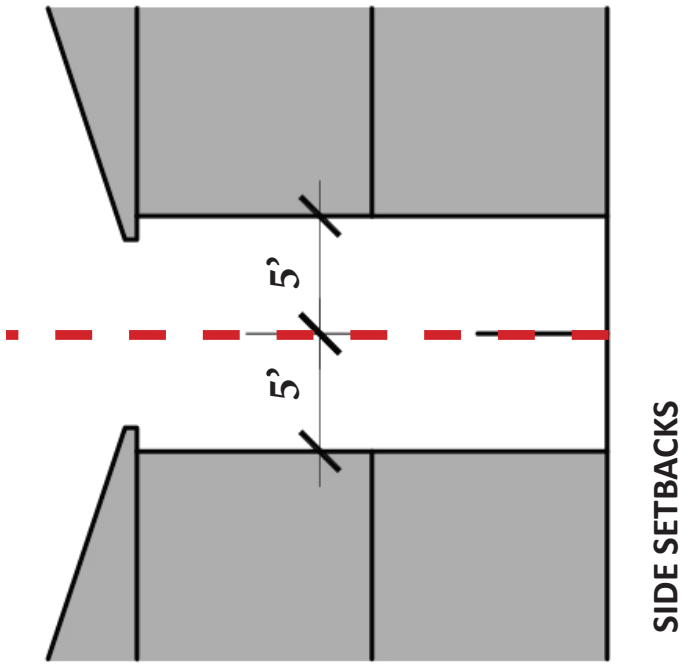
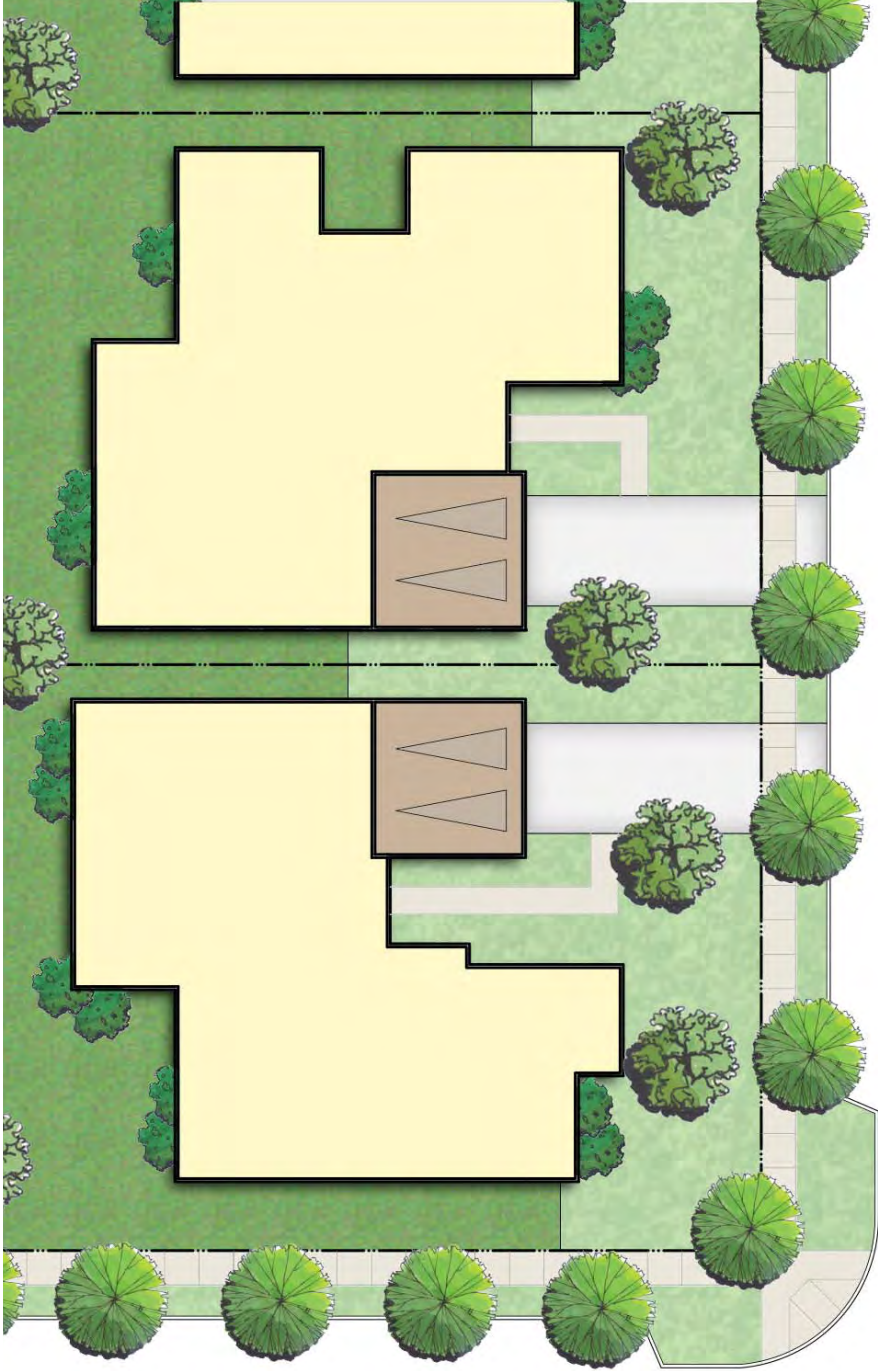


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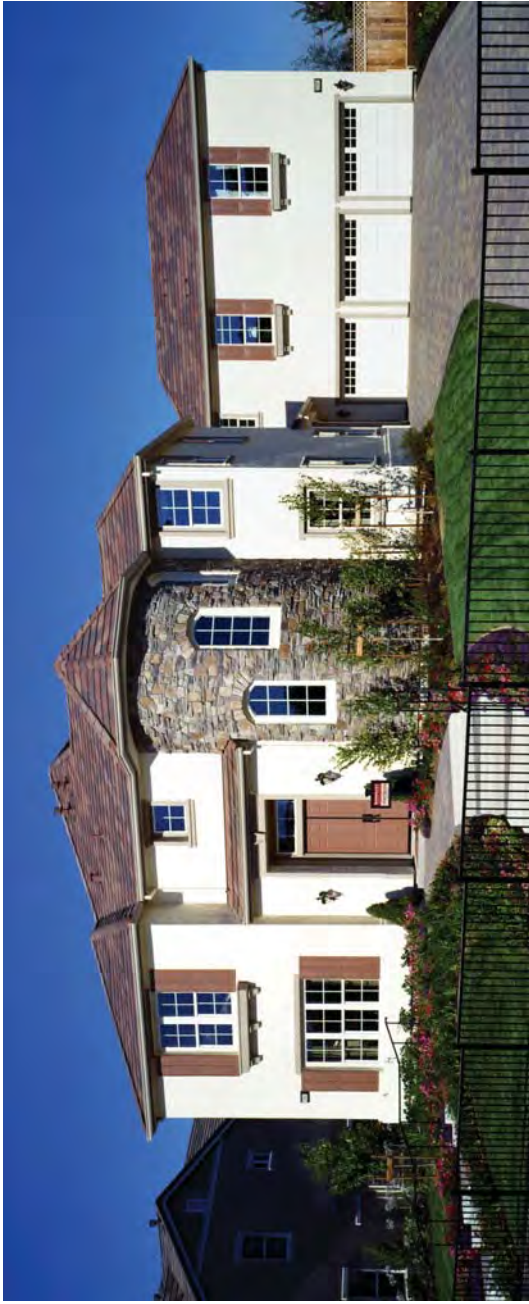


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RICHLAND

DESIGN STANDARDS: ABOVE 7,000 SF LOTS

THE RANCH | ANTIOCH, CALIFORNIA



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