

AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
THIRD & “H” STREETS

WEDNESDAY, OCTOBER 19, 2016

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 26, 2016**.

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
	Zacharatos, Vice Chair
	Parsons
	Mason
	Hinojosa
	Husary
	Conley

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. May 4, 2016
- B. July 20, 2016
- C. August 17, 2016
- D. September 7, 2016
- E. September 21, 2016

STAFF REPORT

STAFF REPORT

STAFF REPORT

STAFF REPORT

* * * END OF CONSENT CALENDAR * *

NEW PUBLIC HEARINGS

STAFF REPORT

- 2. AR-16-02 – AVIANO** – Aviano Farms, LLC, requests design review approval and a use permit for phases 2 and 3 of the 533 single family Aviano development, as well as the accompanying mailboxes, landscaping, sound walls, fencing, and entry features. 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**).

STAFF REPORT

- 3. EMERGENCY SHELTER REZONE** – The City of Antioch is proposing to rezone the 4.89-acre vacant parcel directly south of the intersection of East Leland Road/Delta Fair Boulevard and Century Boulevard from Mixed Commercial/Residential (MCR) District to Mixed Commercial/Residential (MCR) District and Emergency Shelter (ES) Overlay District (**APN 074-080-034**).

STAFF REPORT

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

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, 200 "H" Street, 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.**

**May 4, 2016
City Council Chambers**

Vice Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, May 4, 2016 in the City Council Chambers. She 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, May 11, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, and Vice Chair Zacharatos
Absent: Commissioner Hinojosa and Chair Motts
Staff: Director of Community Development, Forrest Ebbs
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: April 20, 2016

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of April 20, 2016, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

2. UP-15-13, AR-15-13, V-15-05 – ARCO AM/PM Gas Station/Convenience Store – PM Design Group, applicant, on behalf of Jagdish Kumar Bhalla, property owner, requests Planning Commission approval of a use permit, design review, and a variance for the demolition of the existing gas station and construction of a new gas station with a 3,769 square-foot convenience store.

1A

10-19-16

The variance request would allow the sale of alcoholic beverages within 500' of another alcohol sales outlet, which is ordinarily prohibited by Municipal Code. The project is located at 2610 Contra Loma Boulevard (APN 076-191-038-9).

Director of Community Development Ebbs presented the staff report dated April 27, 2016 recommending the Planning Commission approve UP-15-13, AR-15-13, V-15-05 with the findings and subject to the conditions contained within the staff reports attached resolution.

In response to Commissioner Mason, Director of Community Development Ebbs stated a pole sign would be visible from east bound Highway 4; however, the canopy sign would not.

Vice Chair Zacharatos opened the public hearing.

Ron Jacobs, PM Design Group, representing Jack Bhalla, stated the rebuild of this station would maximize the site and be an enhancement to the area. He discussed the importance of replacing the pole sign as it would allow them to advertise the business to Highway 4. He noted that when Caltrans removed the original sign; it was with the understanding that they would be able to replace it, after the improvements were completed. He stated if the pole sign was not allowed, they would like to bring back a revised sign program.

In response to Commissioner Mason, Mr. Jacobs clarified if they were to revise the signage program, they would add illuminated ARCO letters to the canopy and increase building signage.

In response to Commissioner Parsons, Mr. Jacobs stated the canopy would not be visible from the freeway.

Jody Knight, representing Reuban, Junius & Rose, LLP, stated Jagdish Bahlia would be a good neighbor and strictly enforce the conditions of approval. She noted this business was isolated and not conducive to loitering. She further noted this project would increase employment, upgrade the site, and provide a benefit to the community.

In response to Commissioner Mason, Director of Community Development Ebbs explained highway signage was coordinated through Caltrans.

Commissioner Parsons added no signs were currently planned indicating this off ramp provided services.

Vice Chair Zacharatos closed the public hearing.

Commissioner Parsons spoke in support of the variance for alcohol sales noting this area was unique with no conflicting businesses. Additionally, she noted the signage

should be allowed as it was an established business that previously had a pole sign on their property.

Commissioner Mason stated he felt it was a good project; however, he had reservations for the pole sign as it may set a precedent. He noted the fact there was a pole sign at the business in the past could be justification.

Commissioner Zacharatos spoke in support of allowing the pole sign and the variance for alcohol sales.

Commissioner Husary voiced her support for the pole sign; however, suggested alcohol sales be limited.

Director of Community Development Ebbs stated if the Planning Commission was compelled to support the pole sign, in order to avoid a precedent, language could be added to the finding indicating that this was a unique circumstance as there was a sign on the property that was taken down and there was generally consistency with the General Plan looking at the overall sum of the project. He stated that the Planning Commission could also limit the hours of alcohol sales.

In response to Commissioner Parsons, the applicant indicated he would abide by decisions made by the Planning Commission this evening.

RESOLUTION NO. 2016-08

On motion by Commissioner Parsons, seconded by Commissioner Husary, the Planning Commission members present unanimously approved UP-15-13, AR-15-13, V-15-05 with the findings and subject to the conditions contained within the staff reports attached resolution. With the following revisions:

- A) Adding a finding that the pole sign shall be allowed as it is a replacement for the previous pole sign located at the business.***
- B) Liquor sales shall be allowed from 6:00 A.M. – 12:00 A.M.***

The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Mason</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hinojosa, Motts</i>

ORAL COMMUNICATIONS

Director of Community Development Ebbs reminded the Planning Commission that a General Plan Land Use Element Update would be on the May 18, 2016 agenda.

Vice Chair Zacharatos announced she would not be available for the May 18, 2016 Planning Commission meeting.

Jagdish Bahlia thanked the Planning Commission and staff for allowing him to rebuild his ARCO station and noted it would be the gateway to Antioch.

Vice Chair Zacharatos thanked Mr. Bahlia for his interest in Antioch.

Pastor Henry Kelly, representing Grace Temple Church of God in Christ, reported he had not received a notice regarding this meeting or the variances. He expressed concern for the close proximity of the ARCO station to other businesses selling liquor in the area. He stated they had been attempting to clean up the area; however, it was a challenge with the illegal activity occurring.

Commissioner Parsons responded that a new business opening in the area would create more activity and deter criminal activity.

Director of Community Development Ebbs stated he would be available to discuss this matter with Pastor Kelly after the meeting and reiterated that the business would only be selling beer and wine.

Commissioner Mason added that the business was prohibited from selling single serve beer and wine-derived products.

Pastor Kelly stated he was also concerned with unsafe traffic conditions and the fact that on-street parking had been eliminated in the area.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Zacharatos adjourned the Planning Commission at 7:08 P.M. to the next regularly scheduled meeting to be held on May 18, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**July 20, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, July 20, 2016 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, July 27, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, Hinojosa and
Chair Motts
Absent: Vice Chair Zacharatos
Staff: City Attorney, Michael Vigilia
Assistant Engineer, Ken Warren
Senior Planner, Alexis Morris
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: May 4, 2016
May 18, 2016

Chair Motts requested the Planning Commission take separate action on the minutes.

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of May 4, 2016, as presented. The motion carried the following vote:

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

On motion by Commissioner Hinojosa, seconded by Commissioner Husary, the Planning Commission approved the minutes of May 18, 2016, as presented. The motion carried the following vote:

AYES:	<i>Husary, Mason, Hinojosa, Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>Parsons</i>
ABSENT:	<i>Zacharatos</i>

NEW PUBLIC HEARINGS

- 2. UP-16-04, AR-16-01 – The Habit Burger Grill** is requesting approval of a use permit and design review application to construct an approximately 3,418 square foot restaurant with a drive-thru, including the demolition of the existing building on site. The project site is located at 2430 Mahogany Way (APN 074-370-013).

Senior Planner Morris presented the staff report dated July 15, 2016 recommending the Planning Commission approve the use permit and design review application, subject to the conditions contained in the staff report's attached resolution.

In response to Commissioner Parsons, Senior Planner Morris stated that the applicant had indicated he accepted all of staff's recommendations.

In response to Commissioner Mason, Senior Planner Morris explained the current code requirement was to screen mechanical equipment from the City's right of way.

Chair Motts opened the public hearing.

Christopher Wadleigh Director of Development for Habit Burger Grill, stated they were looking forward to bringing the second restaurant to Antioch.

In response to Commissioner Parsons, Mr. Wadleigh stated he accepted staff's recommendations as presented in the report.

Commissioner Parsons thanked the applicant for building an additional project in Antioch.

In response to Chair Motts, Mr. Wadleigh stated there would be a railing around the patio area and their landscape plan was subject to approval of planning staff.

Commissioner Hinojosa thanked the applicant for his interest in Antioch.

In response to Commissioner Hinojosa, Mr. Wadleigh stated he could accomplish moving the trash enclosure and still meet the parking requirements.

In response to Commissioner Mason, Mr. Wadleigh stated they expected the time of completion to be in the first or second quarter of 2017.

Chair Motts thanked the applicant and closed the public hearing.

RESOLUTION NO. 2016-10

On motion by Commissioner Parsons, seconded by Commissioner Hinojosa, the Planning Commission approved the use permit and design review application, subject to the conditions contained in the staff report's attached resolution. The motion carried the following vote:

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

3. **PD-15-03, PW-698 – Laurel Ranch – Strack Farms Land, LLC**, requests approval of an Addendum to the Future Urban Area #2 Specific Plan Environmental Impact Report, a rezone to Planned Development District (PD), a Vesting Tentative Map/Final Development Plan, and a development agreement. The project consists of the development of 180 single family homes and associated improvements on a portion of a 54 acre parcel. The project site is located at the northwest corner of the Highway 4 Bypass and Laurel Road interchange (APN 053-060-031).

Senior Planner Morris presented the staff report dated July 15, 2016 recommending the Planning Commission take the following actions:

1. Approve the resolution recommending approval of the Addendum to the Future Urban Area #2 Specific Plan Final Environmental Impact Report.
2. Approve the resolution recommending approval of a Development Agreement between the City of Antioch and Richland Planned Communities, Inc.
3. Approve the resolution recommending approval of an ordinance rezoning the project site from Planned Development District (PD) to Planned Development District (PD-15-03).
4. Approve the resolution recommending approval of a Vesting Tentative May/Final Development Plan (PW 698), subject to conditions of approval.

Senior Planner Morris explained modifications to the conditions of approval and development agreement were made subsequent to the publishing of the staff report and those items were provided to the Planning Commission in the Memorandum dated July 19, 2016.

In response to Chair Motts, Senior Planner Morris explained the secondary entry onto Laurel Ranch Road would be exit only and noted a full signalized intersection at this location, would be too close to the existing signal at Country Hills Drive.

In response to Commissioner Parsons, Senior Planner Morris stated the applicant had agreed to the conditions of approval and accepted the changes proposed in the staff report.

In response to Commissioner Mason, Senior Planner Morris explained the original submittal by the applicant had 187 units and they were unable to accomplish lot line adjustments; therefore, they had resubmitted a 180 lot plan.

Commissioner Hinojosa questioned how the applicant was planning to address fitting the three required garbage cans into their designated spaces and accommodate cars on pick up days.

In response to Commissioner Hinojosa, Senior Planner Morris explained options available included restricting parking on garbage pickup days, alternating pickup days throughout the development and multi-family group trash enclosures. She stated the Planning Commission could condition the project to address this issue or request the applicant come back and provide additional materials. In addressing Commissioner Hinojosa's additional concerns, she explained the applicant proposed restricting the percentage of rental units in the project's CC&Rs and his Attorney as well as City Attorney Vigilia felt confident it was legal, enforceable and defensible. She noted it was a condition of the project to be enforced by the HOA and required to be reviewed by the City Attorney and City Engineer. She explained that increased lighting in the courtyards was part of the project description and was shown in their design guidelines. She noted it would be appropriate for the Commission to call out aspects of the Design Review application in the conditions of approval.

Commissioner Hinojosa stated she wanted to ensure courtyard lighting was carried forward and considered when the project was brought forward for Design Review. She reiterated her concerns regarding how the CFD was being developed for Police Services noting there were inconsistencies in the language for the provision within the Aviano and Heidorn Ranch Development Agreements.

Senior Planner Morris explained this Development Agreement was carried forward from the Park Ridge development which predated the Aviano and Heidorn Ranch Development Agreements. She noted the basis was the same with one project creating the Police Facilities District which would then be reimbursed by the other projects. She noted the proposed language did not absolve them from following the formula; it was just not as specific as the language in the other Development Agreement.

City Attorney Vigilia stated he reviewed and was comfortable with the way the Development Agreement had been drafted. In terms of the amount of the fee, he noted there would be a rigorous review and staff would substantiate any fee that was imposed. He further noted the formation of the CFD was entirely a public process as required by State statutes and the public would have the opportunity to provide feedback.

Commissioner Hinojosa spoke to the importance of transparency in the process of forming the CFD noting it had been said in the past that fees could be going toward items that were also included in the developer impact fees.

In response to Commissioner Hinojosa, Mary Bean environmental consultant from First Carbon Solutions, reported a number of plant and animal surveys were conducted for this site and it was well vetted. She noted the applicant was responsible for mitigation and was required to comply with standard practices and protocols.

Chair Motts stated during a tour of the site he noticed the creek area and was pleased it was being mitigated for in the environmental document.

Chair Motts opened the public hearing.

Aaron Ross–Swain representing Richland gave an overhead presentation on the Laurel Ranch project which included: property description, land use, project background, proposed vesting tentative map, landscaping, architecture and project highlights. He shared an exhibit demonstrating how they would handle the placement of garbage bins on pick up day and noted the CC&Rs would address this issue. He further noted there was sufficient curb area in front of each cluster to accommodate three cans per unit and the impact to guest parking was only for a 24 hour period which would be mitigated by an abundance of guest parking throughout the community.

Commissioner Hinojosa thanked Mr. Ross-Swain for addressing the issue and providing the graphic.

Mr. Ross-Swain explained they had reconfigured the conceptual floor plans to provide active living areas on the front of the home to be able to provide some surveillance of the alley.

In response to Commissioner Hinojosa, Senior Planner Morris explained given the small number of lots and challenges of enforcement, staff proposed a general standard that would restrict patio covers and detached accessory structures. She noted the Planning Commission could make an exception specific to particular lots.

Speaking to the HOA, Mr. Ross-Swain explained typically there was a master HOA with a flat fee for the entire community and those who would live in the private alleys would pay slightly higher dues. Additionally he noted, costs associated with the professional management company would be included.

Senior Planner Morris explained that there was not a condition of approval or language in the Development Agreement that required a professional management company for the HOA.

Mr. Ross-Swain further noted it was an industry standard and practice for builders to hire professional management companies.

In response to Chair Motts, Mr. Ross-Swain stated the intent along the main entry was to have separated sidewalks along the edges and landscaping in the center medians. He clarified students from this community would be attending Antioch schools and would not trigger the need for new facilities. He noted they were paying school fees at permit issuance to mitigate for school impacts.

Chair Motts spoke in support of landscaping the private lanes. He thanked the applicant for addressing concerns expressed by the Planning Commission during their review of the preliminary development plan.

In response to Commissioner Mason, Mr. Ross-Swain stated they could look into providing passive solar for street lighting.

Commissioner Mason expressed concern for the limited park space in the development and suggested a larger percentage of single story units be provided.

Mr. Ross-Swain explained they were contributing 15,000 square feet of neighborhood parks and they would be paying a park in lieu fee to mitigate for their impacts. He noted the Park Ridge development to the south would provide larger community parks.

Senior Planner Morris added the Park Ridge development would have a regional size park and it was connected by a trail to this subdivision. She noted this applicant was proposing small private facilities that would be maintained by the HOA in addition to paying the park in lieu fees.

In response to Commissioner Mason, Mr. Ross-Swain stated he would be amiable to increasing the percentage of single family homes to 15% provided there were lots that could fit those homes.

Commissioner Husary spoke in support of installing gates at the entrances.

Chair Motts opened the public hearing.

Chair Motts declared a recess at 8:06 P.M. and reconvened at 8:16 P.M. with all Commissioners present with the exception of Commissioner Zacharatos who was absent. The public hearing remained open.

Allen Payton, Antioch resident, suggested the Planning Commission require the project to be gated and pursue a standard flat fee per unit for the police services fee. He spoke in support of the project and the infrastructure improvements they were providing.

Kevin Van Buskirk, representing Sheet Metals Workers Local 104, spoke in support of the project and in particular the Project Labor Agreement (PLA) that would provide local jobs for local union members. He urged the Planning Commission to approve the project.

Wendi Aghily, Antioch resident, thanked Richland for the presentation and expressed concern that this was another request for an amendment to the plan. She stated she did not support the project as proposed. She provided the Planning Commission with a copy of the HUD report and she urged them to delay this project until after the election.

Chair Motts closed the public hearing

Commissioner Parsons spoke in support of the project and noted it would connect by trail to a large community park. She stated the completion of Laurel Road would provide much needed access to and from the Highway 4 Bypass.

Following discussion, the Planning Commission agreed that for consistency and given the challenges of enforcement, they supported the proposed PD zoning standard for the private lane neighborhood that prohibited patio covers and detached accessory structures. Additionally they agreed to support increasing the single story home product to 15%.

Chair Motts stated he supported the project; however, a strong recommendation to Council would be to focus on Economic Development. He noted this project places higher density housing in an appropriate area, along a transportation corridor. He further noted the developer addressed concerns expressed during the review of the Preliminary Development Plan and they were amiable to the changes proposed this evening. He stated the trail connection was also important as was the completion of Laurel Road and their contribution to Slatten Ranch Road.

Commissioner Hinojosa voiced her support for the project and recognized the applicant for incorporating changes requested by the Planning Commission during the preliminary development plan process. She reiterated that lighting would need to be addressed in the Design Review process. She noted this was a good location for this product type and thanked the applicant for bringing their project to Antioch.

RESOLUTION NO. 2016-11

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the resolution recommending approval of the Addendum to the Future Urban Area #2 Specific Plan Final Environmental Impact Report. The motion carried the following vote:

AYES:	<i>Parsons, Husary, Mason, Hinojosa, Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

RESOLUTION NOS. 2016-12, 2016-13, 2016-14

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission 1) Approved the resolution recommending approval of a

Development Agreement, as revised in staff's memo dated July 15, 2016, between the City of Antioch and Richland Planned Communities, Inc. 2) Approved the resolution recommending approval of an ordinance rezoning the project site from Planned Development District (PD) to Planned Development District (PD-15-03). 3) Approved the resolution recommending approval of a Vesting Tentative May/Final Development Plan (PW 698), subject to conditions of approval as amended in staff's memo dated July 15, 2016, and amending condition #D 2 to read: A minimum of 15% of the homes in the Conventional Neighborhood shall be single story homes. The motion carried the following vote:

AYES: Parsons, Husary, Mason, Hinojosa, Motts
NOES: None
ABSTAIN: None
ABSENT: None

ORAL COMMUNICATIONS

Senior Planner Morris introduced Kevin Scudero as the City's new Associate Planner.

In response to Commissioner Hinojosa, Senior Planner Morris stated she would email the Planning Commission an update on the Sand Creek Focus area.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported on his attendance at the Transplan meeting.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:58 P.M. to the next regularly scheduled meeting to be held on August 17, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 17, 2016
City Council Chambers**

Vice Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, August 17, 2016 in the City Council Chambers. She 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 24, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, Conley and Vice Chair Zacharatos
Absent: Commissioner Hinojosa and Chair Motts
Staff: City Attorney, Michael Vigilia
Director of Community Development, Forrest Ebbs
Contract Planner, Cindy Gnos
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Gil Murrillo, Antioch resident, expressed concern that minutes from July 20, 2016 had not been posted on the City's website. He requested the Planning Commission agendaize a discussion with regards to Future Urban Area 1 (FUA1).

Commissioner Parsons explained that the Commission had not received an update on FUA1 yet; however, when pertinent information was available the item would be agendaized.

CONSENT CALENDAR

1. Approval of Minutes: July 20, 2016

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of July 20, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Husary, Mason
NOES: None
ABSTAIN: Conley, Zacharatos
ABSENT: Hinojosa, Motts

Commissioner Parsons noted the Planning Commission had not received an update on FUA#1.

NEW PUBLIC HEARING

2. **AR-14-07 – Park Ridge** – Davidson Homes, requests design review approval for the first phase of the 525 single family Park Ridge development, consisting of 123 single family residential units, as well as the accompanying mailboxes, lighting, landscaping, and sound walls. The proposed project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road (APNs 053-072-016, 053-060-022, and -023).

Contract Planner Gnos presented the staff report dated August 10, 2016, recommending the Planning Commission approve the Design Review application subject to the conditions contained in the staff report's attached resolution with the amended conditions of approval as provided in the memorandum dated August 17, 2016.

Vice Chair Zacharatos opened the public hearing.

Steve Abbs representing Davidson Homes, thanked staff for their review of the design package and introduced their team. He gave a power point presentation which included common area improvements, front yard landscaping, and architecture and elevations for the project. He accepted all the conditions of approval with the exception of J6 that they requested be discussed.

Commissioner Parsons spoke in support of the project and suggested, in the future, the applicant consider providing safe bus transit to park facilities.

Director of Community Development Ebbs explained bus turnouts were typically used in busy corridors and neighborhoods such as this did not require a dedicated pullout.

Vice Chair Zacharatos thanked the developer for including plans with three car garages.

Commissioner Conley suggested a concrete sound wall be installed along houses that back up to the park to provide a sound barrier and privacy for those residents. He also suggested the applicant plant trees in the open space.

In response to Commissioner Conley, Mr. Abbs explained the lots as plotted would accommodate larger floor plans. Additionally, he clarified the CC&Rs would require maintenance for the wood fence. He noted if there was a need to replace the fence, they would do so with the construction of the park. He further noted a concrete wall was not warranted and would be very costly.

Commissioner Conley stated he resided in a neighborhood with an HOA that had not enforced the CC&Rs.

Mr. Abbs stated initially they would be on the Board of the HOA and most likely remain throughout most of the project; therefore, they would control maintenance of the fence for a long period of time. He noted they were confident the HOA would be set up to maintain the neighborhood.

Commissioner Conley stated he remained concerned for homes backing the park and he understood the cost implications; however, he wanted to make Antioch better.

In response to Commissioner Parsons, Director of Community Development Ebbs explained HOA and CCRs were civil contracts between property owners and the City was not party to them.

Commissioner Parsons stated she pays into her HOA yearly and they were actively involved in the maintenance of her neighborhood.

Mr. Abbs explained there would be an active HOA with fees that would be managed by residents.

City Attorney Vigilia stated the scope of the City's ability to enforce maintenance would be based on a public nuisance or a health and safety issue.

Speaking to project specific condition J6, Mr. Abbs requested it be amended to require the accents and trim on the front elevations wrapped around the side of homes 5 feet or to the fence line.

Director of Community Development Ebbs stated from an architectural standpoint, he would support the condition be amended as requested by the applicant.

Commissioner Parsons agreed with Director of Community Development Ebbs.

City Attorney Vigilia stated in the absence of an HOA an individual property owner had the legal right to enforce the CCRs against another property owner.

Commissioner Husary recommended placing people on the Board of the HOA that will live in the development.

Commissioner Conley clarified he was requesting the masonry fence only for the 8-9 homes that abut the park.

Mr. Abbs stated he could not commit to the cost associated with installing a masonry wall. He noted the park would be built in 5 years and at that time if the fence was not in good condition, they could make the improvements.

Vice Chair Zacharatos closed the public hearing.

Speaking to the following motion, Commissioner Mason suggested adding a condition requiring a review of the fencing condition along the park, to determine if masonry fencing was warranted.

A motion was made by Commissioner Parsons, seconded by Commissioner Husary, to approve the Design Review application subject to the conditions contained in the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum. Following discussion, the motion was amended as follows:

RESOLUTION NO. 2016-15

On motion by Commissioner Parsons, seconded by Commissioner Husary. the Planning Commission approved the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: "All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum"; and, "Concurrent with phase 3 the applicant will provide a fence condition report of all constructed fencing abutting the park indicating any damage and the Planning Commission may receive the report and require certain fences to be replaced with a substitute material."

The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Mason</i>
NOES:	<i>Conley</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hinojosa, Motts</i>

Commissioner Parsons stated she hoped the project moved forward quickly for the applicant and thanked him for bringing his project to Antioch.

NEW ITEM

3. PC Training Budget

At the request of Vice Chair Zacharatos, and with agreement from the Commission, the Planning Commission moved this item to the next agenda.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Zacharatos adjourned the Planning Commission at 7:29 P.M. to the next regularly scheduled meeting to be held on September 7, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**September 7, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, September 7, 2016 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, September 15, 2016.

ROLL CALL

Present: Commissioners Parsons, Mason, Hinojosa, Vice Chair Zacharatos and Chair Motts
Absent: Commissioners Husary and Conley
Staff: Director of Community Development, Forrest Ebbs
Contract Planner, Cindy Gnos
Assistant City Engineer, Lynne Filson
City Attorney, Michael Vigilia
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: August 17, 2016

On motion by Commissioner Zacharatos, seconded by Commissioner Parsons, the Planning Commission approved the minutes of August 17, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason
NOES: None
ABSTAIN: Hinojosa, Motts
ABSENT: Husary, Conley

NEW PUBLIC HEARING

2. **PD-16-02, UP-16-06, AR-16-03 – Vineyard Self-Storage** – Reid Hamilton, Hamilton Solar, requests approval of a Mitigated Negative Declaration, a rezone to Planned Development District (PD), a Use Permit, and Design Review for the development and operation of a 1,390 square foot office building, 100,943 square foot of self-storage space, and approximately 70,600 square foot of outdoor boat and RV storage space on approximately 6.68 acres. The proposed project also includes off-site sewer improvements.

Staff recommended that this item be continued to September 21, 2016.

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously continued PD-16-02, UP-16-06, AR-16-03 – Vineyard Self-Storage to September 21, 2016.

AYES: *Parsons, Zacharatos, Mason, Hinojosa and Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Husary, Conley*

3. **UP-15-16 – Delta Courtyard** – Antioch Pacific Companies, requests use permit, design review, and a lot line adjustment approval for the construction of 126-units of affordable rental housing. The project would consist of a three-story and four-story building that combine to house 17 one-bedroom, 38 two-bedroom, 62 three-bedroom units, and 9 four-bedroom units. Based on the R-25 zoning designation, 115 units would be allowed on the site; therefore, the applicant is requesting a density bonus of ten percent in order to allow 126 units. In conjunction with the density bonus, the applicant is requesting approval of an incentive to reduce the required parking from 240 spaces to 187. The proposed project would develop affordable rental housing units on two adjoining parcels located at 701 and 810 Wilbur Avenue (APNs 065-110-006 and -007).

Contract Planner Gnos presented the staff report dated September 2, 2016, recommending the Planning Commission approve the use permit and design review subject to the conditions contained in the staff report's attached resolution. In addition, staff recommended approval of the Density Bonus and would like Planning Commission's further consideration and direction regarding the requested Parking Concession.

In response to Commission Hinojosa, Contract Planner Gnos clarified the property owner to the east has requested a masonry wall along the property line.

Commissioner Hinojosa stated she reviewed the preconstruction survey and there remained a potential for burrowing owls to be present at the time of grading; therefore,

she suggested adding a condition of approval requiring a preconstruction survey and avoidance and minimization measures for the project.

Commissioner Hinojosa suggested the Commission and applicant discuss the potential for adding a gated entry to the project.

In response to Commissioner Hinojosa, Director of Community Development Ebbs cautioned that setbacks for the gate would require careful site planning.

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained requirements necessary to achieve state-mandated concessions. Contract Planner Gnos added that the below market rate housing plan met all the requirements.

Commissioner Mason expressed concern that there was no guest parking and it would be unsafe to park on the other side of Wilbur Avenue as there was no safe crossing. He noted at 28.5 units per acre, this project exceeded the City's requirements per the Municipal Code.

Contract Planner Gnos explained the Density Bonus ordinance allowed the project to reduce the City's parking requirements without a variance as well as exceed the maximum density.

Director of Community Development Ebbs added the Density Bonus was consistent with the provisions in the Municipal Code and the City was compelled to allow the additional units above 25 per acre. In addition, the applicant was allowed to ask for additional concessions, which the City was compelled to give unless the City could make a finding to the contrary.

Vice Chair Zacharatos stated she felt 215-239 parking spaces were reasonable, given the total amount of bedrooms in the project and questioned whether this site was appropriate for housing.

In response to Vice Chair Zacharatos, Director of Community Development Ebbs explained the City was compelled to continually add to their inventory of affordable housing.

Contract Planner Gnos added the Housing Element identified this site for the provision of affordable housing and it was rezoned to R-25 as part of the Housing Element.

In response to Chair Motts and Commissioner Hinojosa's questions regarding the CEQA exemption, Contract Planner Gnos explained criteria used to determine this project as an infill project and noted the project was consistent with the General Plan. Director of Community Development Ebbs added that the City had adopted a community climate action plan, which carried the burden for greenhouse gases through a series of programs and non-development type activities.

In response to Commissioner Hinojosa, Contract Planner Gnos stated the applicant had attempted to mitigate the parking issue through the proposed Parking Management Plan. She noted C3 requirements were State law.

Chair Motts opened the public hearing.

William Spann, Pacific West Communities, Delta Courtyard Apartment Project, presented a PowerPoint presentation which included a background of their company, examples of other projects, overview of amenities, site plan, illustration of materials and project benefits. He explained the Parking Management Plan and discussed the results of the studies that indicated low income families had fewer cars especially in urban areas. He explained funding for the project and noted there was a shortfall and if they were to lose units due to the concern over parking, that shortfall would increase. He noted the installation of a gate would most likely reduce parking spaces; however, he agreed to look at the issue.

In response to Commission Mason, Mr. Spann stated he would discuss a local hire provision with his partner.

Commissioner Mason stated a good faith effort of at least 25% local hire would be preferred.

In response to Commissioner Hinojosa, Mr. Spann explained the onsite property management team enforced provisions of the Parking Management Plan. He discussed their outreach and communication strategies. He expressed concern regarding the requirement to provide bus passes noting he was unaware of the costs associated; however, he offered to research the issue and cooperate if possible.

Director of Community Development Ebbs explained the Antioch Police Department and Code Enforcement would not patrol private property or issue citations for vehicles legally parked on the street; however, if a vehicle was parked in the red zone or on the street for longer than 72 hours, the vehicle could be cited and towed.

Andrew Wheeler, Project Architect, stated onsite managers and maintenance staff lived on the property and their parking would come out of the provided parking.

In response to Chair Motts, Mr. Spann stated they would be amiable to analyzing permeable materials to offset the size of the retention basin and gain more parking area.

Mr. Spann displayed a video flyover of the proposed project.

In response to Commissioner Hinojosa, Mr. Spann explained garages helped the financial performance of the project and physical appearance. He commented that there would be windows so staff could monitor their usage.

In response to Commissioner Mason, Mr. Spann clarified 4-5 managers/maintenance staff would live onsite.

In response to Vice Chair Zacharatos, Mr. Spann explained they had designed a similar project in Gilroy that had comparable parking constraints.

In response to Commissioner Parsons, Assistant City Engineer Filson clarified the project would drain into the C3 basins which then cleaned and slowed down drainage into the public storm drain system. She stated she was unsure if it would drain into Lake Alhambra. She noted the water could not drain any faster and had to be at least as clean as it is in its current undeveloped state. She noted there would not be any impact or deterioration of the existing condition.

Commissioner Parsons spoke in support of increasing the masonry wall height to 8 feet along North Lake Drive.

Andrew Wheeler, Project Architect, explained the project was heavily landscaped on the east elevation as a visual barrier and the majority of the project would be native and drought tolerant plants.

Commissioner Parsons requested the applicant enhance landscaping on the east elevation.

Mr. Spann stated that they could explore planting trees on the Garrow property.

Bill Campbell, Antioch resident, voiced his opposition to the project draining into Lake Alhambra. He suggested draining the project toward Wilbur Avenue and then utilizing the retention basin area for additional parking. He requested an 8 foot masonry wall on North Lake and that the facility is gated. Additionally, he expressed concern for a four story building being constructed adjacent to existing residential development.

Mike Serpa, property owner, discussed the challenges of developing this site. He spoke in support of Pacific West Communities noting they had a reputation for building and managing very successful affordable rental projects. He explained that draining the project toward Wilbur Avenue would not be possible and noted the C3 basin was designed to function efficiently. He offered to fund enhanced landscaping and install an 8 foot masonry wall to address Mr. Campbell's concerns.

Chair Motts closed the public hearing and reopened the public hearing at the request of a speaker.

Greg Piasatelli, expressed concern for the screening of this project from his property along Minaker Drive as well as the project draining into the river. Additionally, he noted he was concerned for parking spilling into the adjacent neighborhood and a low income housing project decreasing his property values. He reported Cupertino Tow utilized Minaker Drive as a main thoroughfare, which was loud and deteriorating the street.

Chair Motts closed the public hearing.

Chair Motts declared a recess at 8:19 P.M. The meeting reconvened at 8:27 P.M. with all Planning Commissioners present with the exception of Commissioners Conley and Husary who were previously noted as absent.

Commissioner Hinojosa listed the following items she would like considered for the conditions of approval:

- Conduct and provide results of a preconstruction survey and implement minimization measures for avoidance for western burrowing owls and nesting birds prior to the grading of the project.
- Installation of an entry gate on site if it could be accommodated and encroachment of the setback would be acceptable without taking away parking
- Submission of an annual report on how the parking management plan is performing, require guest parking passes, and provide bus passes at no cost to the residents
-
- The masonry wall on the North Lake Drive side shall be increased to 8 feet
- The masonry wall shall be installed on the East property line
- The applicant shall provide additional landscape screening along North Lake Drive

Director of Community Development Ebbs speaking to the parking management plan explained additional language could be added; however, this was a permanent project and there would be no recourse if parking became a problem.

Assistant City Engineer Filson stated if parking on the street became a problem, residents could request a permit parking district.

Director of Community Development Ebbs explained a parking district was not available at this time.

Chair Motts agreed with Commissioner Hinojosa and suggested in the future for C.3 compliance, staff consider permeable materials for projects to free up space for parking.

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained the Planning Commission would be approving the Development Plan and the Density Bonus would go to Council to formalize the contract.

In response to Commissioner Parsons, Director of Community Development Ebbs explained C3 requirements.

Assistant City Engineer Filson stated if water drained into Lake Alhambra, it would go into the very outfall on the north end heading into the river.

In response to Commissioner Mason, Director of Community Development Ebbs clarified the nearest bus stop was east bound 250 feet to the west on the south side of Wilbur Avenue. Assistant City Engineer Filson added if an additional bus stop were needed, Tri Delta would provide one. She noted there were signalized crosswalks at Cavallo Road and Minaker Drive.

Commissioner Mason supported installation of an entry gate for the project, bus passes for residents and extension of the masonry wall to 8 feet. He stated he would prefer 200 parking spaces and questioned if motorcycle spaces were included.

Vice Chair Zacharatos concurred with comments made by Commissioners Hinojosa and Mason.

Director of Community Development Ebbs stated the Commission could ask for a yearly review of the Parking Management Plan; however, the City was limited on what could be done if it was not functioning successfully.

Commissioner Hinojosa shared concerns regarding the parking issue; however, she felt the City was obligated due to State requirements linking back to the concessions. She stated she did not know that she could attribute the necessary findings for denial. She noted that while she felt there would not be adequate parking and they were creating a nuisance for the community, she believed there was a moral and legal obligation to meet the affordable housing requirements and the need within the community. She further noted adding more substance to the parking plan may help address these concerns even though enforcement was limited. She stated she felt this location was good for linking to public transit.

Chair Motts added with the sale of the Gaylord property, there may be potential for employment within the neighborhood. He questioned if there was an ability to encroach into the setback to provide space for the gated entry.

Director of Community Development Ebbs stated if there was consensus for the installation of a gate, a condition could be added that the applicant exhaust all measures to install a gate except reducing parking.

In response to Commissioner Parsons, Assistant City Engineer Filson stated the long term plan for Wilbur Avenue was bike lanes for both sides.

Director of Community Development Ebbs clarified the options for the Planning Commission this evening included approving the project with the conditions as amended, directing staff to develop findings for denial or continue the project for redesign to reduce the impact of the concession.

Following discussion, the Planning Commission agreed the garage doors enhanced the design of the project.

In response to Commissioner Hinojosa, Contract Planner Gnos clarified the applicant addressed the majority of revisions requested by Stantec Architects. Director of Community Development Ebbs noted the removal of the basketball court would not result in additional parking spaces.

Following discussion the Planning Commission agreed that staff should work with the applicant to explore the compact spaces to increase parking.

Contract Planner Gnos stated staff would make sure there was adequate guest parking when reviewing the Parking Management Plan.

RESOLUTION NO. 2016-16

On motion by Commissioner Hinojosa, seconded by Vice Chair Zacharatos, the Planning Commission approved the use permit and design review subject to the conditions contained in the staff report's attached resolution. With the following modifications and additions:

- **Modify Condition D3 to eliminate the requirement for the formation of the police services CFD.**
- **Modify Condition J9 to require the installation of entry gates without parking reduction.**
- **Modify Condition J14 to require that garage doors have windows and not be eliminated.**
- **Modify Condition J15 requiring guest parking permits, free bus passes for residents, parking stickers or implement other measures to control parking and require annual monitoring of garages to ensure they are not being used for storage.**
- **Add a Condition requiring preconstruction surveys and minimization and avoidance measures for burrowing owls and nesting birds.**
- **Add a Condition adding two feet on the masonry wall adjacent to N. Lake Drive.**
- **Add a masonry wall along the east side property line.**
- **Add additional landscape screening along N. Lake Drive.**

The motion carried the following vote:

AYES:	<i>Parsons, Zacharatos, Mason, Hinojosa and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Husary, Conley</i>

In response to Commissioner Parsons, Assistant City Engineer Filson stated she would provide her with information as to where the detention basin water was draining. Commissioner Parsons stated she would like the City to pursue a sewage line that does not drain into Lake Alhambra.

NEW ITEM

4. PC Training Budget

Director of Community Development Ebbs reported the training budget for his staff and the Planning Commission was not included in the last budget. He noted the League of California Cities Planning Commissioner's Academy and California Chapter of the American Planning Association Annual Conference would be held in Northern California next fall. He further noted his intent would be to insert at least \$500.00 per Commissioner into next year's budget to ensure they could participate in one of the conferences. He explained that since the local events were not scheduled until next fall, he did not feel it necessary to request a mid-year budget transfer.

Chair Motts reported the American Planning Association held some local weekend training sessions.

Commissioner Hinojosa added that those trainings were free and held in public locations.

Director of Community Development Ebbs encouraged Commissioners to forward any local training opportunities to him so he could disperse the information to other Commissioners.

City Attorney Vigilia added if the Planning Commission were interested in certain training topics, his office could coordinate with outside legal counsel to provide workshops or trainings during a Commission meeting.

Director of Community Development Ebbs added if the Commission had questions regarding the City code or planning issues, he would be happy to provide a report to the Commission.

ORAL COMMUNICATIONS

In response to Commissioner Hinojosa, Director of Community Development Ebbs clarified that Commissioner Conley had been appointed to an unexpired term and his seat was up for reappointment.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 9:29 P.M. to the next regularly scheduled meeting to be held on September 21, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**September 21, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, September 21, 2016 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, September 28, 2016.

ROLL CALL

Present: Commissioner Mason, Hinojosa, Conley, Vice Chair Zacharatos and Chair Motts
Absent: Commissioners Parsons, Husary
Staff: Director of Community Development, Forrest Ebbs
City Attorney, Michael Vigilia
Assistant City Engineer, Lynne Filson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- 1. Approval of Minutes:** None

NEW PUBLIC HEARING

- 2. 371-RA-55 Snyder Lot Merger** – Merger of four existing Assessor's Parcels into one parcel located at 326 Nash Avenue (APNs 065-102-005,019,032,033).

Director of Community Development Ebbs presented the staff report dated September 21, 2016 recommending the Planning Commission take the following action: 1) Adopt the resolution approving the lot merger of four contiguous parcels into one parcel located at 326 Nash Avenue (PW-371-RA-55).

Chair Motts opened and closed the public hearing with no members of the public requesting to speak.

In response to Commissioner Zacharatos, Director of Community Development Ebbs and Assistant City Engineer Filson explained the property was zoned residential and the small lots to the east were unbuildable as they were part of the creek area.

RESOLUTION NO. 2016-17

On motion by Commissioner Mason, seconded by Commissioner Hinojosa, the Planning Commission members present unanimously 1) Adopted the resolution approving the lot merger of four contiguous parcels into one parcel located at 326 Nash Avenue (PW-371-RA-55).

The motion carried the following vote:

AYES:	<i>Zacharatos, Mason, Hinojosa Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Parsons, Husary</i>

CONTINUED PUBLIC HEARING

- 3. PD-16-02, UP-16-06, AR-16-03** – Vineyard Self-Storage – Reid Hamilton, Hamilton Solar, requests approval of a Mitigated Negative Declaration, a rezone to Planned Development District (PD), a Use Permit, and Design Review for the development and operation of a 1,390 square foot office building, 100,943 square foot of self-storage space, and approximately 70,600 square foot of outdoor boat and RV storage space on approximately 6.68 acres. The proposed project also includes off-site sewer improvements.

Director of Community Development Ebbs presented the staff report dated September 21, 2016, recommending the Planning Commission take the following actions: 1) Approve the resolution recommending approval of the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigated Monitoring and Report Program for the Project; 2) Approve the resolution recommending approval of an ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); and 3) Approve the resolution recommending approval of a use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval.

In response to Commissioner Conley, Assistant City Engineer Filson explained the alignment for the sewer line is within the easement; however, it would be acceptable to place it in another location as long as it is available for other property owners. With regards to the recommendation by the City's design consultant to address the liner appearance of the building, Director of Community Development Ebbs stated it could be addressed in a condition of approval if the Planning Commission so desired.

In response to Commissioner Mason, Director of Community Development Ebbs stated there would not be a manager living on site.

Assistant City Engineer Filson reported a mini-storage facility generated very few peak hour trips and was the best use of the land from a traffic point of view. She noted anticipated land uses would not require the need for a traffic signal at 18th and Vineyard. She further noted that all properties along Vineyard Drive would be required to construct the sewers which would be reimbursed as other properties are developed.

Steve Hamilton, project applicant, stated he was available to answer any questions this evening.

In response to the Commission, Mr. Hamilton stated all self storage projects in the area exceeded 90% occupancy. He noted the chain link fence would be along the property line that had no public access.

Director of Community Development Ebbs added perimeter fencing was located outside of the setback and landscaping was between the public right of way and the fence.

Speaking to the recommendation from the consultant to break up the long red horizontal element on the south elevation, Mr. Hamilton agreed to reduce the horizontal portion, if so desired by the Commission.

Mr. Hamilton reported they would be seeking guidance from the City on the hours of operation. He noted a live in manager was not necessary with their security system.

Director of Community Development Ebbs stated staff was not concerned with the hours of operation as this project was in an industrial area.

Chair Motts closed the public hearing.

In response to Chair Motts, Director of Community Development Ebbs explained the red element along the top of the building could be broken up with trim or reveal.

Commissioner Mason stated he visited the site and felt this project would be an enhancement for the area. He reported he had visited another storage facility who indicated RV and Boat storage was in high demand and they welcomed the development.

Commissioner Hinojosa voiced her support for the project noting there was a significant need in the community. She thanked the applicant for bringing their project forward.

Vice Chair Zacharatos and Commissioner Hinojosa stated they approved of the design of the building as proposed by the applicant.

A motion was made by Commissioner Conley, seconded by Vice Chair Zacharatos to approve the resolutions adding a condition of approval requiring the applicant change the elevation along the front of the two story building. Following discussion, the motion was withdrawn by the maker and the second and amended as follows:

RESOLUTION NOS. 2016-18, 2016-19, 2016-20

On motion by Commissioner Conley, seconded by Vice Chair Zacharatos, the Planning Commission members unanimously 1) Approved the resolution recommending approval of the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigated Monitoring and Report Program for the project; 2) Approved the resolution recommending approval of an ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); 3) Approved the resolution recommending approval of a use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval. The motion carried the following vote:

The motion carried the following vote:

AYES:	<i>Zacharatos, Mason, Hinojosa, Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Parsons, Husary</i>

NEW ITEM

- 4. General Plan and Downtown Specific Plan Updates** – Staff will provide an update on the status of the General Plan and Downtown Specific Plan processes and will solicit any additional information. No action will be taken.

Director of Community Development Ebbs presented the staff report dated September 21, 2016, recommending the Planning Commission receive an update on the status of the General Plan Land Use Element Update and Downtown Specific Plan project, receive any remaining public comment and provide direction to staff.

Downtown Specific Plan Updates

Director of Community Development Ebbs recommended the Planning Commission direct staff to change the downtown specific plan draft to allow parking facilities/vehicle storage/bus terminal or similar uses with a use permit.

Chair Motts opened the floor to public comment.

Tom Harais, representing Tri-Delta Transit, reported they had purchased the property at 6th and Auto Center Drive and developed a plan for a park and ride lot. He voiced his support for staff's recommendation to change the Downtown Specific Plan Draft to allow

parking facilities/vehicle storage/bus terminal or similar use with a use permit. He noted demographics of the area were conducive to a neighborhood transit lot. He further noted they should be able to accommodate vehicles for city events on weekends and afterhours.

In response to Commissioner Conley, Mr. Harais stated they were familiar with the creek area and reported their property was above the flood zone: however, dredging containing arsenic was placed on the property creating an environmental issue. He noted once they encapsulate the property, a park and ride lot would be an acceptable use. He further noted they would be providing parking for approximately 200 vehicles on site.

Thomas Trost, representing the Hickmott Cannery Property, stated he was attempting to get this parcel placed on the map so he would be able to market the property. He provided the Commission with packets of historical information and noted this property was fee simple.

Chair Motts stated he believed the Hickmott Cannery property was very important.

Director of Community Development Ebbs explained the dry portion of the property was designated opportunity site and the City had limited jurisdiction for portions located under the water. He noted if there was a viable application to develop a wharf, it would be a positive project for the area. He clarified it was not a buildable site until constraints on the property were addressed by other agencies. He stated the property could be designated waterfront/underwater.

Chair Motts closed the floor to public comment.

Following discussion, the Commission unanimously agreed to support changing the downtown specific plan draft to allow parking facilities/vehicle storage/bus terminal or similar use with a use permit in the CR-D District.

Sand Creek Focus Area

Director of Community Development Ebbs gave an overview of the draft maps for the Sand Creek Focus Area Land Use Designation.

Director of Community Development Ebbs clarified if there was sensitive habitat in the area, it would be addressed on a project specific basis. He stated he would be available to review topographical maps with the Commissioners and he announced a field trip was scheduled to the Ranch Project site on September 29, 2016 at 3:00 P.M.

Director of Community Development Ebbs gave a Power Point presentation of the unit distribution model for the Sand Creek Focus Area. He noted it appeared as if there would be less than 4060 total units due to habitat features and other constraints.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated the entire site would be assigned the unit count and incentives for the Hillside Transfer Policy would be limited.

Director of Community Development Ebbs stated open space on the hills was based on the top 25% and 75% received the lesser designation of LDR-H which would require land form grading.

In response to Commissioner Mason, Director of Community Development Ebbs clarified open space would allow for ordinary street crossings, trails and parks.

Sand Creek Focus Area Density and Minimum/Average Lot Size

Director of Community Development Ebbs reviewed the Sand Creek Focus Area Land Use Districts and the proposed densities for these areas.

In response to Commissioner Conley, Director of Community Development Ebbs stated the medium density residential could be increased; however, lot sizes would not dictate unit count. He noted the land use designations would allow for a developer to build a more compact project and leave a larger portion of the site undeveloped.

Commissioner Hinojosa stated the map this evening had some overlap and conflict with the East Contra Costa County Habitat Conservation Plan High Acquisition Priority Lands Area.

Director of Community Development Ebbs clarified kit fox land was based on the City's General Plan. He noted they could not take the desire for it to be an acquisition area and make a policy that would preclude development of the site.

Commissioner Hinojosa stated she wanted to go on record that she recognized it was still an issue as the City moved forward with the conservation model and environmental documents.

Senior Housing

Director of Community Development Ebbs reported senior projects were entitled to a density bonus of up to 35%.

Chair Motts opened the floor to public comment.

Evan Gorman, Antioch resident, stated he was opposed to the General Plan Update as it related to the Sand Creek Focus Area noting he felt it was a sprawl development and not sustainable. Additionally, he noted the City could not depend on funding services through HOAs and state funding was being allocated toward denser projects.

Joel Devalcourt, East Bay Regional Representative with Greenbelt Alliance, spoke in support of protecting the ridgelines and looking at smarter development patterns in the area. He encouraged the Planning Commission to continue to think about alternatives as the process continued. He expressed concern for the impacts of this project on traffic and quality of life issues for existing residents. He stated even with their significant concerns, they were encouraged City leaders were talking about smarter growth patterns. He stated they expected the EIR to include a full range of alternatives.

Juan Pablo Galvan, Save Mount Diablo, stated they appreciated staff's work to update the plan for the Sand Creek Focus area. He recommended the Planning Commission expand the Sand Creek buffer and kit fox habitat areas, as well as protect the hills west of Deer Valley Road. He suggested the Commission consider the long term cost of infrastructure for low density suburban development and noted the City lacked low density suburban style housing.

Mike Ramsey, representing Lucia Albers and The Olive Groves Development, stated the approach being recommended was positive and allowed flexibility for senior housing to be developed in the area while preserving the hillsides and ridgelines. He voiced his appreciation to staff and the Planning Commission for attempting to balance the competing interest and giving them the opportunity to bring forward a project that will serve the City well.

Chair Motts closed the floor to public comment.

Director of Community Development Ebbs clarified the buffer along Sand Creek was recommended to be 125 feet from center line at a minimum and there would be areas where it would be expanded to address sensitive biological areas.

Commissioner Hinojosa suggested consideration of a larger setback and/or prohibiting improvements within the buffer area.

Director of Community Development Ebbs added the Commission could consider expanding the buffer to 175 feet with improvements being at a minimum of 125 feet.

Assistant City Engineer Filson said that the Aviano and Vineyards projects were conditioned that trails be as close to Sand Creek as possible to enhance the experience. She noted the landscape plan was native planting to enhance the creek area for people using the trail. She suggested the Planning Commission consider allowing only the trail in the buffer area. She noted they were also attempting to make trails front on housing for security reasons.

Director of Community Development Ebbs stated as written only trails were allowed within the buffer areas.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated the City could add a policy that required projects adjacent to the creek provide bio-restoration to enhance the natural condition.

Commissioner Conley reported that historically Save Mount Diablo had supported the 125 foot buffer along Sand Creek.

Assistant City Engineer Filson stated the Planning Commission could consider setting an average setback along the creek.

Director of Community Development Ebbs stated the buffer was 125 feet with an understanding that the area within the buffer should be a natural experience. He noted policy could also strongly encourage no building up against the buffer area.

In response to Commissioner Conley, Commissioner Hinojosa stated County Flood Control did the Upper Sand Creek Detention Basin Project and their Environmental Impact Report may have considered impacts from the mines in the area.

In response to Commissioner Hinojosa, Director of Community Development Ebbs suggested retaining the 125 buffer and building policies that emphasized it was a minimum and shall be widened to enhance views, in biological areas or where significant trees were located. Additionally, he suggested fences not back the buffer area.

Commissioner Hinojosa responded that she would like to increase the buffer area to 150-175 feet. She noted the concept would be that other improvements such as trails would be allowed after 125 feet.

Director of Community Development Ebbs suggested the hillside areas could have a penalty of 50% density noting with the Hillside Transfer Policy it would encourage developers from building into the hills.

Commissioner Hinojosa expressed concern with the plan's proposal for the area west of Empire Mine Road.

Director of Community Development Ebbs stated that if the City adopted a Habitat Conservation Plan that identified the area west of Empire Mine Road with a very restricted designation, the policy would be addressed by Council. He noted the impact would be that 197 units would be taken off the table which was a small percentage.

In response to Commissioner Conley, Director of Community Development Ebbs stated open space may be conveyed to the Conservancy; however, nothing had been identified yet.

Director of Community Development Ebbs stated he would bring a complete document back to the Commission in November and the Environmental Review process would begin.

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced the October 5, 2016 Planning Commission meeting was cancelled.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:47 P.M. to the next regularly scheduled meeting to be held on October 19, 2016.

Respectfully Submitted,
Kitty Eiden

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF OCTOBER 19, 2016**

Prepared by: Cindy Gnos, Contract Planner
Raney Planning & Management, Inc.

Approved by: Forrest Ebbs, Community Development Director

Date: October 14, 2016

Subject: Aviano Use Permit and Design Review

RECOMMENDATION

Staff recommends that the Planning Commission approve the use permit for phases two and three and the design review application (AR-16-02) for the 533-unit single family subdivision known as Aviano subject to the conditions contained in the attached resolution (see Attachment B).

ENTITLEMENTS

The applicant, Aviano Farms, LLC requests design review approval of the 533 single family homes, as well as the accompanying mailboxes, landscaping, parks, sound walls, fencing, and entry features. In addition, a use permit is being requested for phases two and three. The project site is located on the easterly side of the Sand Creek Focus Area of the General Plan, west of the current terminus of Hillcrest Avenue, east and north of Dozier-Libbey Medical High School (APNs 057-050-022, 057-030-005) (see Attachment A). Each entitlement is described in detail below:

1. Design Review: Design review approval for the 533-unit single family development consisting of building architecture, mailboxes, landscaping, parks, sound walls, fencing, and entry features.
2. Use Permit: A use permit for the second and third phases of the 533 single family development consisting of 227 units and 179 units respectively. The Zoning Ordinance requires that a use permit be approved prior to the construction of any phase of an approved PD district.

BACKGROUND

The project site was previously entitled by the City of Antioch in 2009 for the development of a 533-unit active adult community, called the Aviano Adult Community Project. The current project applicant, Aviano Farms LLC, proposed a similar development for 533 single-family market rate homes, removing the “age restriction”

component of the previous project. On September 8, 2015, the City Council approved the following entitlements for the current project:

1. Resolution adopting the Addendum to the Environmental Impact Report for the Aviano Adult Community Project.
2. Ordinance approving a Development Agreement between the City of Antioch and Aviano Farms LLC.
3. Resolution approving 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. Ordinance approving a rezone to modify the current Aviano Adult Community Planned Development zone standards (PD-14-01).
5. Resolution approving a Vesting Tentative Map/Final Development Plan and Use Permit for Phase 1 consisting of 127 units (UP-14-15).

The Aviano Project is a residential development on a portion of approximately 184 acres. The project is comprised of 533 single family units on 107 acres, including local streets; 16.9 acres of parks, including basins; 15 acres of private parks (11.4 exclusive of basins); 12 acres of arterial roads (including Hillcrest Avenue, Sand Creek Road, Dozier-Libbey Road and master entry roads); three acres of arterial road frontage landscaping; 10 acres of landscaping/basins/Sand Creek regional trail south of Sand Creek Road; and 35 acres of open space south of Sand Creek Road. The current project would also include construction of roadway and utility improvements that would serve the AUSD Dozier-Libbey Medical High School (Medical High School) adjacent to the southwest corner of the site (Hillcrest Avenue, Sand Creek Road and Dozier-Libbey Road).

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared in 2008 and certified in 2009 for the Aviano Adult Community project in conformance with the California Environmental Quality Act. On September 8, 2015 the City Council approved the resolution adopting the Addendum to the Environmental Impact Report for the Aviano Adult Community Project, which determined 1) substantial changes were not proposed in the project which required major revisions to the 2008 EIR, 2) there were no substantial changes with respect to the circumstances under which the project was being undertaken that required major revisions to the 2008 EIR, and 3) there was no new information which was not known or could not have been known at the time the 2008 EIR was certified. The proposed design review and use permit request is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

ANALYSIS

Issue #1: Design Review

The proposed project would be built in three phases. The first phase includes 127 homes on the northeastern portion of the site, Hillcrest Avenue up to the entry, and the

southeast basin located across Sand Creek Road. The second phase includes 227 homes located within the center of the community up to the northwestern corner, the four central basins, and the extension of Hillcrest Avenue down to Sand Creek, and Sand Creek Road to the southern entrance of Aviano. The third phase includes the remaining 179 homes located along the southern edge of the project, the final southwestern basin across Sand Creek Road, and the remaining street improvements along Sand Creek Road to Dozier-Libbey Road. Per the September 8, 2015 conditions of approval, Park Parcels 'L' and 'P' are not required to be built until the 225th and 319th building permit. The phasing plan is shown in Attachment C.

The project includes community entryways incorporating monuments, signage, stamped colored asphalt, and tree-lined corridor accent planting (see Attachment D). Project open space is of a natural character and the detention ponds, located throughout the project site create a wetland feel serving as visual amenities to the community. The open space contains pedestrian pathways, meadows and multi-use areas, picnic and BBQ seating areas, perennial gardens, and a large flexible use field.

The project includes twelve different floor plans, each having three different elevations ranging from Tuscan, Italianate, Craftsman, or Farmhouse (see Attachment E for plans for 50 foot wide lots and Attachment F for plans for 60 foot wide lots). The one- and two-story massings are broken up with brick and stone wainscoting, as well as shingle, lap-siding and board and batten gable end and second story treatments.

Stantec Architects conducted a peer review of the proposed architecture and building design, landscaping and open space, sound walls, and entry features. The proposed project was reviewed for compliance with the City of Antioch Citywide Design Guidelines Manual, General Plan Community Image policies, applicable City departmental requirements, applicable State regulations – including the updated 2015 Model Water Efficient Landscape Ordinance (MWELO), and industry standards.

Stantec concluded that as submitted, the project's home, community, and landscaping designs did not fully comply with the Design Guidelines. Stantec determined overall, the house plans lacked direct and consistent connectivity to the street. Most of the front elevations emphasized the garage, and some had concealed entries and small porches. Stantec suggested using light colors on the garages and widening the entry porches and doors.

The front elevation designs offer many differing home styles; however, the detailing was not carried through on many of the side and rear elevations as required. In these locations the resulting rooflines become massive. Stantec recommended re-sizing some of the windows, adding overhangs to the rear door, and adjusting some of the roof angles/pitch as improvements for these elevations.

Many of the development entries and monoliths are not coordinated with the home styling. Stantec suggested unifying the elements and types of walls and fences along with furnishings for the Lifestyle Hub. For example, coordinating the same type of stone, reducing the amount of stone, adding a trellis as trim rather than the top feature

of a column on the monolith and adjusting fence styles for consistency with the design guidelines have been made. Stantec recommended unifying the cap and pilasters used on the sound wall and adding a differing color stone to break up the mass.

The following revisions to the proposed design have been made based on Stantec and staff's recommendations.

Architecture

The project includes twelve different floor plans, each having three different elevations ranging from Tuscan, Italianate, Craftsman, or Farmhouse.

Per Stantec's recommendation, the applicant has extended the entry porches to five feet for the floorplans with the side entry to make the porch more visible and welcoming. These homes will also primarily be located on corner lots. In addition, based on Stantec's suggestions and staff's inclusion of condition of approval (COA C.1), side and rear elevations will be enhanced at all community edge lots (see Attachment G). In addition, staff has included COA C.2, which requires side and rear elevations to be enhanced for properties that abut the pedestrian open space areas. The enhanced elevations could include additional trim, decorative window shutters, and continue the wood, brick, or stone siding consistent with the front elevations as indicated in the Aviano 5000 and 6000 Building Articulation Plans dated August 2016 (see Attachments E and F).

Based on Stantec's design recommendations, the following revisions have been made to specific Aviano 5000 plans:

- The arched entry for Plans 2, 3, and 4 has been omitted to take away the squeezed down porch feel.
- The Plan 2-Tuscan arches have been replaced with squared off openings.
- The front porch entry for the Plan 2-Farmhouse design has been revised to include a gable roof to break up the roofline.
- The window sizes for Plan 4 have been revised for consistency where applicable.

Landscaping, Parks, and Open Space

Per Stantec's recommendations, the applicant submitted an overall landscape plan, which includes a street tree diagram and complete plant list. The applicant has included additional screen plantings and plantings inside the basins. In addition, the open space and trail areas include enhanced seating and bike racks.

On June 9, 2016, the Parks and Recreation Commission reviewed the conceptual plans for parks and trails proposed within the Aviano development project. The Commission approved the conceptual plans with the following recommendations.

- Parcel L park design shall be complementary to the existing Chaparral park; surface treatments, fencing, planting, irrigation, amenities
- Parcel P park design shall be planned and developed per the conceptual plan that was presented, commonly known as “Plaza” option
- Sand Creek Trail design shall be consistent throughout the entire corridor; recommend historically native landscaping
- Recommend Dog Park designation along western edge of Parcel P park and open space corridor
- Final park designs approved by City

The Aviano project includes the development of two park parcels (Parcel L and Parcel P) and trails and landscaping around the C.3 storm basins along the PG&E right-of-way (see Attachment D). The Parks and Recreation Commission recommended that the design tie the park area and the PG&E easement area together. It also recommended a visible demarcation between the portions of the park that will be maintained by the Homeowner’s Association (HOA) (C.3 basins in the PG&E easement) and the portions that will be maintained by the City Landscape and Lighting District (Parcel L and P Parks).

Parcel L Park

The Parcel L Park is located near the northern boundary of the project site and will serve as an extension of the existing Chaparral Park to the north. Surface treatments, fencing, and planting will be complementary to Chaparral Park, including irrigation for ease of maintenance. The Parcel L Park includes turf lawn and native plants on berms with trees and shrubs along ADA compliant pedestrian walking paths.

Parcel P Park

The Parcel P Park is located near the southern portion of the project site adjacent to the C.3 basins and the main entry to the development on Hillcrest Avenue. The Parcel P park consists of a large play field/meadow, a shade structure with picnic tables and barbecue, and a children’s play area including a play lot large enough to provide playground equipment, including swings, for children ages 2-12. The Parcel P Park will also provide trash and recycling receptacles, bicycle racks, and drinking fountains near the children’s play area and meadow/field. All pedestrian walkways will be ADA compliant and constructed of concrete and wide enough for use by City or HOA maintenance vehicles.

Trails and C.3 Basin

The Aviano development includes several C.3 basins for stormwater runoff and water quality purposes. The C.3 basins are located within the existing PG&E easement that traverses the entire project site. In addition, the C.3 basins include meandering pedestrian walkways that connect the Parcel L and Parcel P park areas. The HOA-maintained C.3 drainage basins/trail areas and the City maintained park areas will be

separated by decorative (non-fence) means such as edge of walkway or meandering cobble band.

Entry Features and Sound walls

Per Stantec's suggestions, the applicant has updated the lighting style at the entryways and three entry wall monuments to better match the architectural style of the development.

Mailboxes

Staff has included COA C.3 that requires the applicant to submit re-design of the mailbox units prior to building permit approval, subject to review and approval by the City of Antioch Community Development Director.

Conclusion

Based on the design revisions and the COAs included in the attached resolution (see Attachment A), staff recommends design review approval for 533-unit single family development consisting of building architecture, mailboxes, landscaping, parks, sound walls, fencing, and entry features.

Issue #2: Use Permit

The Zoning Ordinance requires a Use Permit for each phase of development of the subdivision prior to the issuance of any building permits. The proposed Phasing Plan (Attachment C) indicates the development of the project in three phases, developing the northeast portion of the site first and progressing in a counterclockwise direction. The applicant is requesting a Use Permit for the second and third phases which includes 227 units and 179 units respectively. The proposed phasing is consistent with the phasing outlined in the original tentative map approval. Staff recommends approval of the Use Permit.

ATTACHMENTS

- A Vicinity Map
- B Resolution
- C Phasing Plan
- D Revised Tentative Map Book (August 2016)
- E Aviano 5000 Plans
- F Aviano 6000 Plans
- G Enhanced Elevation Exhibit

ATTACHMENT “A”

ATTACHMENT A VICINITY MAP



ATTACHMENT “B”

ATTACHMENT B

PLANNING COMMISSION RESOLUTION NO. 2016/___

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING THE DESIGN REVIEW AND USE PERMIT FOR PHASE TWO AND PHASE THREE OF THE AVIANO PROJECT

WHEREAS, the City Council of the City of Antioch adopted Resolution No. 2009/54 Certifying the Environmental Impact Report (EIR) for the Aviano Active Adult Community Project as adequate for addressing the environmental impacts of the project; and

WHEREAS, the City received an application from Aviano Farms, LLC to modify the Aviano Active Adult Community Project, including a request for a Development Agreement, General Plan Amendment, Planned Development Rezone, a Vesting Tentative Map/Final Development Plan, and a Use Permit, for the development of a 533 unit residential community on a portion of approximately 184 acres. The project is located on the easterly side of the Sand Creek Focus Area, west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School (APNs 057-050-022, 057-030-005); and

WHEREAS, the City prepared an Environmental Impact Comparison and determined that the appropriate environmental document for the proposed Aviano Farms, LLC project is an Addendum to the Aviano Active Adult Community Project EIR; and

WHEREAS, the City Council, after notice, held a public hearing before said Council on August 25, 2015, and adopted the Addendum to the Aviano Active Adult Community Project EIR, adopted an Ordinance approving a Development Agreement, adopted a resolution approving a General Plan Amendment for the purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site, adopted an Ordinance to rezone and modify the Planned Development District (PD) Development Standards for the Aviano Farms Project, and adopted a Resolution approving a Vesting Tentative Map/Final Development Plan and Use Permit for the Aviano Farms Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission does hereby make the following findings for approval of a use permit:

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 because the project has been designed to comply with the City of Antioch Municipal Code requirements.

2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all Planned Development District (PD) applications.
3. That the site for the proposed use 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 site plan complies with the Planned Development standards established for the project's Planned Development District.
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will construct an extension of Hillcrest Avenue and Sand Creek Road to serve the project site. The street extensions are designed to meet City standards for adequate width and pavement.
5. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan. The General Plan designation for the northern portion of the project site is Low Density Residential, which allows for the type of residential development proposed by the project. The General Plan designations for the southern portion of the project site are Hillside, Estate and Executive Residential and Open Space, Public/Quasi Public and Multiple Family Residential. The proposed Sand Creek Regional Trail, dedicated open space parcels are consistent with the General Plan designations and the need for habitat preservation on the site.
6. The Conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby APPROVE design review for the 533 units and a use permit, for Phase two and Phase three of the Aviano residential community. The project is located on the easterly side of the Sand Creek Focus Area, west of the current terminus of Hillcrest Avenue, east and north of Dozier Libbey Medical High School (APNs 057-050-022, 057-030-005), subject to the following conditions:

A. GENERAL CONDITIONS

1. The development shall comply with all conditions of approval included in the Resolution of the City Council of the City of Antioch approving a Vesting tentative Map/Final Development Plan and Use permit for the Aviano Farms Project.

2. The development shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions or in the development agreement.
3. This approval expires two years from the date of approval (Expires October 19, 2018) or alternate date as identified in the Development Agreement.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought challenging any land use approval or environmental review for the Project. In addition, applicant shall pay any and all costs associated with any challenge to the land use approval or environmental review for the Project, including, without limitation, the costs associated with any election challenging the Project.
5. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on fees, reimbursement and/or other payments that are due the City.
6. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board.
4. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

C. SITE AND PROJECT DESIGN

1. Side and/or rear home elevations shall be enhanced at all community edge lots as indicated in the Aviano 5000 and 6000 Plans dated August

2016 and the Aviano Lot Mix Exhibit (see Attachment G of the October 19, 2016 City of Antioch Planning Commission Staff Report).

2. Side and/or rear home elevations shall be enhanced for properties that abut the pedestrian open space areas (Lots 44, 45, 94, 111, 129, 152, 152, 1632-164, 241-258, and 285-298).
3. Prior to building permit approval, the applicant shall submit mailbox designs subject to review and approval by the City of Antioch Community Development Director.

D. LANDSCAPING

1. The park design shall tie the park area and the area in the PG&E easement together, but have an easily definable demarcation of the portion of the landscaping to be maintained by the Home Owners Association (HOA) (C.3 basins in the PG&E easement) and what is maintained by the City Landscape and Lighting District (LLD) (Parcel L and P parks) to the satisfaction of the City Engineer.

Parcel L Park

2. Surface treatments, fencing, and planting shall be complementary to Chaparral Park. Irrigation and other items shall be tied to Chaparral Park for ease of maintenance as approved by the City Engineer.
3. Provide pathway security lighting with motion sensor and dimming features as approved by the City Engineer.
4. Provide sufficient trash and recycling receptacles as approved by the City Engineer.
5. Provide for adequate and positive drainage of all site areas as approved by the City Engineer
6. Provide bollards at all street access points as approved by the City Engineer.
7. Provide a three (3') foot high decorative fence or other means of preventing vehicle access to the parks along all street frontages as approved by the City Engineer. Chain link fencing is not acceptable.
8. Provide sufficient trash and recycling receptacles as approved by the City Engineer.

9. Provide barbecue areas near picnic areas as approved by the City Engineer and Parks and Recreation Director.
10. Furnish and install standard City of Antioch park name signs with a distinctive entry treatment as well as park watch signs at the main park entrances as approved by the City Engineer.
11. Provide curb extensions (bulbouts) at decorative crosswalk to the trail system to the south as approved by the City Engineer.
12. Chain-link fencing may not be used for any purpose in the project.

Parcel P Park

13. Children's play area shall be accessible with poured-in-place rubber chip mat.
14. Install a play lot large enough to provide playground equipment for children ages 2-12 including swings.
15. Provide drinking fountains near the children's play area and meadow/field.
16. Provide pathway security lighting with motion sensor and dimming features as approved by the City Engineer.
17. Provide water and sewer stubs and a suitable location for a potential restroom facility including drinking fountains as approved by the City Engineer.
18. Provide bollards at all street access points as approved by the City Engineer.
19. Provide a three (3') foot high decorative fence or other means of preventing vehicle access to the parks along all street frontages as approved by the City Engineer. Chain link fencing is not acceptable.
20. Provide bicycle racks near the main play areas and meadow/field as approved by the City Engineer.
21. Provide sufficient trash and recycling receptacles as approved by the City Engineer.
22. Provide barbecue areas near picnic areas as approved by the City Engineer and Parks and Recreation Director.

23. Furnish and install standard City of Antioch park name signs with a distinctive entry treatment as well as park watch signs at the main park entrances as approved by the City Engineer.
24. Provide for adequate and positive drainage of all site areas as approved by the City Engineer
25. All walkways to be constructed of concrete and wide enough for use by City maintenance vehicles as approved by the City Engineer.
26. Construct a shade structure near the play area and over 25 percent of the picnic tables as approved by the City Engineer.
27. Provide decorative (non-fence) means of separating City maintained Parcel P Park from the HOA maintained C.3 drainage basins/trail area such as edge of walkway or meandering cobble band as approved by the City Engineer.

Trails at C.3 basins/PG&E Right of Way and Adjacent Paths

28. Provide pathway security lighting with motion sensor and dimming features as approved by the City Engineer.
29. Provide path access to court.
30. Provide bollards at all street access points as approved by the City Engineer.
31. Provide a three (3') foot high decorative fence or other means of preventing vehicle access to the parks along all street frontages as approved by the City Engineer. Chain link fencing is not acceptable.
32. All walkways to be constructed of concrete and wide enough for use by HOA and PG&E maintenance vehicles as approved by the City Engineer.
33. Provide trash and recycling receptacles at locations where paths meet the street as approved by the City Engineer.
34. Provide ADA compliant ramps opposite all paths with crosswalks, signs, and legends as approved by the City Engineer.
35. Fencing adjacent to residential lots shall be 6' black tubular steel, masonry, or a combination thereof, as approved by the City Engineer.

Trails South of Sand Creek Road

36. All fencing adjacent to open space (trails and basins), shall be wrought iron or other material, excluding chain link, as approved by the City Engineer.
37. The bottoms and slopes of the C.3 basins shall be landscaped to enhance the trail experience. Landscaping a minimum of 10' in width with native shade trees and benches shall be provided along the trails south, west, east, and between the basins.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of October, 2016, by the following vote:

AYES:

NOES:

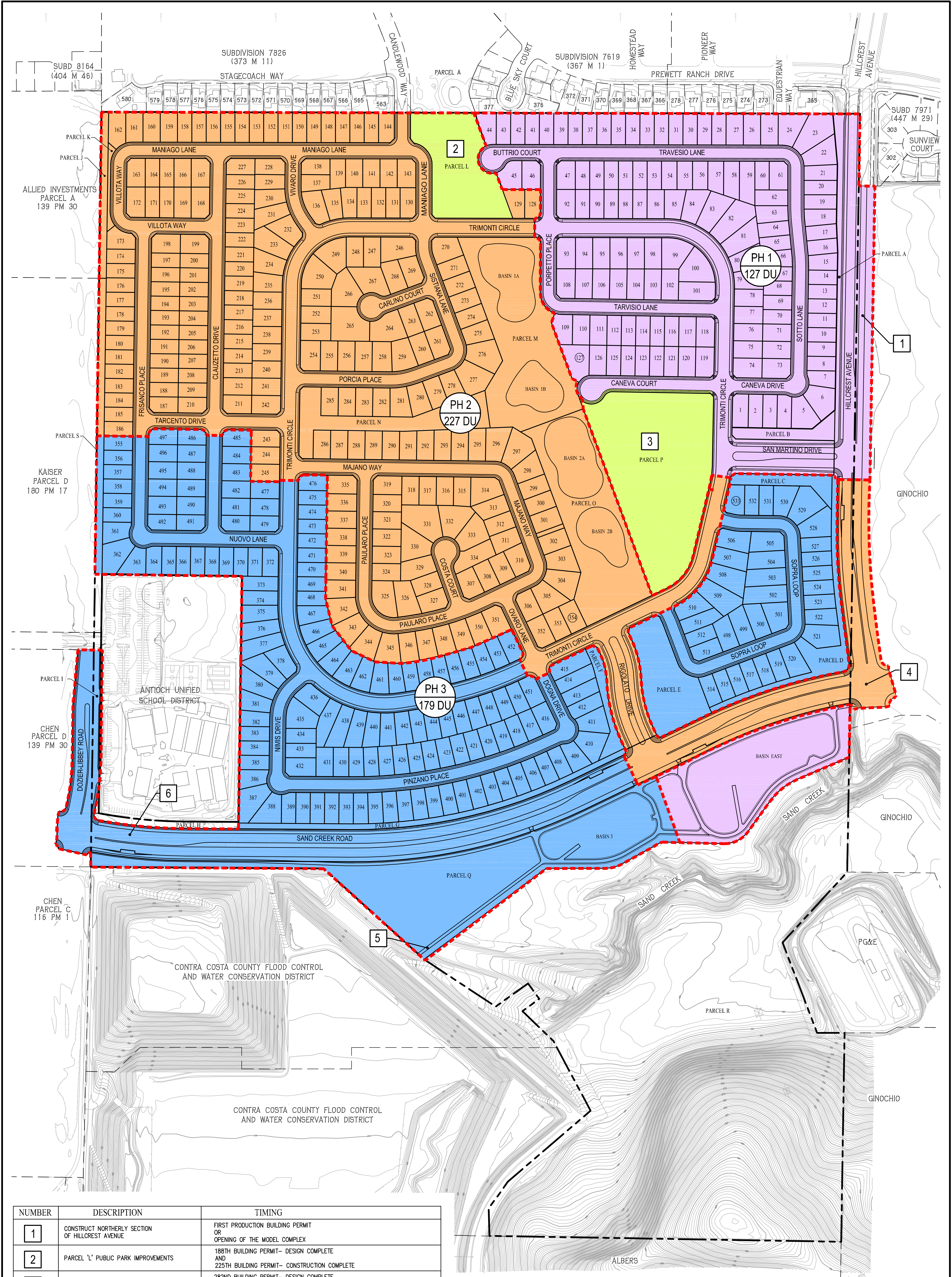
ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

B7

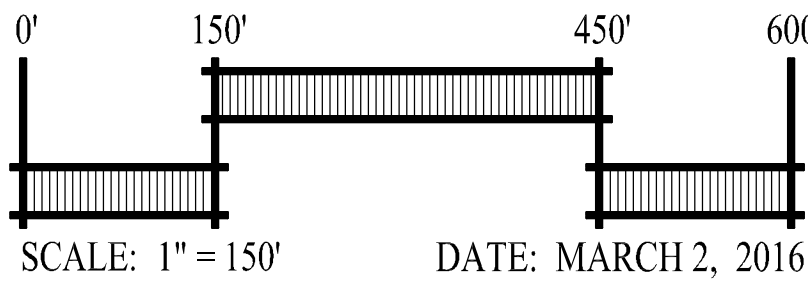
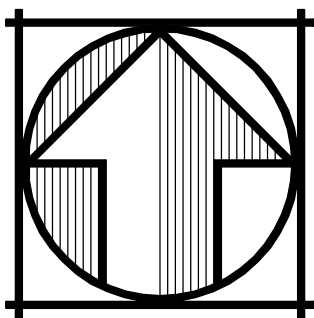
ATTACHMENT “C”



NUMBER	DESCRIPTION	TIMING
1	CONSTRUCT NORTHERLY SECTION OF HILLCREST AVENUE	FIRST PRODUCTION BUILDING PERMIT OR OPENING OF THE MODEL COMPLEX
2	PARCEL 'L' PUBLIC PARK IMPROVEMENTS	188TH BUILDING PERMIT- DESIGN COMPLETE AND 225TH BUILDING PERMIT- CONSTRUCTION COMPLETE
3	PARCEL 'P' PRIVATE AMENITY IMPROVEMENTS	282ND BUILDING PERMIT- DESIGN COMPLETE AND 319TH BUILDING PERMIT- CONSTRUCTION COMPLETE
4	CONSTRUCT SOUTHERLY SECTION OF HILLCREST AVENUE, EASTERLY PORTION OF SAND CREEK ROAD TO RIGOLATO DRIVE	355TH BUILDING PERMIT IF SAND CREEK ROAD COMPLETE TO HIGHWAY 4 BYPASS OR 400TH BUILDING PERMIT
5	CONSTRUCT SAND CREEK REGIONAL TRAIL	400TH BUILDING PERMIT
6	CONSTRUCT DOZIER-LIBBEY ROAD AND REMAINING PORTION OF SAND CREEK ROAD	400TH BUILDING PERMIT IF SAND CREEK ROAD COMPLETE TO DEER VALLEY ROAD OR 450TH BUILDING PERMIT

AVIANO
PHASING PLAN
SUBDIVISION 9249

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA





Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322

ATTACHMENT “D”

AVIANO

REVISED TENTATIVE MAP BOOK

ANTIOCH, CALIFORNIA

AUGUST 2016



AVIANO FARMS, LLC



DENOVA HOMES



WILLIAM HEZMALHALCH ARCHITECTS, INC



CARLSON, BARBEE & GIBSON, INC



GATES + ASSOCIATES

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THE COMMUNITY

Aviano will be an elegant community made up of several intimate neighborhoods surrounding a central open space and lifestyle hub. The community will feature the following:

- A formal, dramatic community entry focused on the lifestyle hub.
- Each neighborhood featuring distinct gateways with unique visual tone and character.
- Neighborhoods are linked by a tree-lined loop road which features a pedestrian parkway.





OPEN SPACE

Aviano's open space will have a natural character. Detention ponds located in succession located in the center of the community which are part of the open space system, create a 'wetland' feel, and serve as visual amenities to the community.

The community is designed to encourage outdoor active and passive recreation.

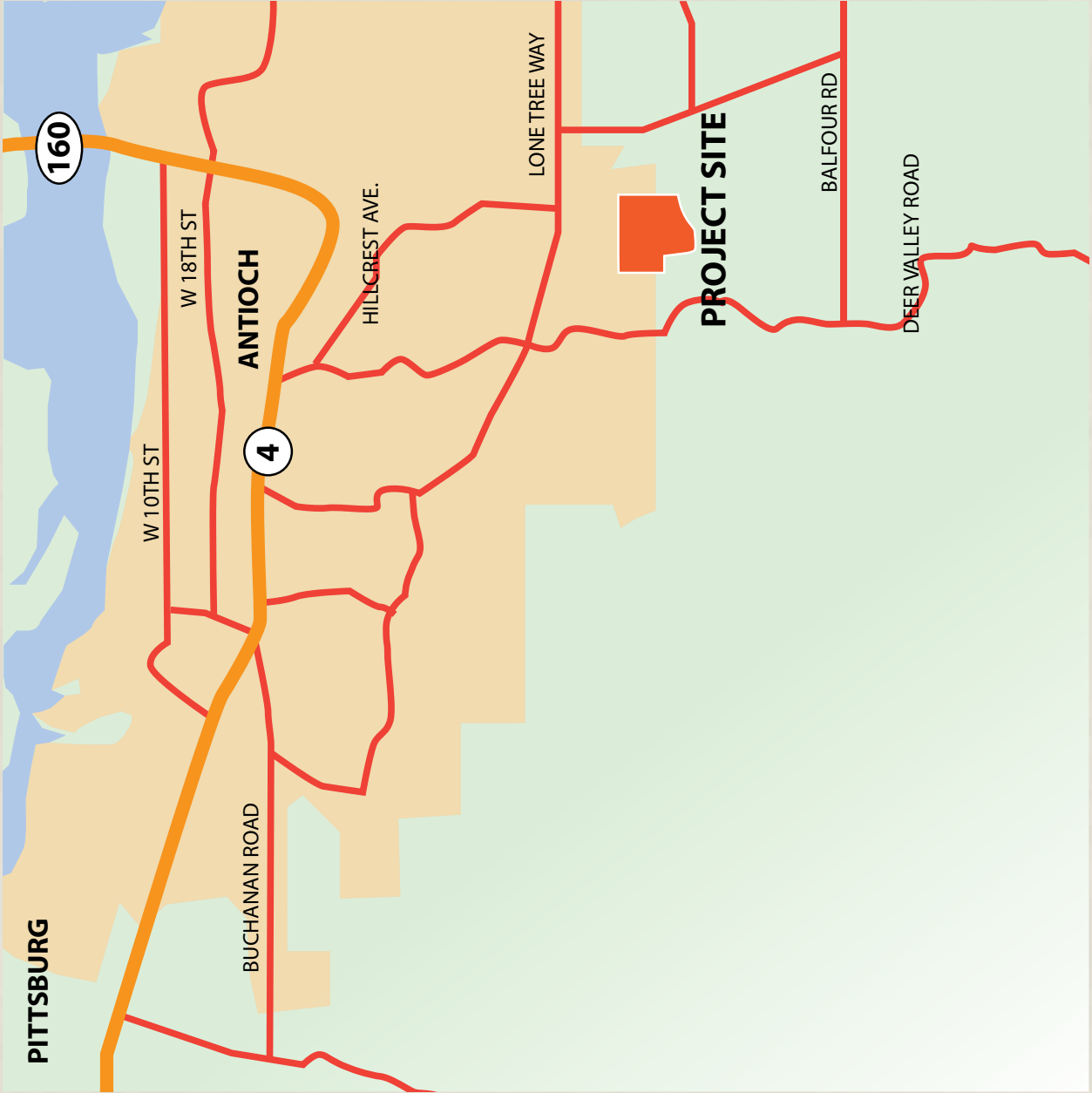
Open space includes:

- Pedestrian Paths
- Meadows / Multi-Use Area
- Picnic / BBQ Areas, Seating
- Perennial Gardens
- Flexible use field





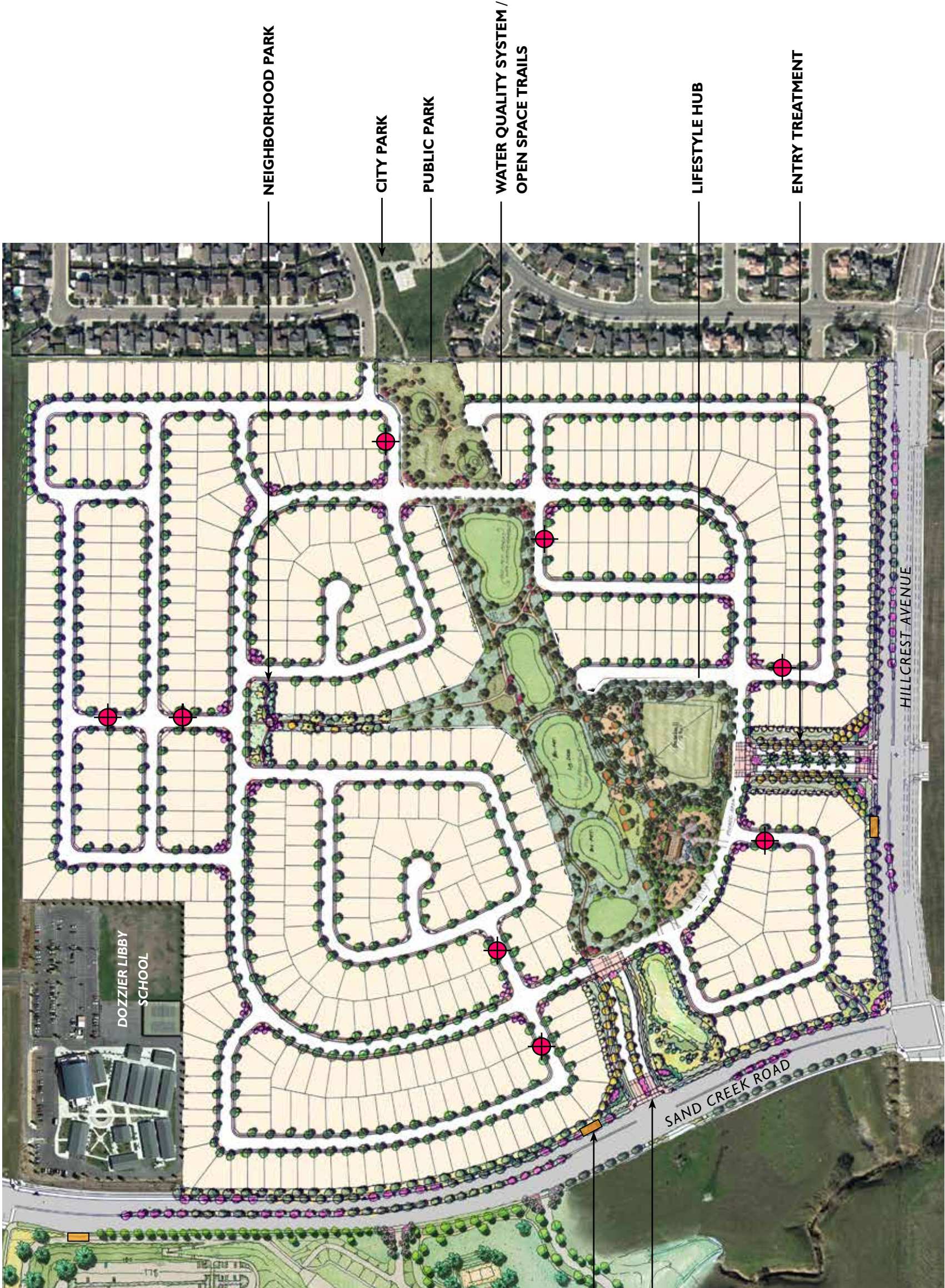
REGIONAL CONTEXT



CITY CONTEXT

ILLUSTRATIVE LAND PLAN





CLUSTER MAILBOX
LOCATIONS

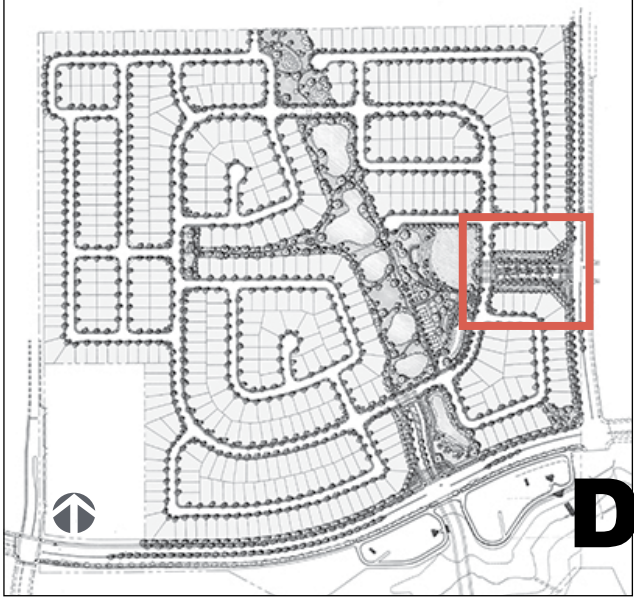
BUS STOP
ENTRY TREATMENT



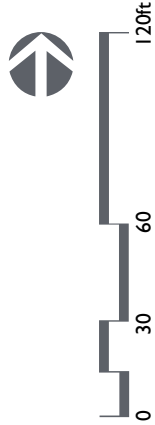
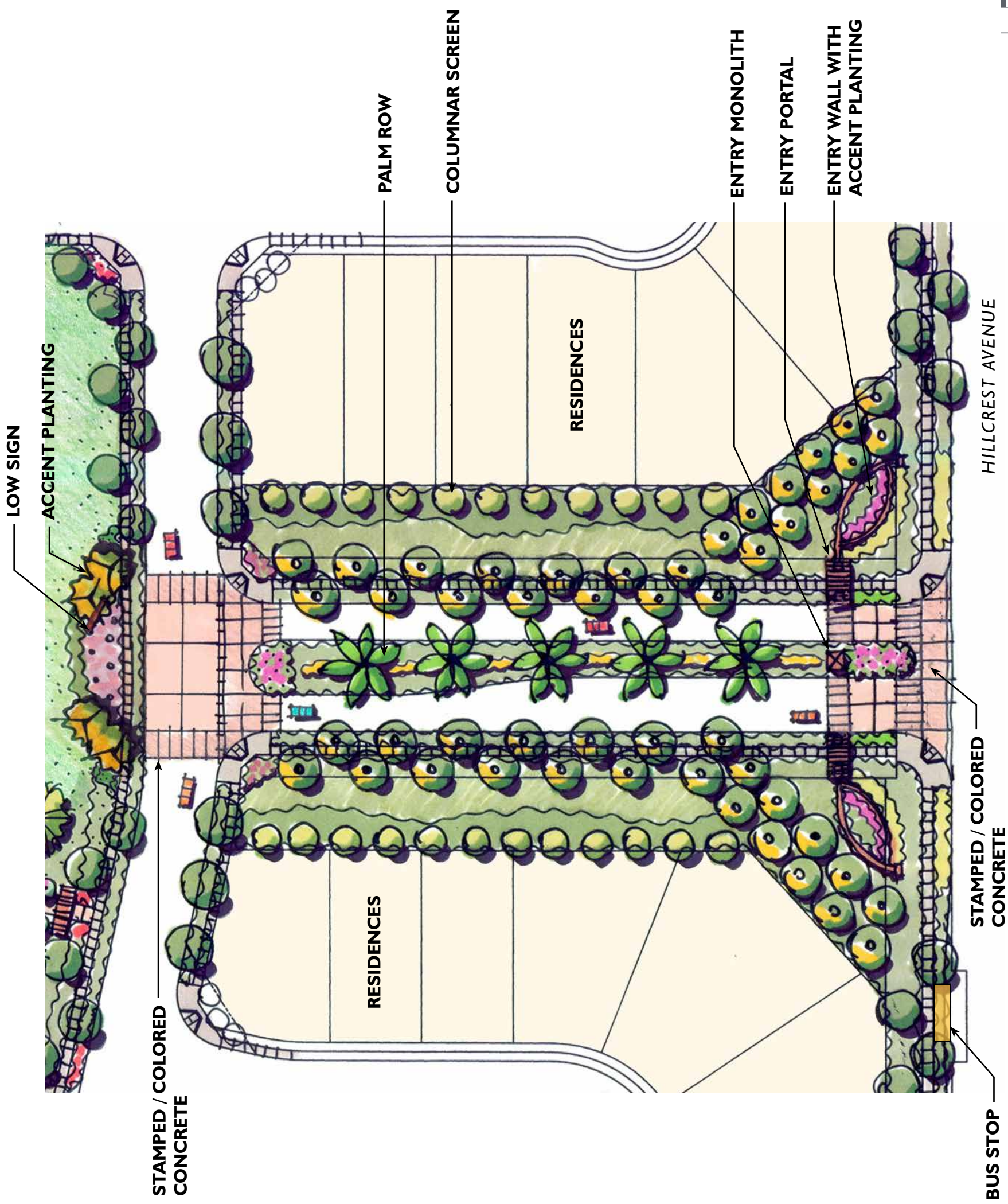
D8



Stamped concrete
Pattern: Random stone
Davis color: Cobblestone



D9





D10

OPEN SPACE TREES
AND SHRUBS

STAMPED / COLORED
CONCRETE

COLUMNAR SCREEN

RESIDENCES

ENTRY MONOLITH

ENTRY ACCENT TREES

OPEN SPACE TREES
AND SHRUBS

ENTRY WALL WITH
ACCENT PLANTING

STAMPED / COLORED
CONCRETE

BUS STOP

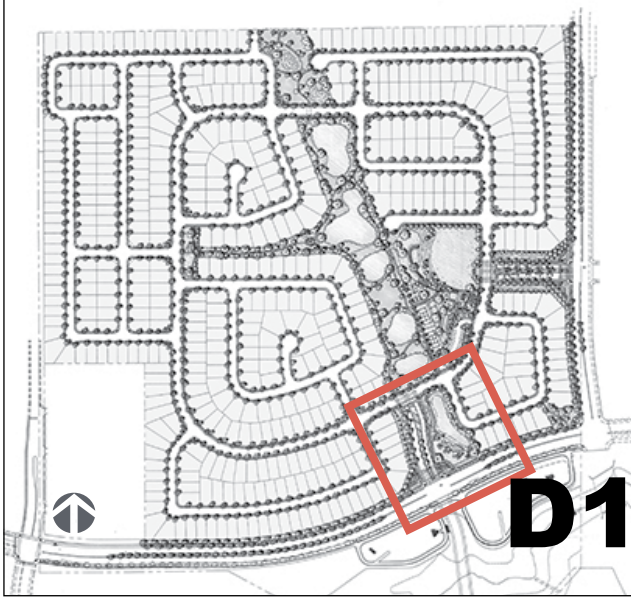
SAND CREEK ROAD

WATER QUALITY
AREA

SPECIMEN TREE

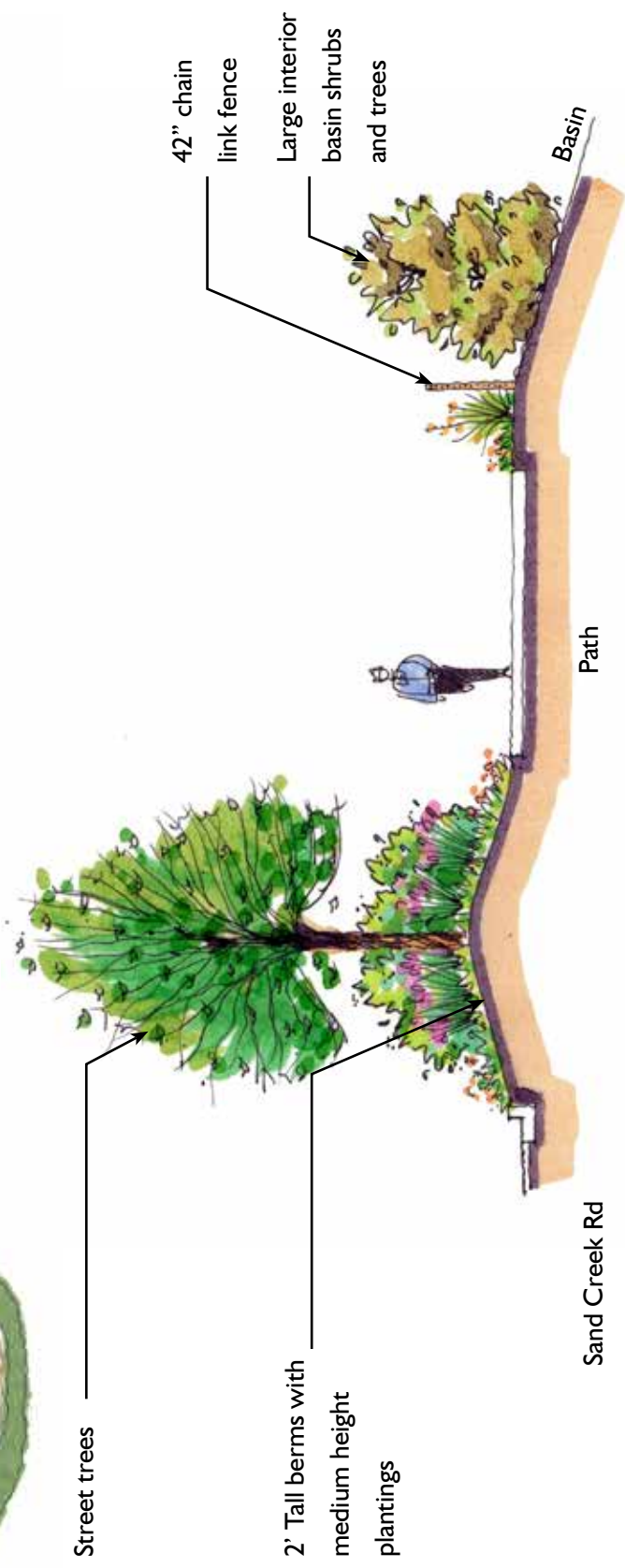
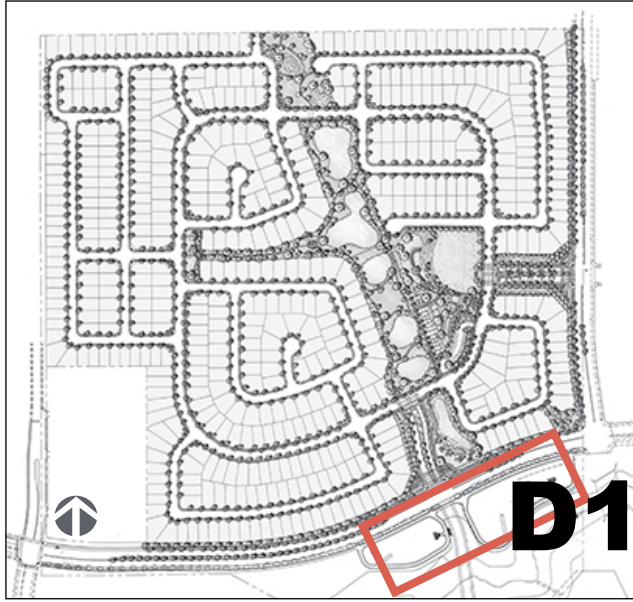


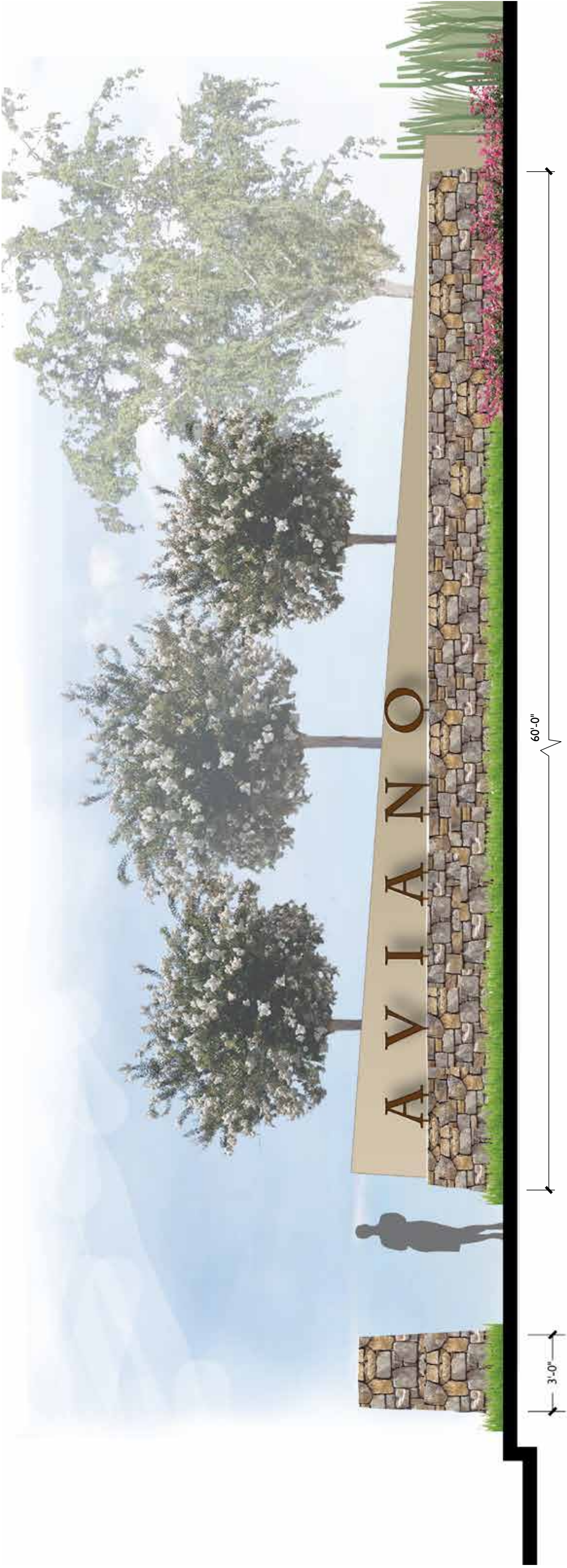
Stamped concrete
Pattern: Random stone
Davis color: Cobblestone



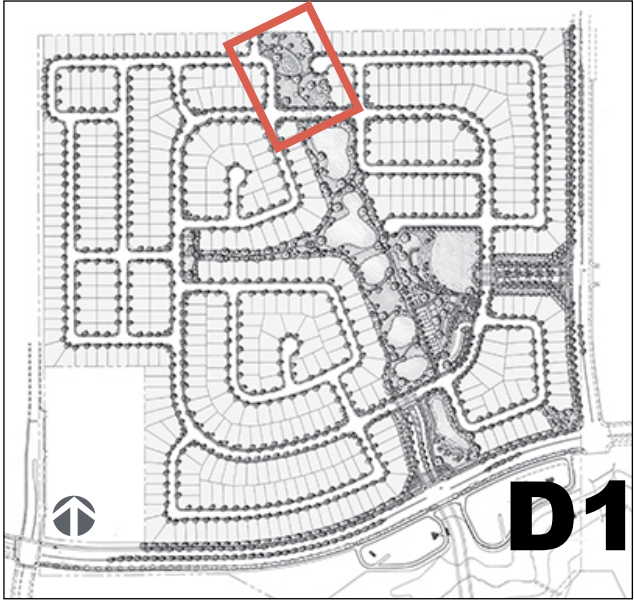
D11





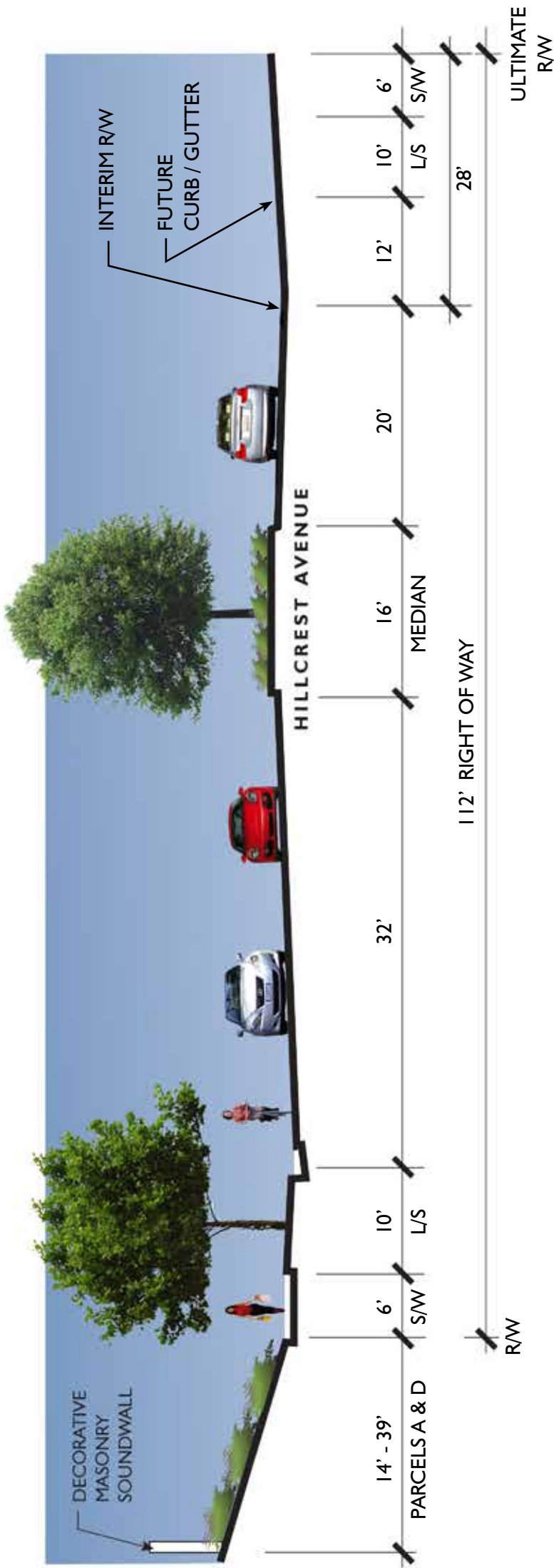


D13

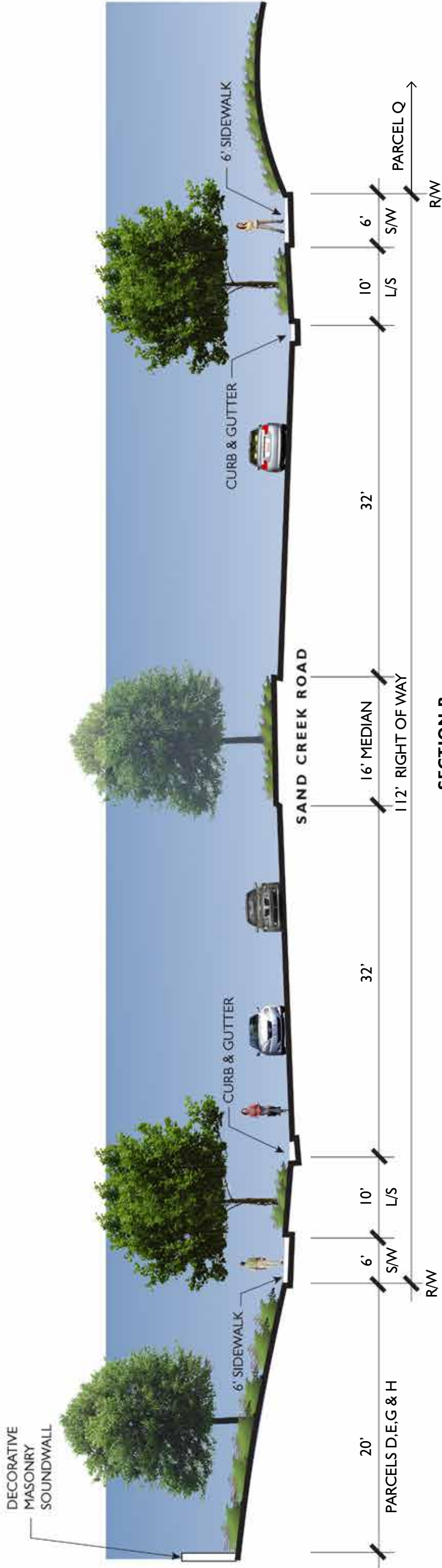


D15

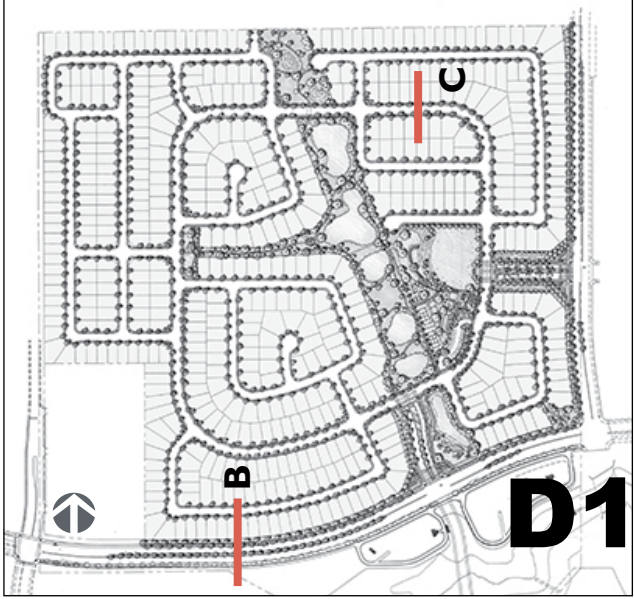




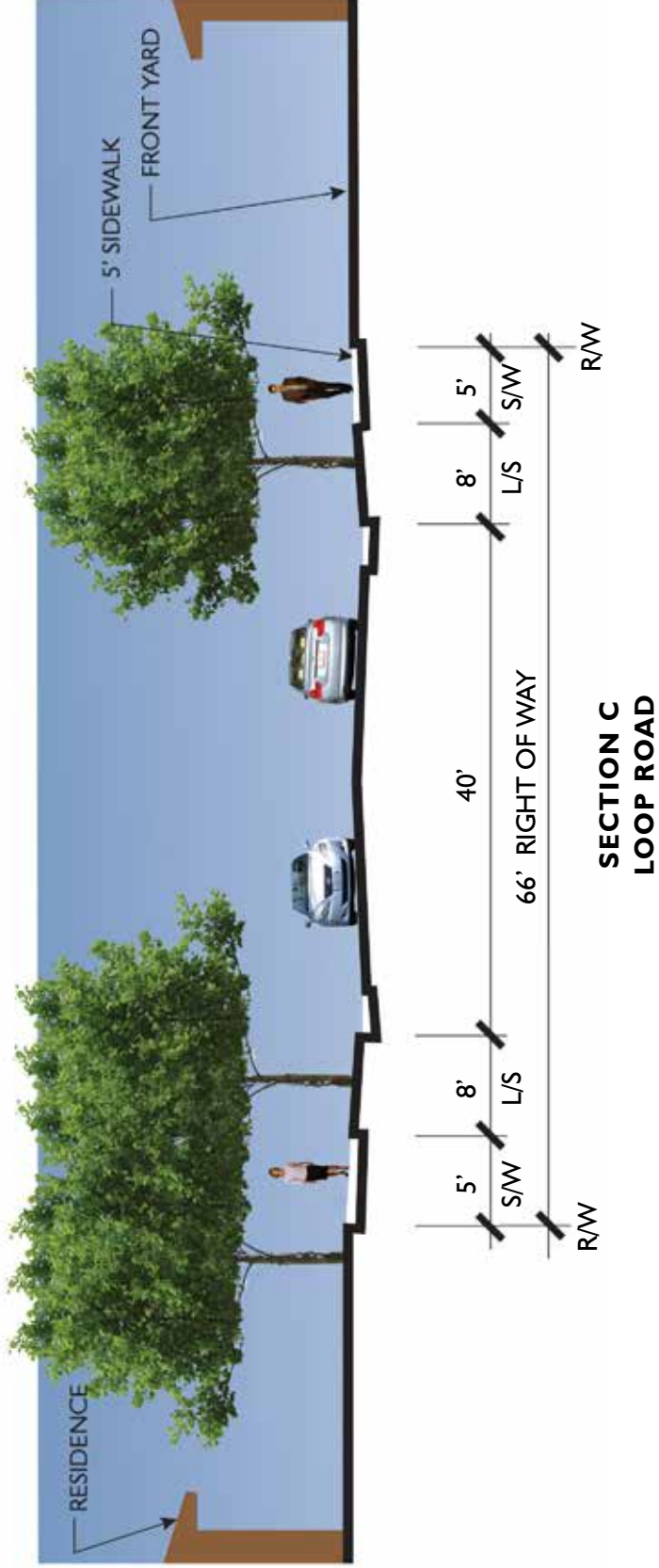
SECTION A
HILLCREST AVENUE



SECTION B
SAND CREEK ROAD

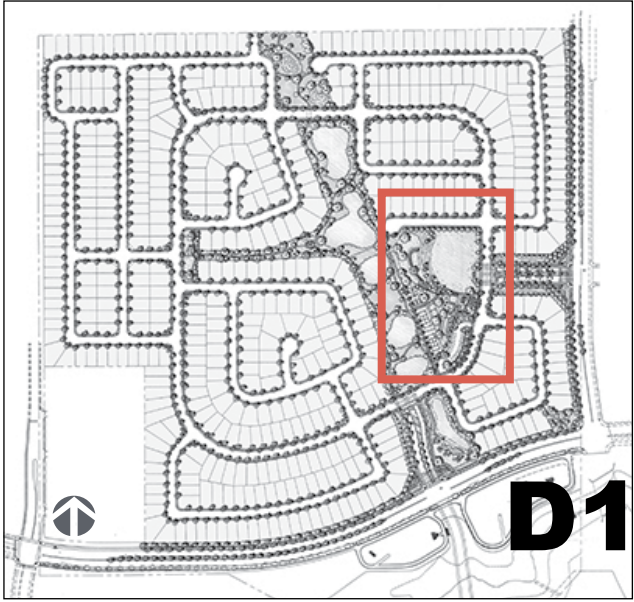


D17



SECTION C
LOOP ROAD

LIFESTYLE HUB



D19



AVIANO

ANTIOCH, CALIFORNIA

LIFESTYLE HUB "PLAZA" OPTION (PARCEL P)

AUGUST 2016

17



Shade Trellis with Seatwall



Rose Garden



Arbor at Rose Garden



Restroom



Outdoor Kitchen

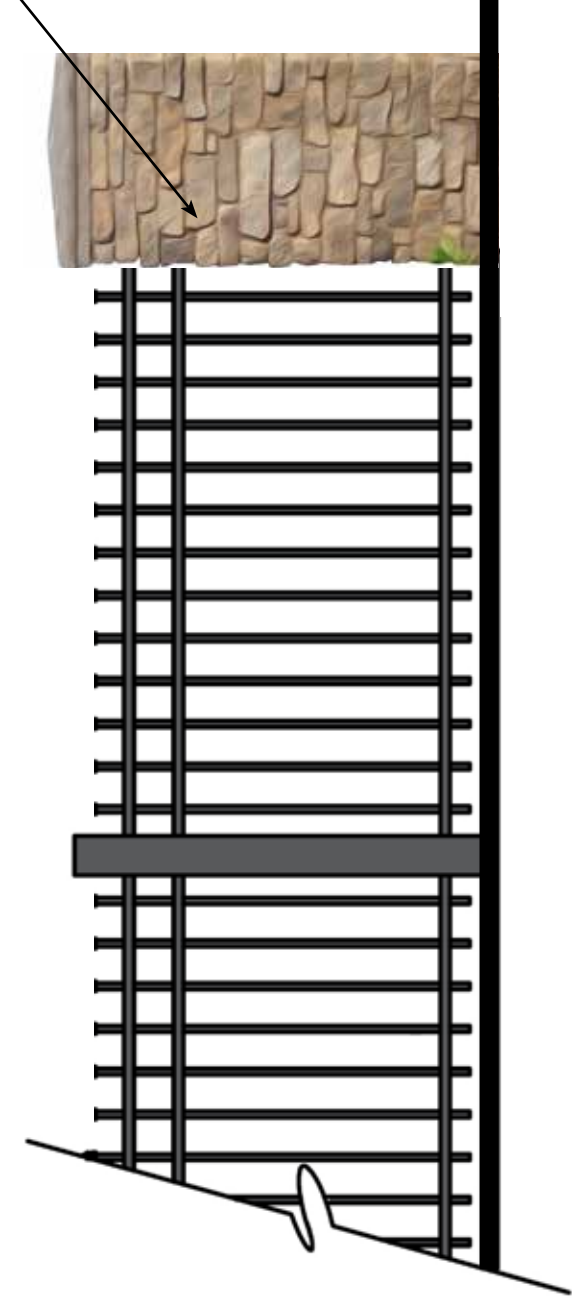


Firepit



Arbor at Pedestrian Circulation

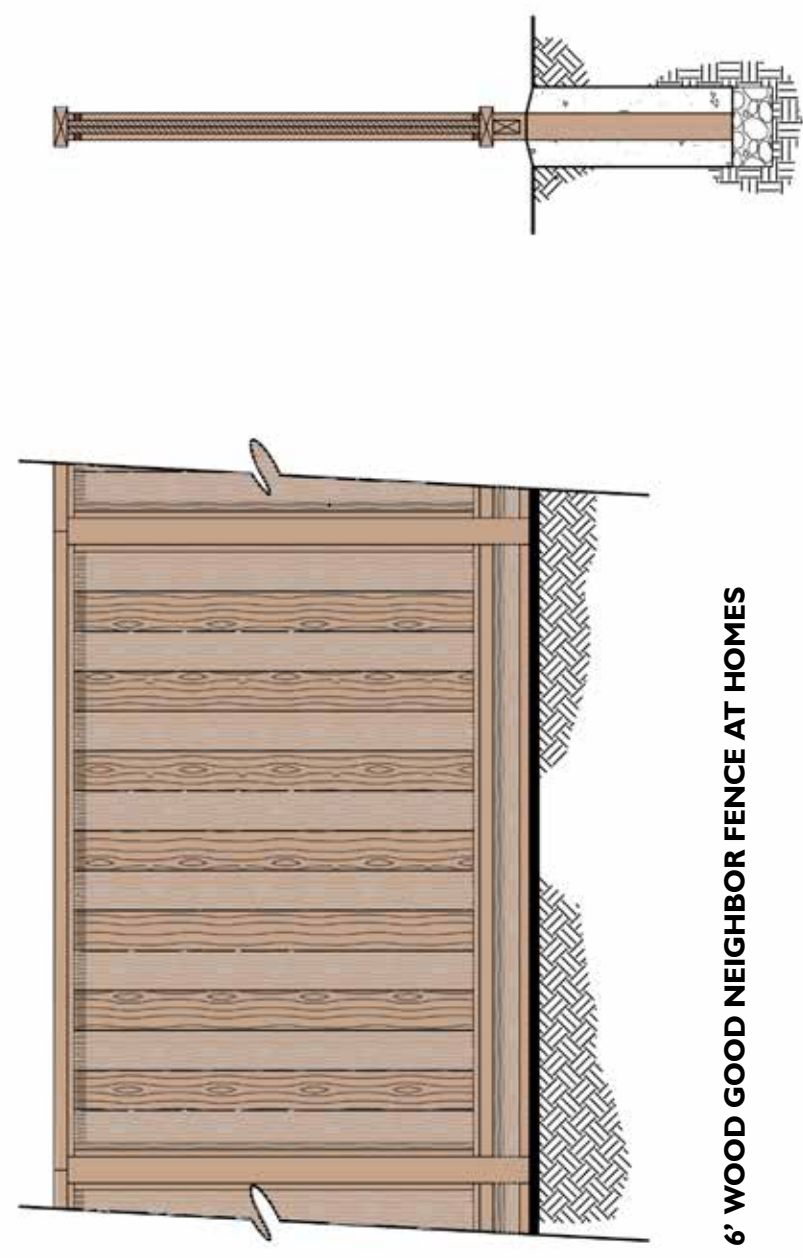
6' TALL PILASTER. 12' OC



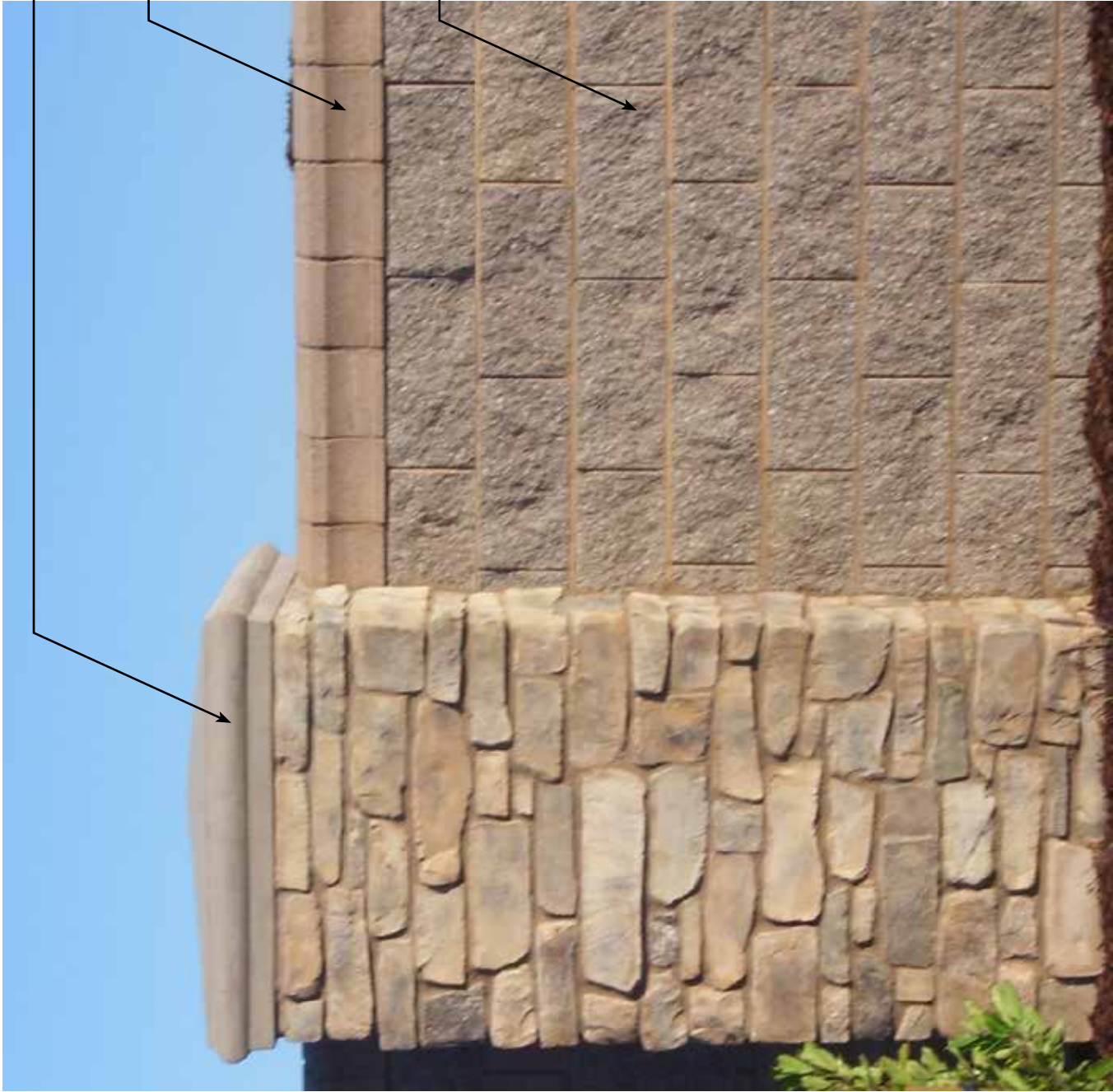
ORNAMENTAL VIEW FENCE AT OPEN SPACE



CLUSTER MAILBOXES



6' WOOD GOOD NEIGHBOR FENCE AT HOMES



Precast pilaster cap

Precast wall cap

Split face CMU wall
Mfr: Basalite
Color: #225
or approved equal

SOUNDWALL AT SAND CREEK ROAD AND HILLCREST AVENUE



24" Precast pilaster cap
Mfr: Quickcrete
Mdl: Anacapa
Color: French gray



10" Precast wall cap
Mfr: Quickcrete
Mdl: Anacapa
Color: French gray



Stone veneer at pilaster
Mfr: El Dorado Stone
Mdl: Bluffstone
Color: Mineret



CMU wall color #225

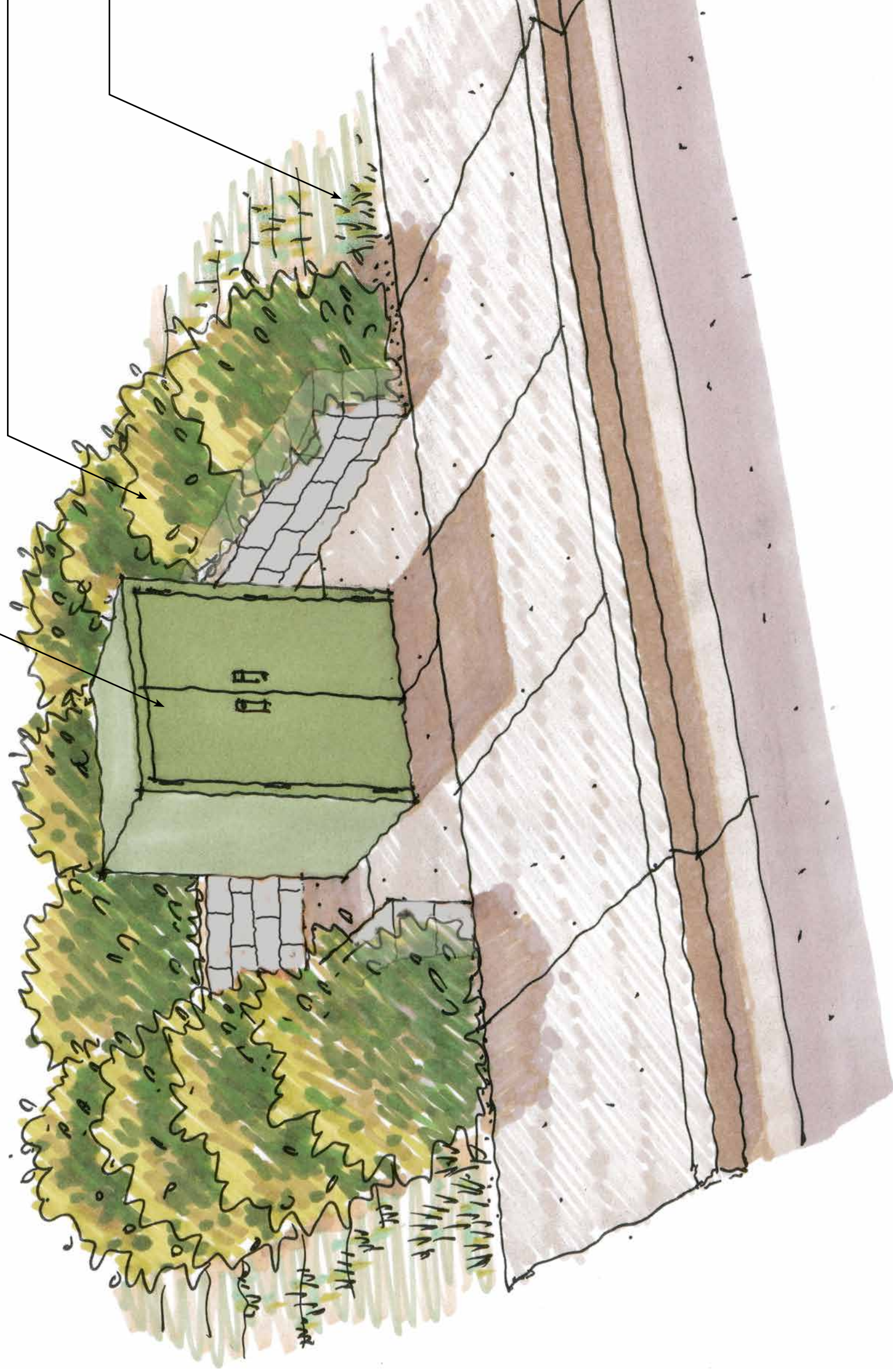


Precast cap color French gray

Utility

Screening shrubs
+/- 3'- 4' tall

Groundcover plantings



D23

AVIANO

ANTIOCH, CALIFORNIA

TYPICAL UTILITY SCREENING

AUGUST 2016

21



PEDESTRIAN TRAIL LIGHT



BOLLARD



BENCH



TRASH RECEPTACLE

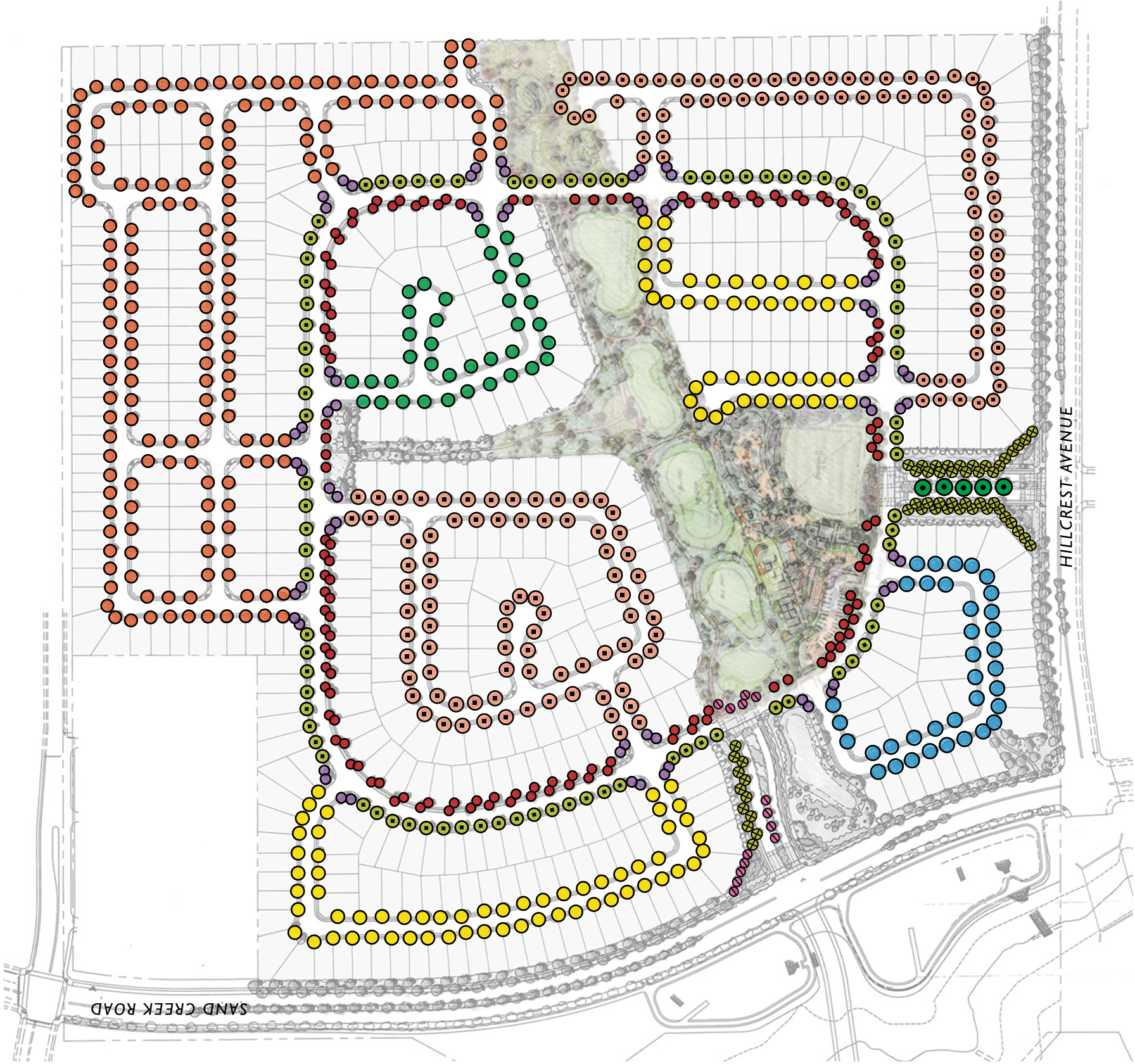
STREETSCAPE



Zelkova serrata 'Musashino'



Quercus coccinea



STREET TREES

- Acer rubrum
- Laurus nobilis 'Saratoga'
- Cinnamomum camphora
- Koelreuteria bipinnata
- Lagerstroemia indica 'Muskogee'
- Lagerstroemia indica 'Tuscarora'
- Phoenix dactylifera
- Pistacia chinensis
- Pyrus calleryana 'New Bradford'
- Quercus coccinea
- Zelkova serrata 'Musashino'



Plant List for General Area and Front Yards

TREES

BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
Cercis canadensis	Eastern Redbud	-	M
Continus coggygia	Smoketree	-	L
Cupressus s. 'Tiny Tower'	Italian Cypress	-	L
Lagerstroemia	Crape Myrtle	-	L
Malus 'Harvest Gold'	Crabapple	-	M
Rhaphiolepis 'Marjestic Beauty'	Majestic Beauty	-	L

MEDIUM SHRUBS

BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
Buddleja 'Blue Chip'	Butterfly Bush	3'-0" OC	M
Calamagrostis 'Karl Foerester'	Feather Reed Grass	3'-0" OC	M
Carpenteria californica	Bush Anemone	4'-0" OC	M
Dietes cvs.	Fortnight Lily	3'-0" OC	L
Helictotrichon sempervirens	Blue Oat Grass	2'-6" OC	L
Ligustrum 'Sunshine'	Sunshine Chinese Privet	4'-0" OC	L
Lomandra 'Breeze'	Dwarf Mat Rush	3'-0" OC	L
Mahonia aquifolium	Oregon Grape	4'-0" OC	M
Mahonia 'Soft Caress'	Soft Caress Grape Holly	3'-0" OC	M
Miscanthus 'Gold Bar'	Eulalia Grass	3'-0" OC	M
Nandina 'Lemon Lime'	Heavenly Bamboo	3'-0" OC	L
Phormium cvs.	Mountain Flax	4'-0" OC	M
Pittosporum 'Wheeler's Dwarf'	Mock Orange	4'-0" OC	L
Rhaphiolepis cvs.	Indian Hawthorne	4'-0" OC	L
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	3'-0" OC	L
Teucrium f. 'Compactum'	Bush Germander	3'-0" OC	L

LOW SHRUBS / GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
Bergenia 'Lunar Glow'	Heartleaf Bergenia	2'-0" OC	M
Bulbine frutescens	Stalked Bulbine	3'-0" OC	L
Carex f. 'Blue Zinger'	Blue Sedge	2'-0" OC	M
Carpet Rose	Carpet Rose	3'-0" OC	M
Coprosma x kirkii 'Variegata'	Creeping Coprosma	4'-0" OC	L
Erigeron karvinskianus	Fleabane	2'-6" OC	L
Eriogonum g. rubescens	Island Buckwheat	2'-0" OC	L
Eriogonum 'Shasta Sulfur'	Sulfur Flower Buckwheat	3'-0" OC	L
Euphorbia 'Blackbird'	Blackbird Spurge	2'-0" OC	M
Juncus patens	California Grey Rush	2'-0" OC	L
Mahonia repens	Creeping Mahonia	3'-0" OC	L
Myoporum parvifolium	Myoporum	5'-0" OC	L
Osteospermum fruticosum	African Daisy	2'-0" OC	L
Rhamnus 'Seaview Improved'	Coffeeferry	5'-0" OC	L
Rosmarinus o. 'Huntington Carpet'	Rosemary	3'-0" OC	L
Teucrium patensii	Majorcan Germander	2'-0" OC	L
Trachelium jasminoides	Star Jasmine	6'-0" OC	M

BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
Clytostoma callistegioides	Violet Trumpet Vine	-	M
Hardenbergia violacea	Lilac Vine	-	M

Plant List for Sand Creek Interior Basin

TREES

BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
Quercus agrifolia	Coast Live Oak	-	VL
Quercus lobata	Valley Oak	-	L
Quercus suber	Cork Oak	-	L

LARGE SHRUBS

BOTANICAL NAME	COMMON NAME	SPACING	WATER USE
Arctostaphylos densiflora	Manzanita	6'-0" OC	L
Cercocarpus betuloides	Mountain Ironwood	8'-0" OC	VL
Dodonaea viscosa	Hopseed Bush	10'-0" OC	L
Heteromeles arbutifolia	Toyon	10'-0" OC	L
Rhamnus californica	Coffeeferry	6'-0" OC	L

SHRUBS / GROUNDCOVERS



Buddleja 'Blue Chip'
Butterfly Bush



Calamagrostis 'Karl Foerester'
Feather Reed Grass



Eriogonum g. rubescens
Island Buckwheat



Eriogonum 'Shasta Sulfur'
Sulfur Flower Buckwheat

TREES



Cercis canadensis
Eastern Redbud



Lagerstroemia
Crape Myrtle



Continus coggygia
Smoketree



Malus 'Harvest Gold'
Crabapple



Cupressus s. 'Tiny Tower'
Italian Cypress



Rhaphiolepis 'Marjestic Beauty'
Majestic Beauty



Erigeron karvinskianus
Fleabane



Dietes cvs.
Fortnight Lily



Carpenteria californica
Bush Anemone



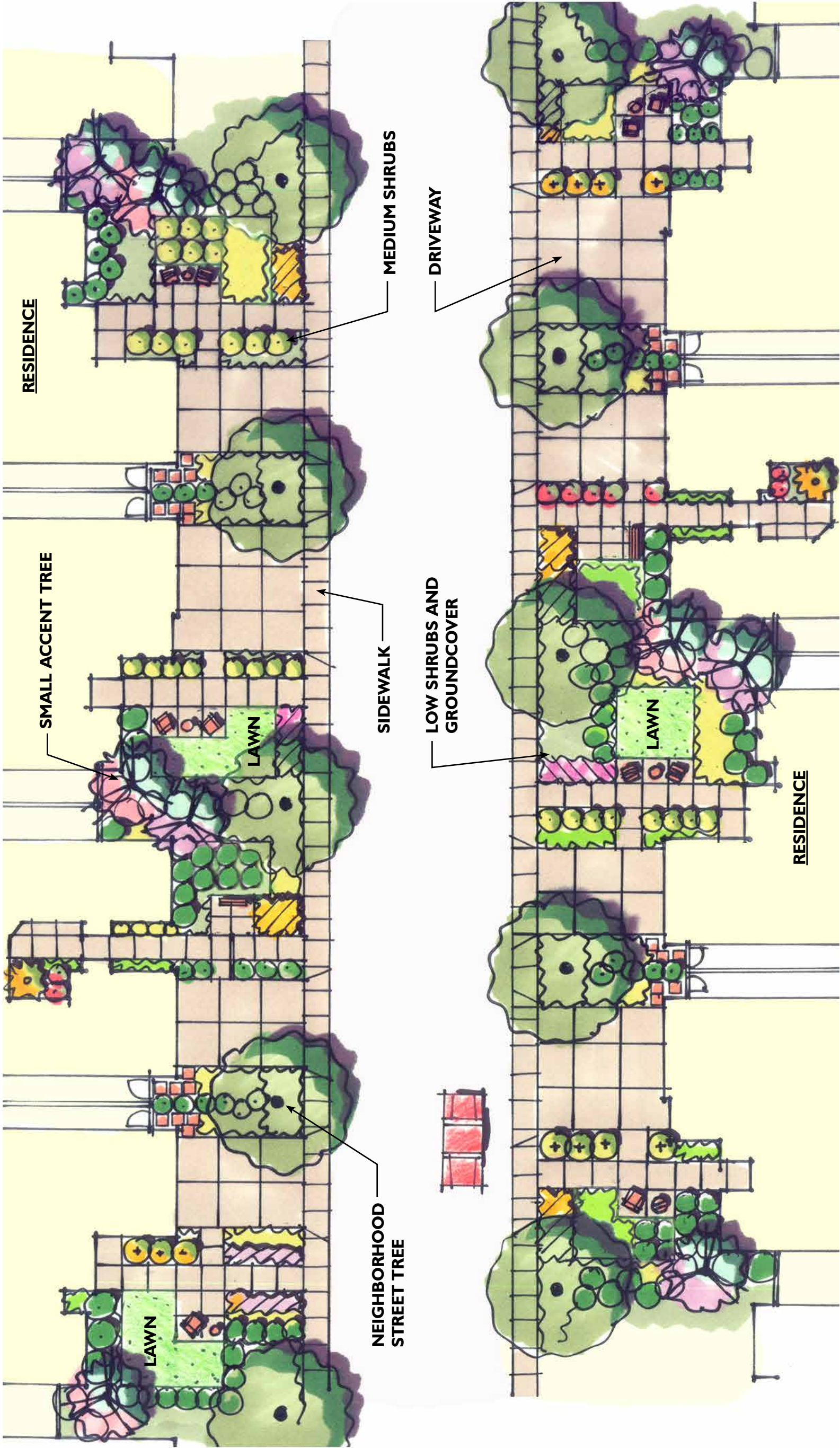
Juncus patens
California Greyrush



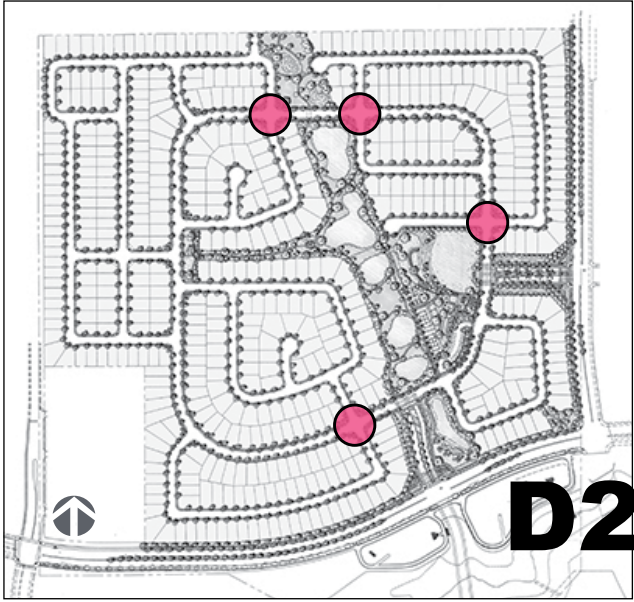
Heteromeles arbutifolia
Toyon



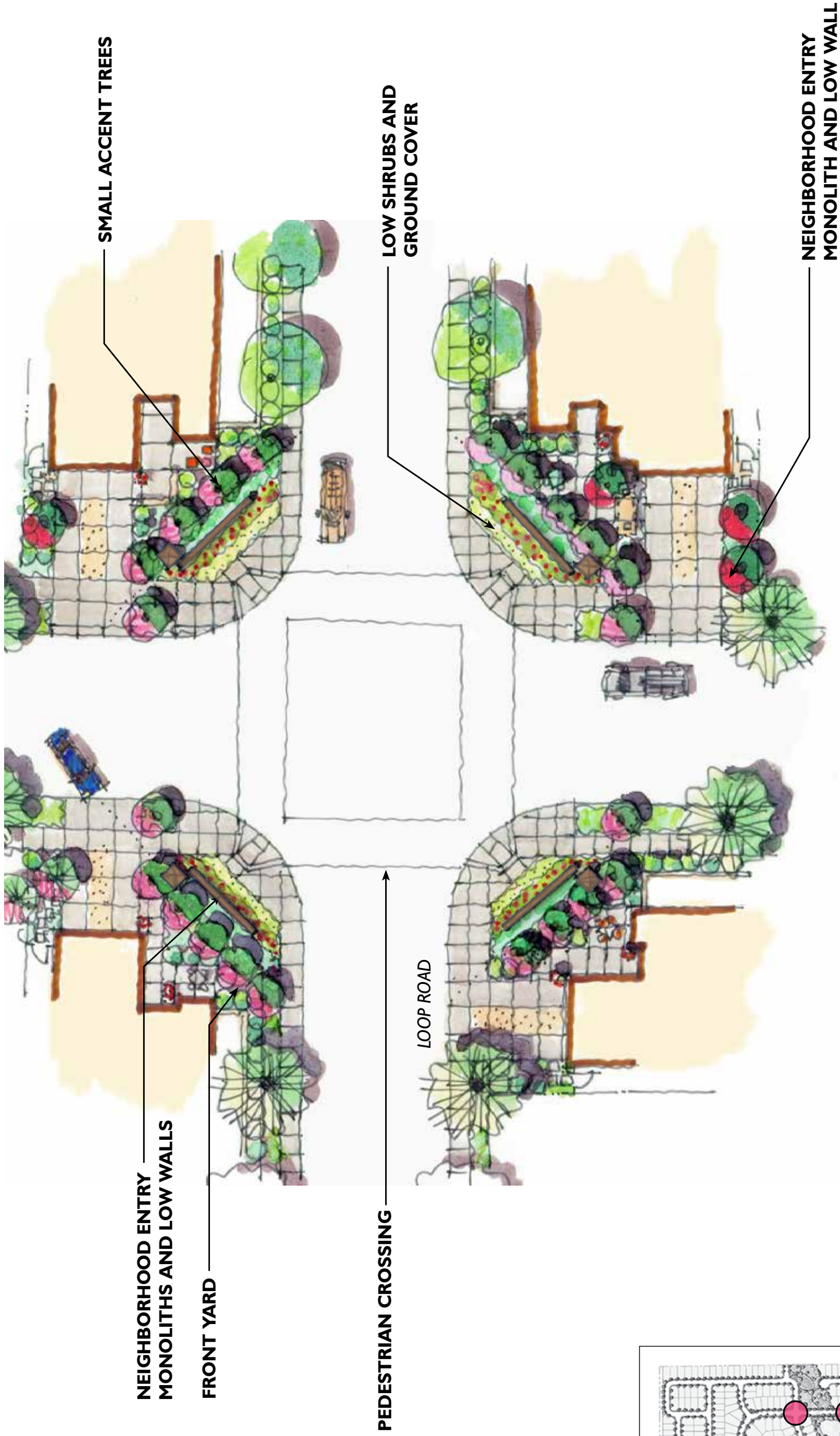
Rhamnus californica
Coffeeferry

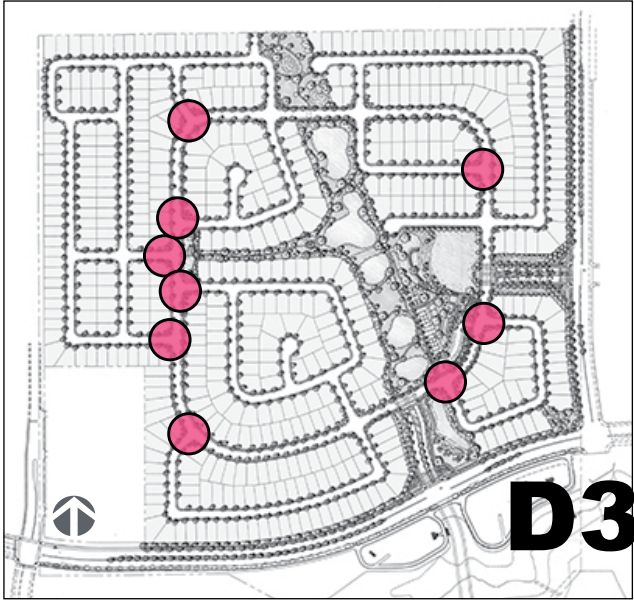


Typical front yard plans shall comply with current water efficient landscape ordinance. Turf areas, when proposed, shall not exceed 25% of the total front yard landscape area. Turf areas and landscape irrigated by spray, shall not be less than 10' in width.

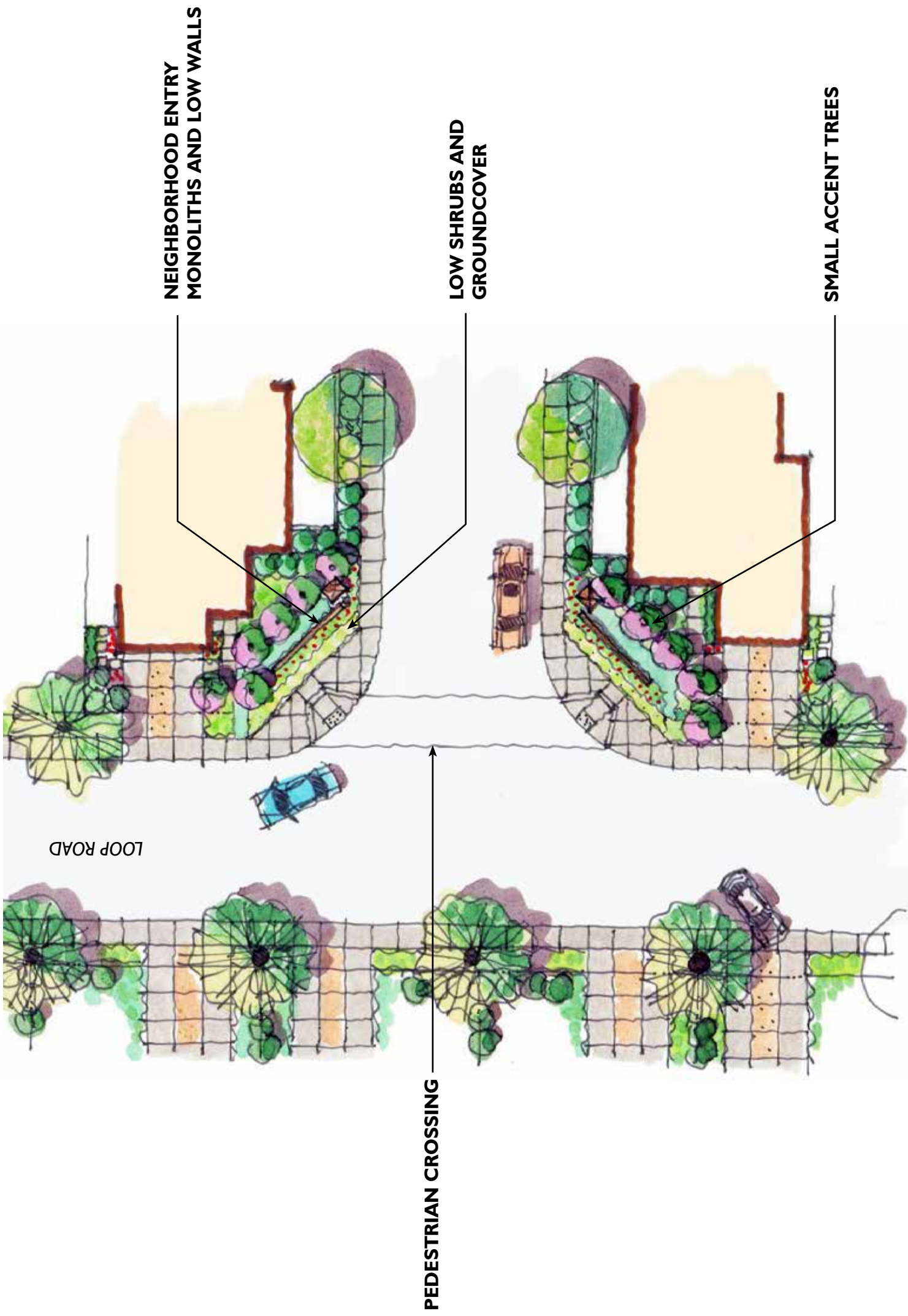


D29





D30



NEIGHBORHOOD LOGO TO VARY PER NEIGHBORHOOD

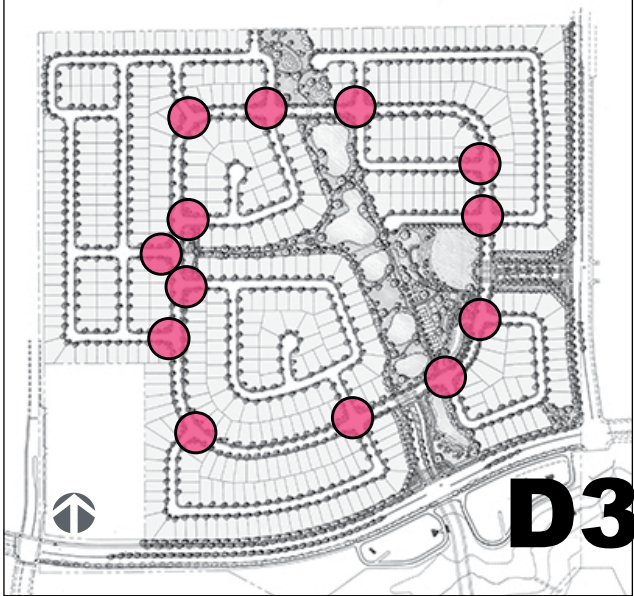
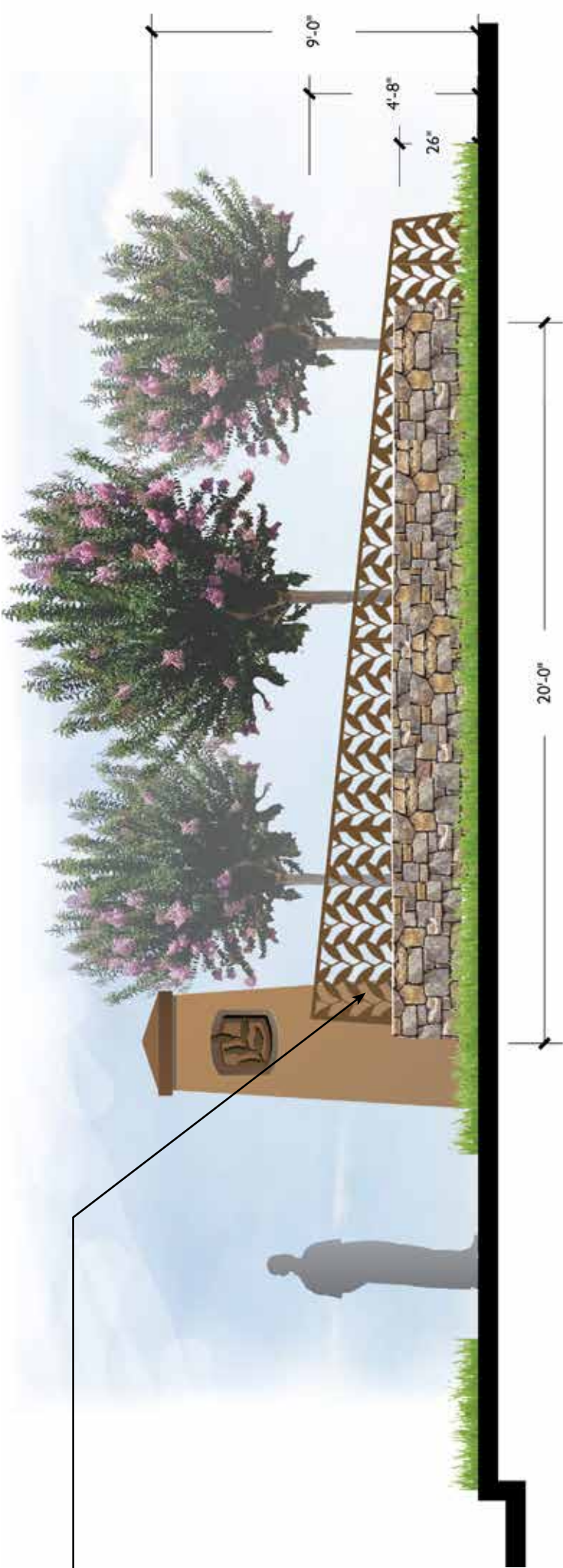
METAL FIN ON WALL

LOW WALL WITH CULTURED STONE VENEER

STUCCO MONOLITH. VARY COLOR PER NEIGHBORHOOD TO COMPLIMENT ARCHITECTURE



METAL FIN ON WALL. ANY CUT PATTERNS SHALL COMPLIMENT NEIGHBORHOOD CHARACTER



D31

ATTACHMENT “E”

SETBACK VARIATIONS

This Articulation Plan depicts the median lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots

BUILDING ARTICULATION PLAN
AVIANO 5000
Antioch, California

COLOR KEY

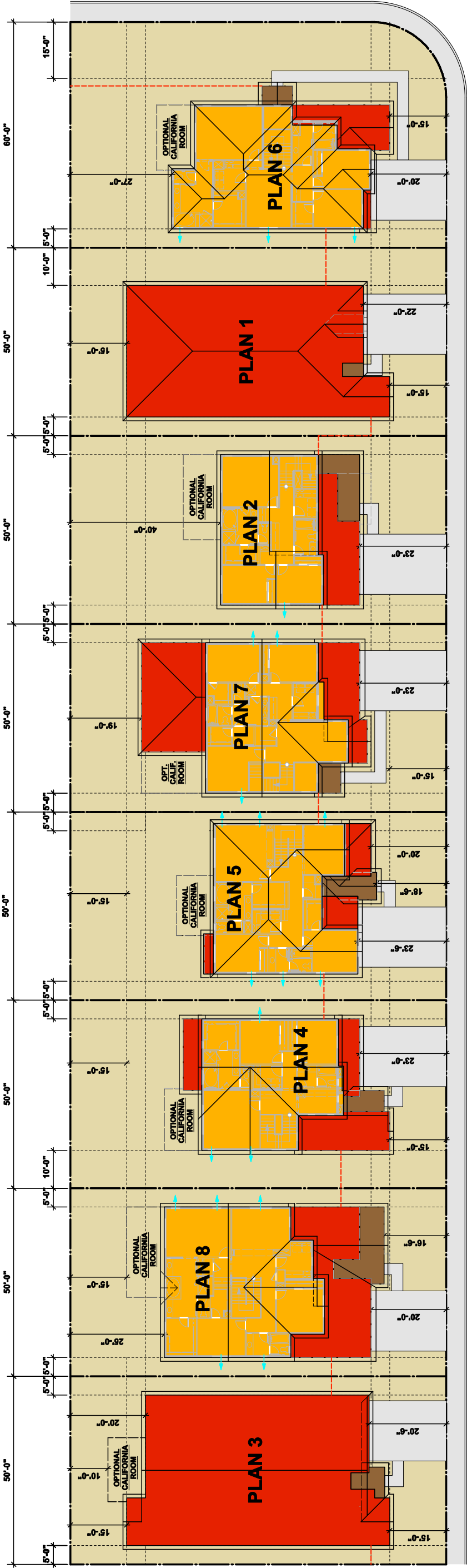
Second Story Massing

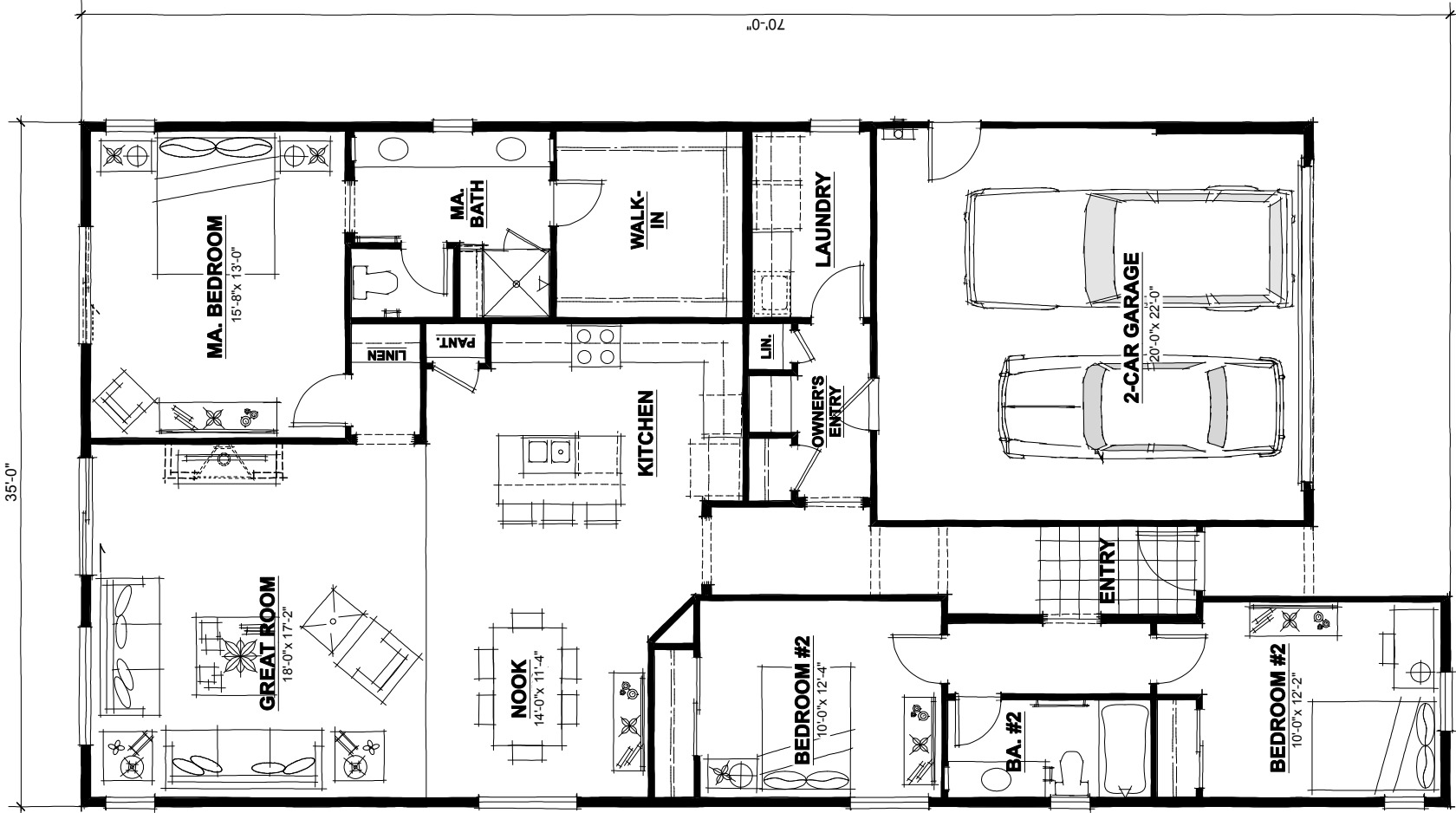
First Story Massing

Covered Porch
(One-story element)

Paved Driveway (see
Site Plan for Actual Configuration)

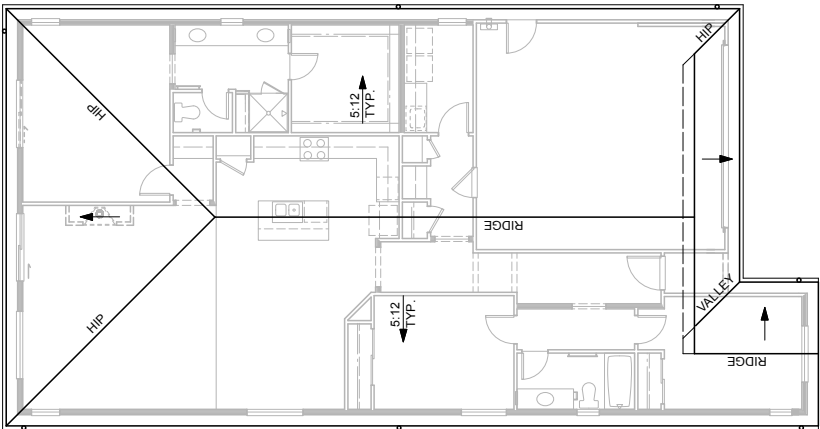
Proposed Fence Line





FLOOR PLAN

PLAN 1 (135-1804)
AVIANO 5000
Antioch, California



ROOF PLAN "B"

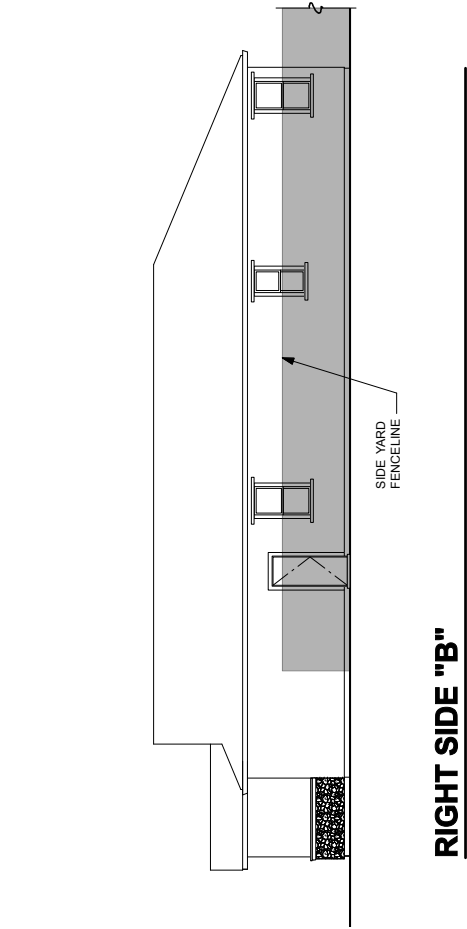
COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF Concrete Shake	5600 PEWTER BRONZE BLEND	5503 ARCADIA	5687 GRAY BROWN RANGE
TRIM COLOR ff Corbels Eaves Fascia Garage Door Outlookers Posts	KM A75-5 CELLAR DOOR	KM 5748-5 NATURE'S GATE	KM 4820-5 CANNON BALL
TRIM COLOR ff Single Siding @ Gables Trim	KM 5759-2 TOWNHOUSE TAUPE	KM 4602-3 PIE SAFE	KM 4748-3 WESTERN RESERVE
BODY COLOR Corner Boards Lap Siding Stucco	KM 5741-3 CRICKET'S CROSS	HLS 4277-2 COTSWOLD DILL	KM W31-1 FRANKLY EARNEST
ACCENT COLOR Entry Door Shutters	KM A59-5 SECOND NATURE	KM A76-5 LOG CABIN	KM A68-5 LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLION FIELDSTONE	ASPEN FIELDSTONE

ROOF TILE: Eagle PAINT: Kelly Moore STONE: Environmental Stoneworks BRICK: Environmental Stoneworks

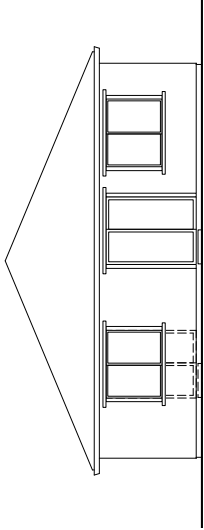
INDICATES RECESS

CRAFTSMAN

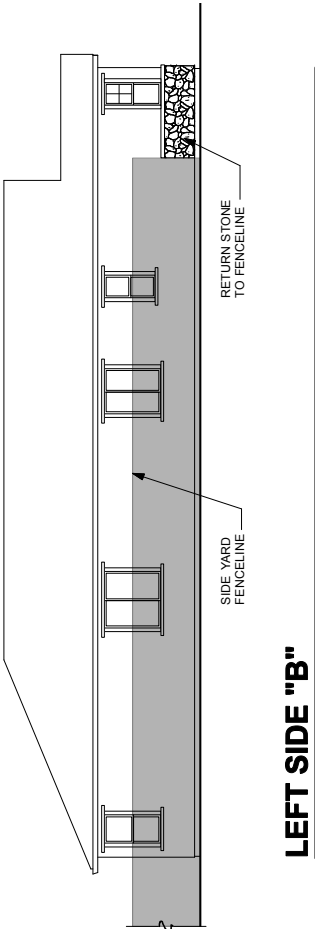
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER LAP SIDING AT GABLE ENDS
- WOOD OUTLOOKERS W/ KICKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE



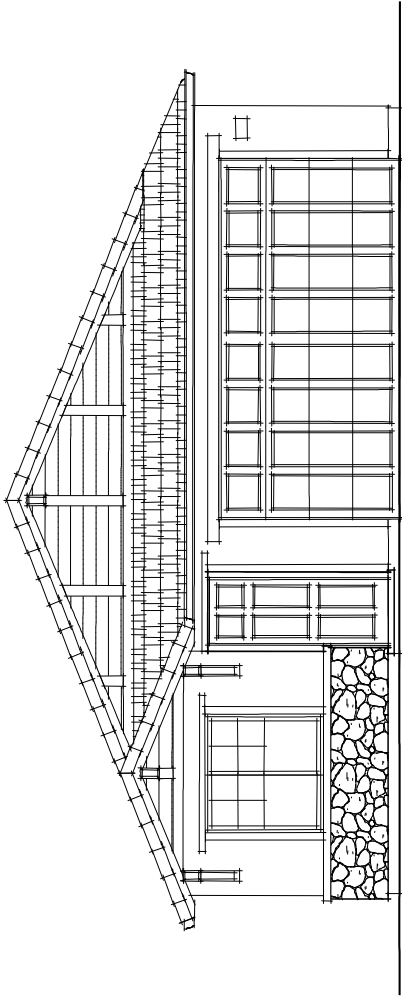
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



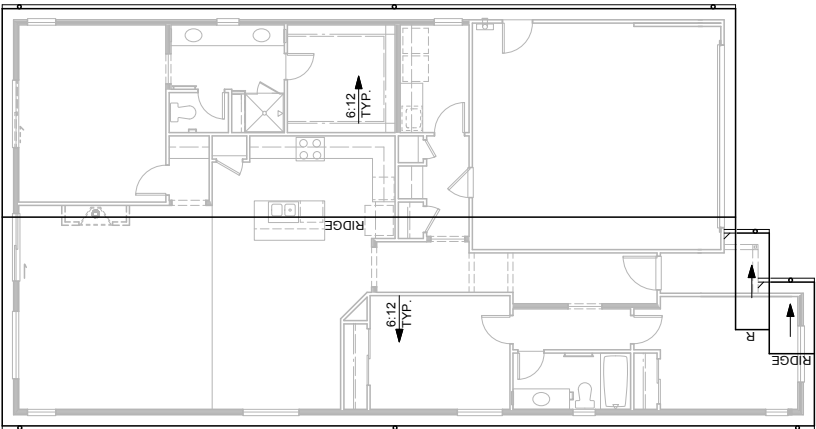
FRONT ELEVATION "B"
(CRAFTSMAN)

PLAN 1 (135-1804)
AVIANO 5000
Antioch, California

FARMHOUSE

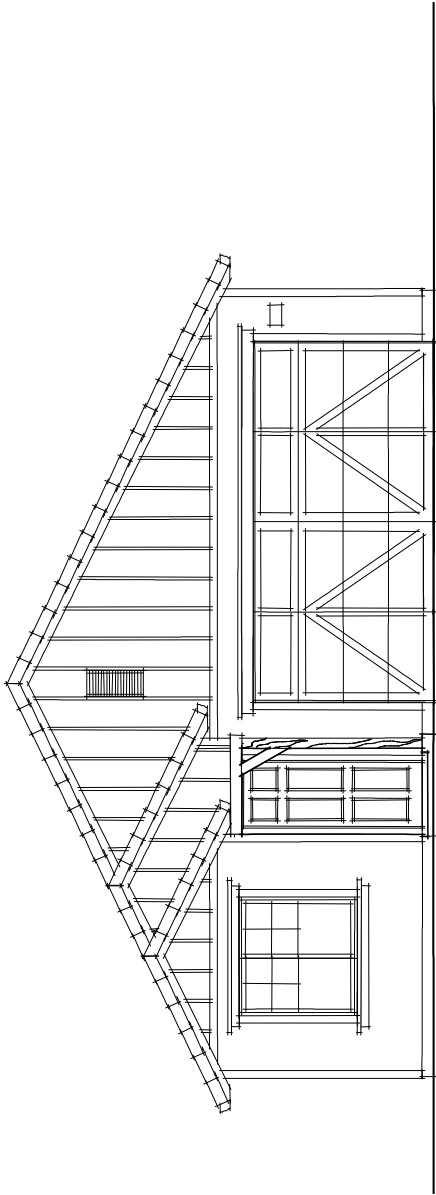
- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATT SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



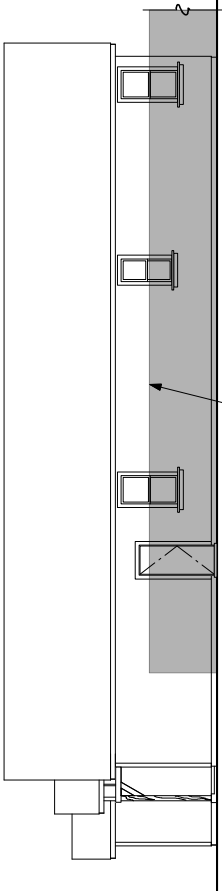
ROOF PLAN "C"

COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF Concrete Slate	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR Fascia Gable Door Louvered Vents Posts Trim	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HLS 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Board & Batten Corner Boards Lap Siding	KM 4526-5 COFFEE BAR	KM 5747-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Stucco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A60-5 ROASTED KONA	KM A84-5 STARLITE EYE
ROOF TILE	Eagle	PAINT: Kelly Moore STONE Environmental Stoneworks	BRICK Environmental Stoneworks

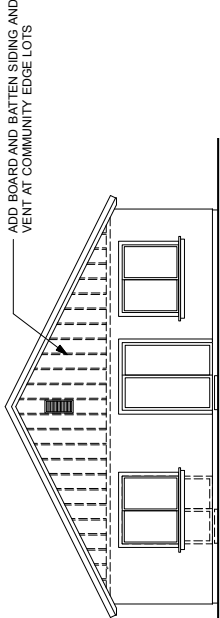


FRONT ELEVATION "C"
(FARMHOUSE)

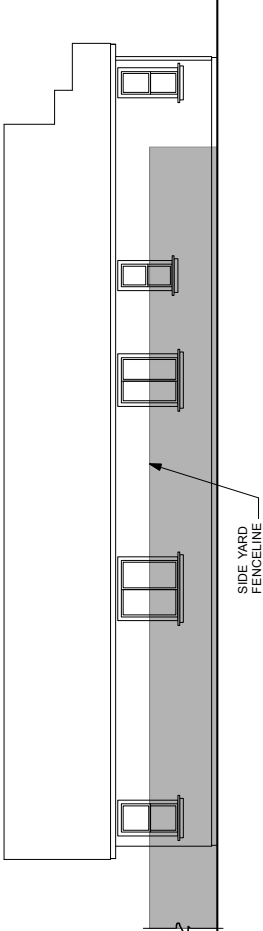
PLAN 1 (135-1804)
AVIANO 5000
Antioch, California



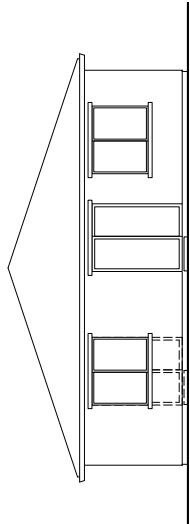
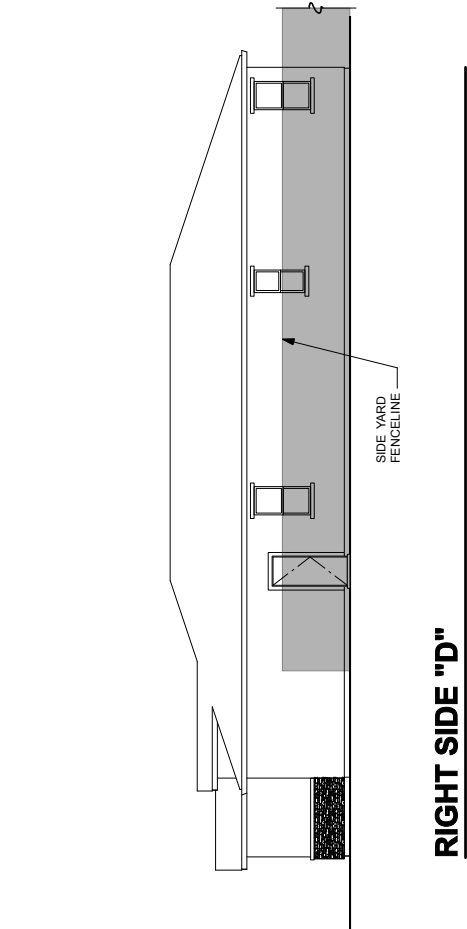
RIGHT SIDE "C"



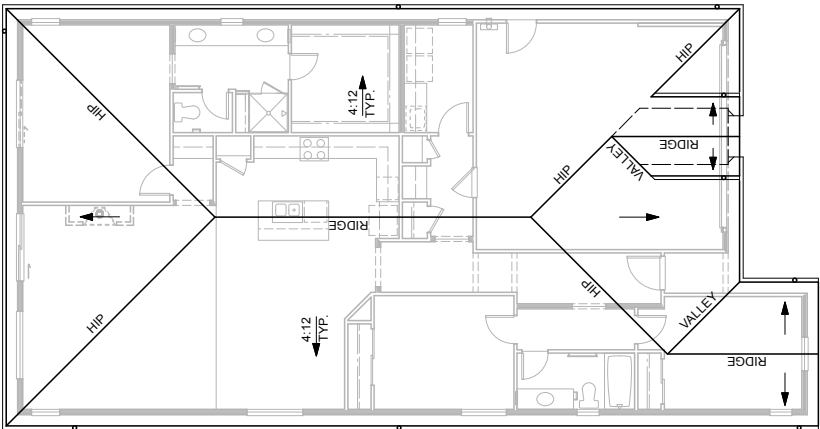
REAR "C"



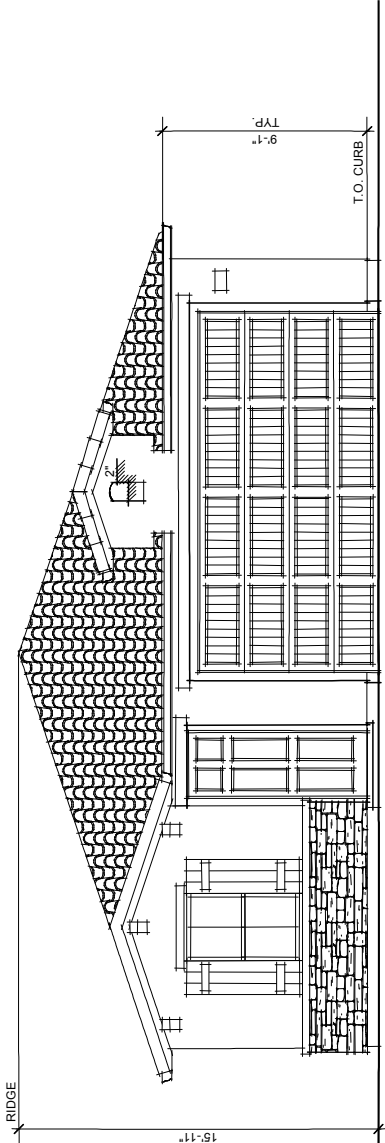
LEFT SIDE "C"



REAR "D"



ROOF PLAN "D"



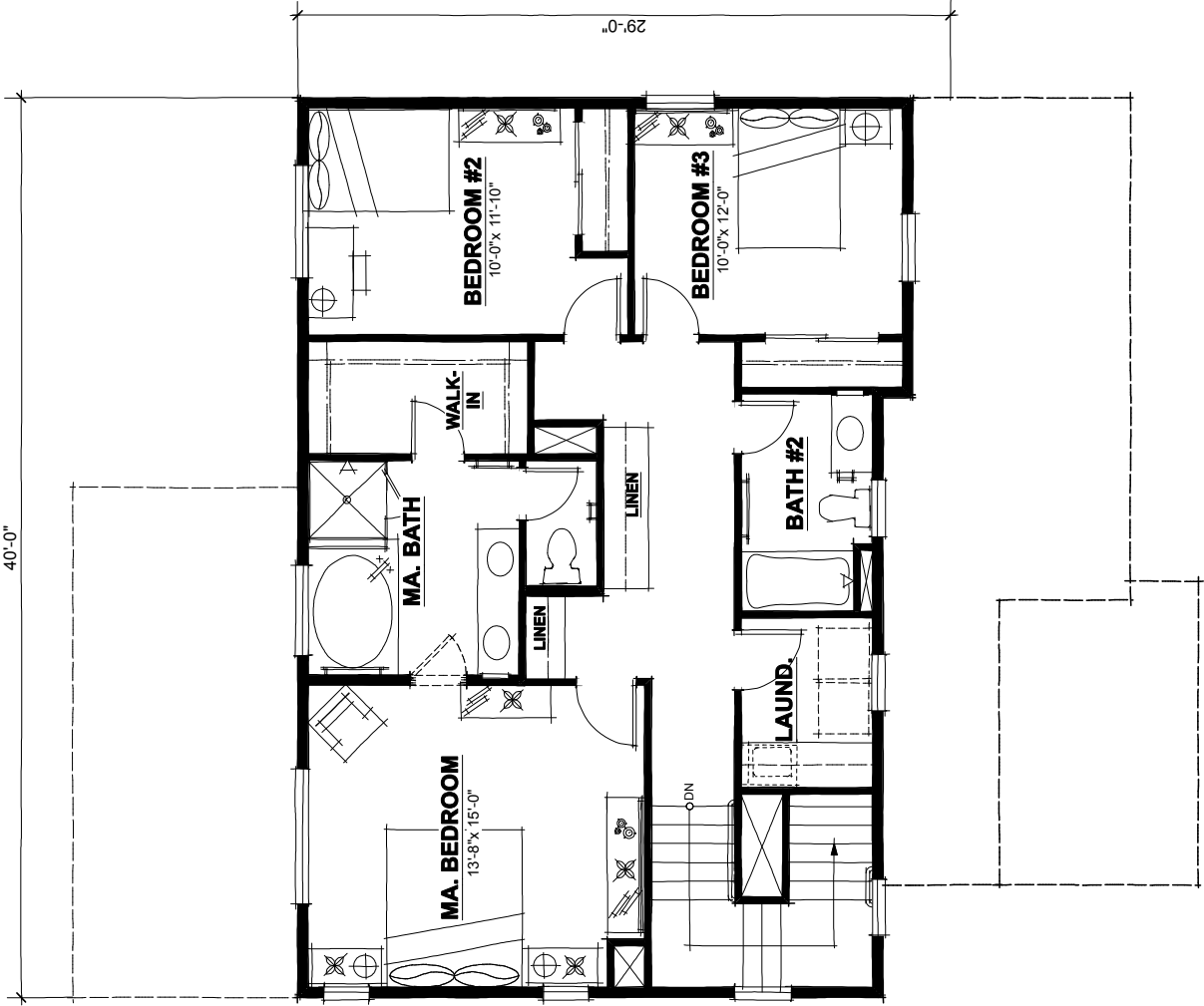
FRONT ELEVATION "D"
(TUSCAN)

TUSCAN

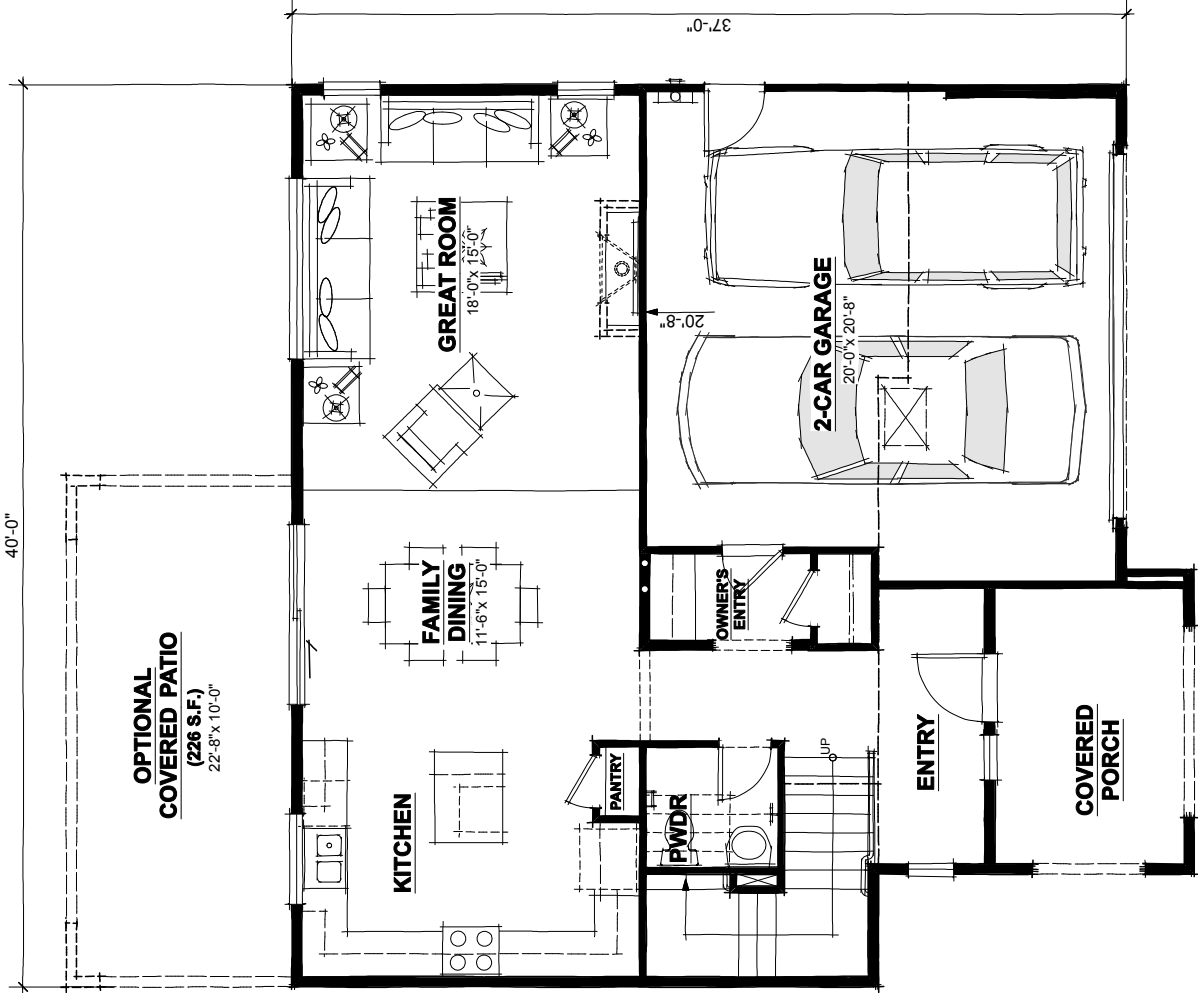
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM OUTLOOKERS
- PLANK AND BATTEN SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

COLOR SCHEMES	SCHEME 8a	SCHEME 8b	SCHEME 8c
ROOF	Concrete Low Profile	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND
TRIM COLOR #1	Corbels Columns Eaves Fascia Trim	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL
TRIM COLOR #2	Garage Door	KM 4553-3 BRAUN	KM 5761-5 COLUSA WETLANDS
BODY COLOR	Stucco	KM 4629-3 TRADING POST	KM 5733-3 SONORA HILLS
ACCENT COLOR	Entry Door Shutters	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERTRUCK
ROOF TILE	Eagle	PAINT: Kelly Moore STONE	BRICK: Environmental Stoneworks

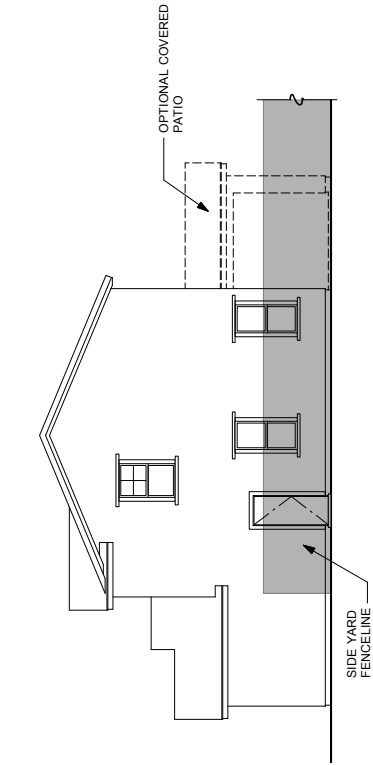


SECOND FLOOR PLAN

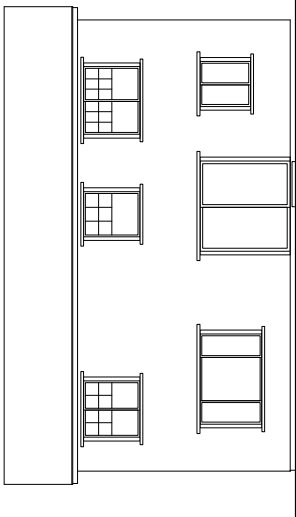


FIRST FLOOR PLAN

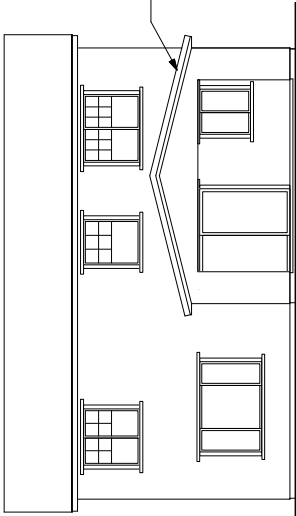
PLAN 2 (240-1862)
AVIANO 5000
Antioch, California



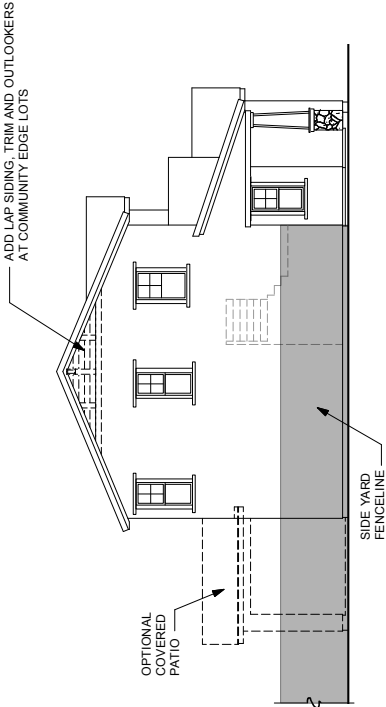
RIGHT SIDE "B"



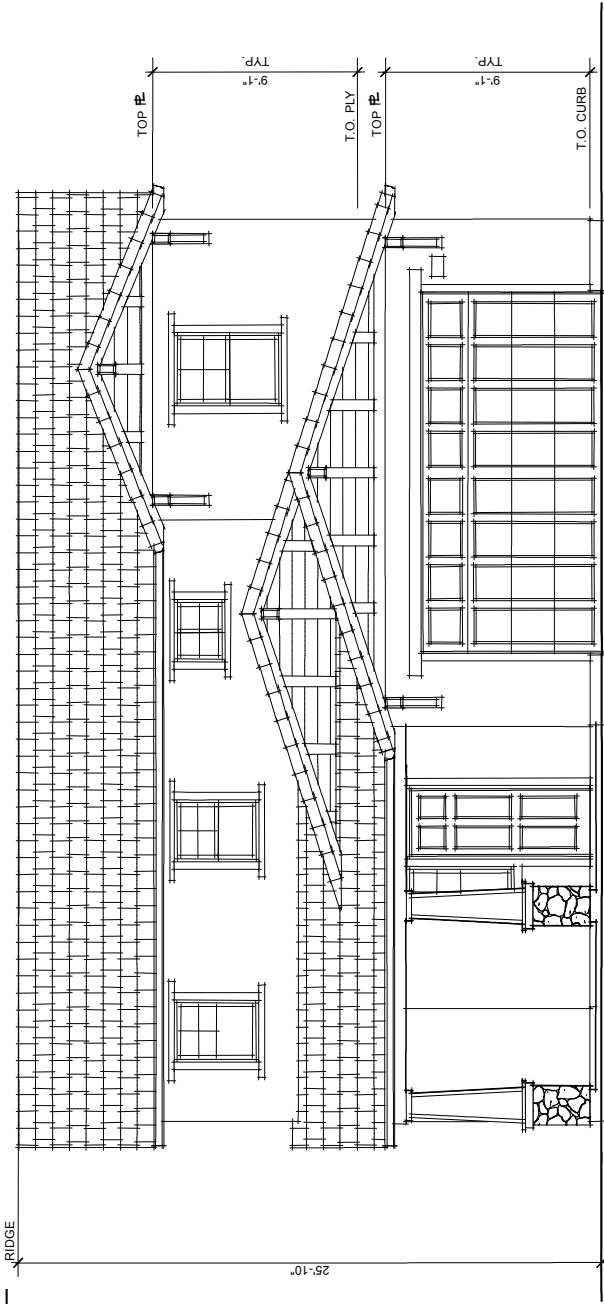
REAR "B"



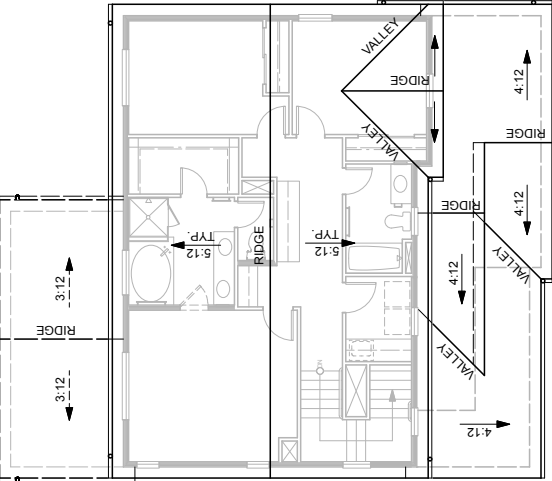
REAR "B"
(OPT. COVERED PATIO)



LEFT SIDE "B"



FRONT ELEVATION "B"
(CRAFTSMAN)



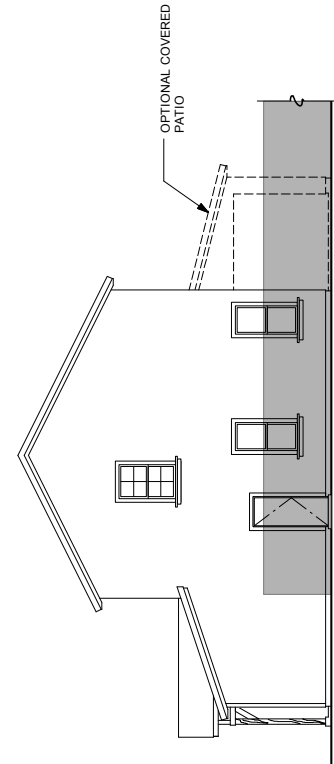
ROOF PLAN "B"

CRAFTSMAN

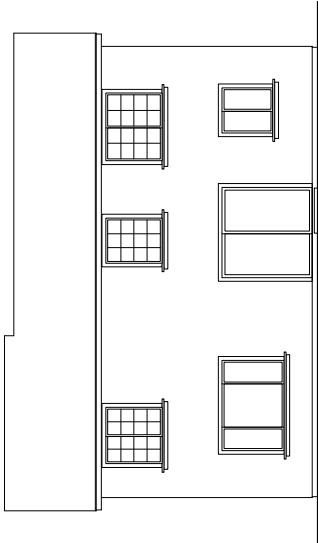
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER LAP SIDING AT GABLE ENDS
- WOOD OUTLOOKERS W/ KICKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS

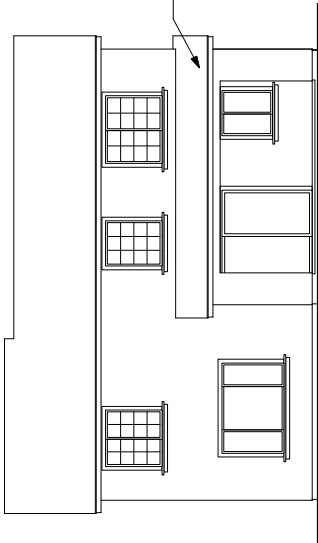
COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF	5690	5502	5687
Concrete Shake	PEWTER BRONZE BLEND	ARCADIA	GRAY BROWN RANGE
TRIM COLOR #1			
Cornels			
Eaves			
Fascia			
Garage Door	KM A75-5	KM 5748-5	KM 4820-5
Outlookers		NATURE'S GATE	CANNON BALL
Posts			
TRIM COLOR #2			
Shingle Siding @ Gables	KM 5759-2	KM 4602-3	KM 4748-3
Trim	TOWNHOUSE TAUPE	PIE SAFE	WESTERN RESERVE
BODY COLOR			
Corner Boards			
Lap Siding	KM 5741-3	HLS 4277-2	KM W31-1
Shakeo	CRICKET'S CROSS	COTSWOLD DILL	FRANKLY EARNEST
ACCENT COLOR			
Entry Door	KM A59-5	KM A76-5	KM A68-5
Shutters	SECOND NATURE	LOG CABIN	LEATHER SATCHEL
STONE			
	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLON FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE	Eagle	STONE	Brick
PAIN	Kelly Moore	Environmental Stoneworks	Environmental Stoneworks



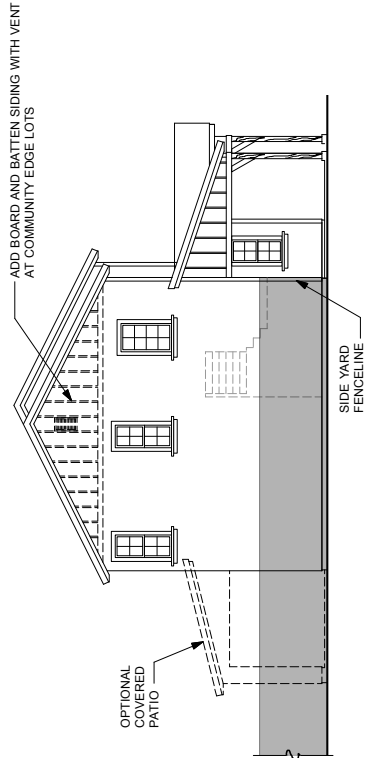
RIGHT SIDE "C"



REAR "C"

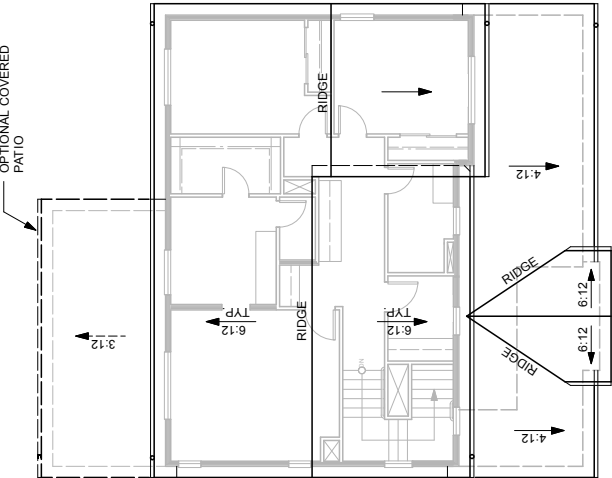
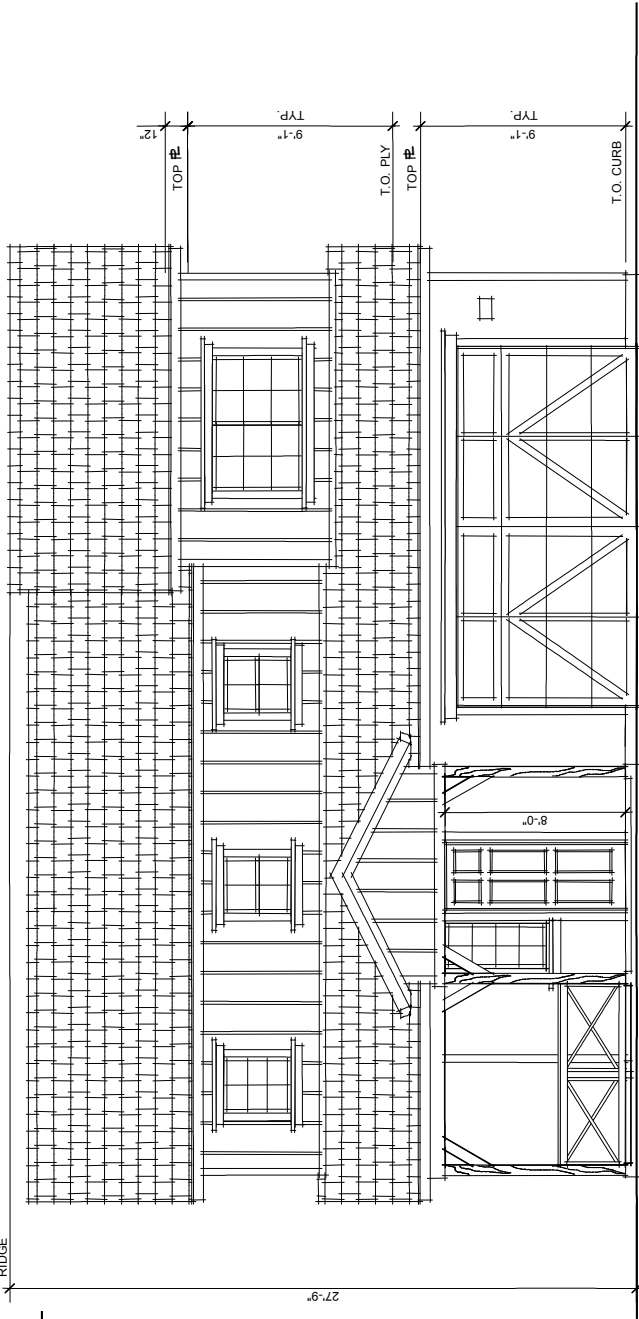


REAR "C"
(OPT. CALIFORNIA ROOM)



LEFT SIDE "C"

FRONT ELEVATION "C"
(FARMHOUSE)



ROOF PLAN "C"

FARMHOUSE

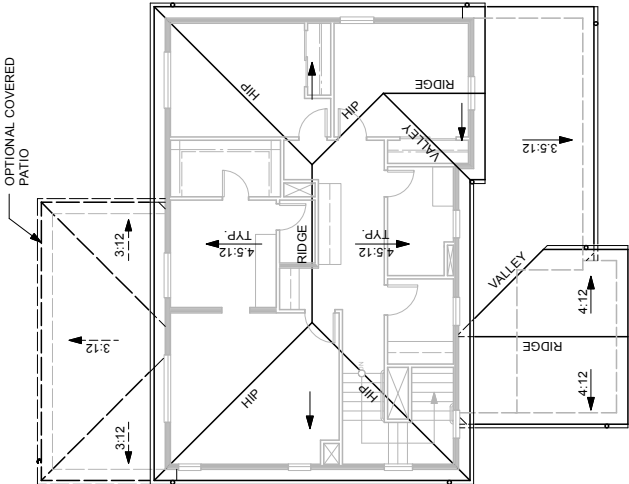
- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATT SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF Concrete Slate	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR Fascia Garage Door Lowered Vents Posts Trim	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HLS 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Board & Batten Corner Boards Lap Siding	KM 4526-5 COFFEE BAR	KM 5742-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Slatco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A69-5 ROASTED KONA	KM A84-5 STARLIT EYE
ROOF TILE	PAINT: Kelly Moore STONE: Environmental Stoneworks	BRICK: Environmental Stoneworks	BRICK: Environmental Stoneworks

TUSCAN

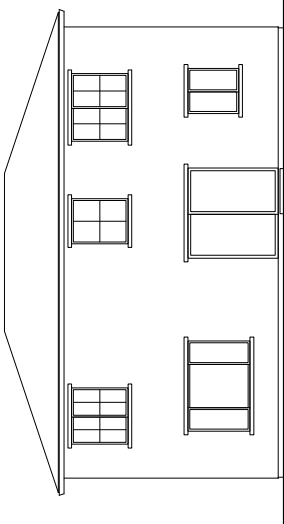
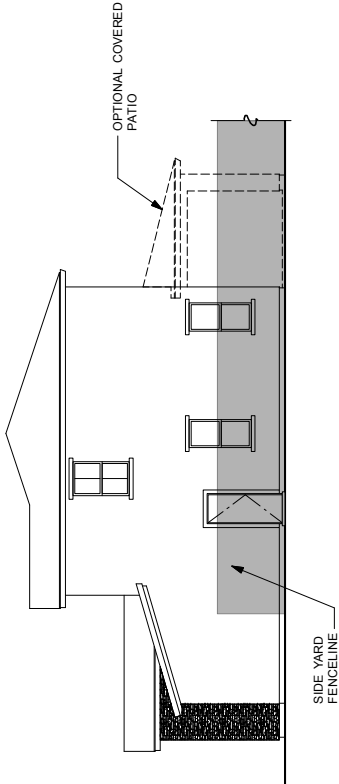
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM OUTLOOKERS
- PLANK AND BATTEN SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

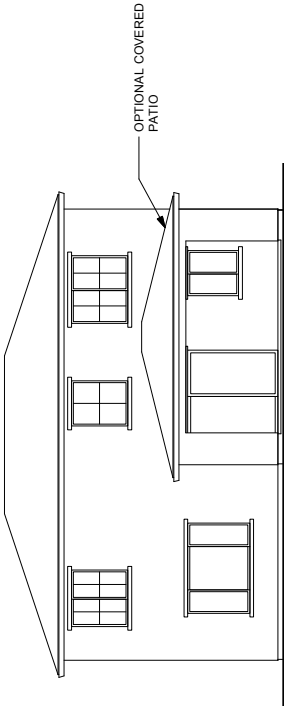


ROOF PLAN "D"

RIGHT SIDE "D"

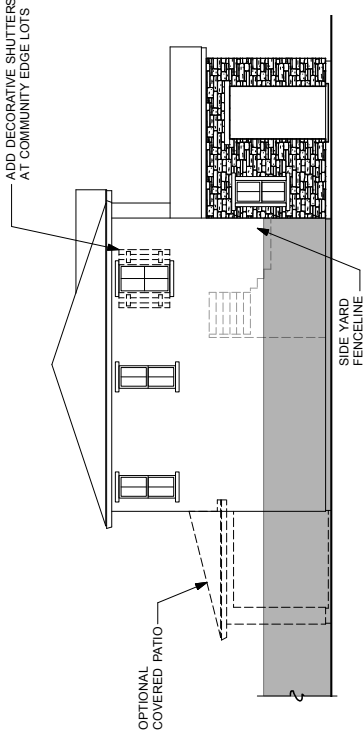


REAR "D"



REAR "D"

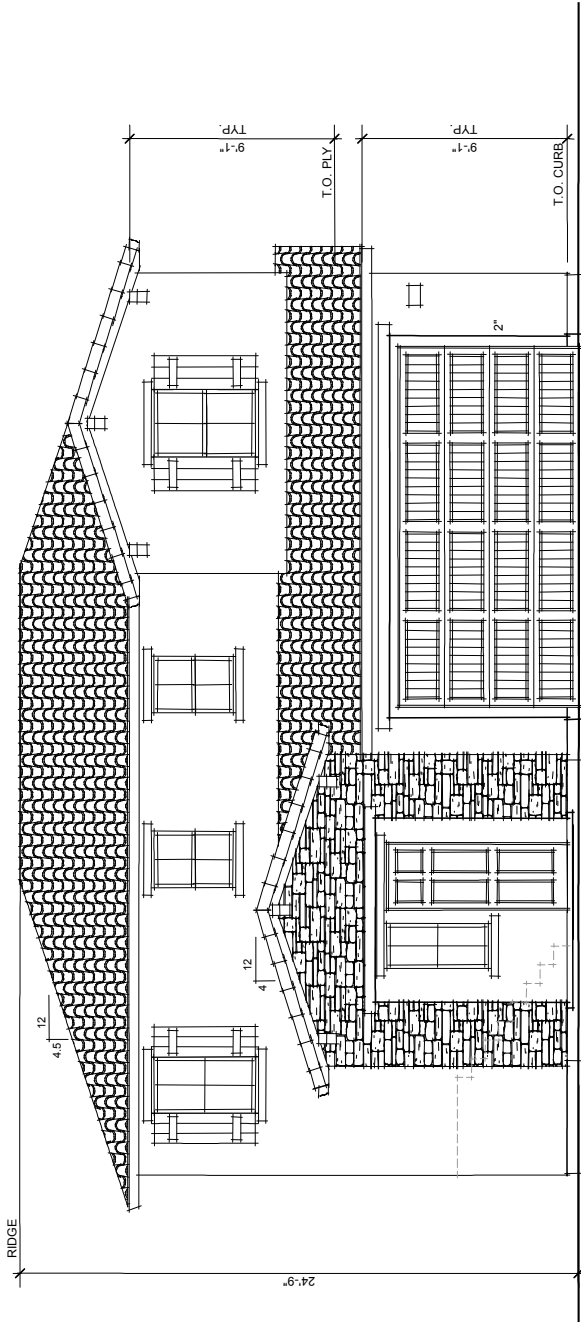
(OPT. COVERED PATIO



LEFT SIDE "D"

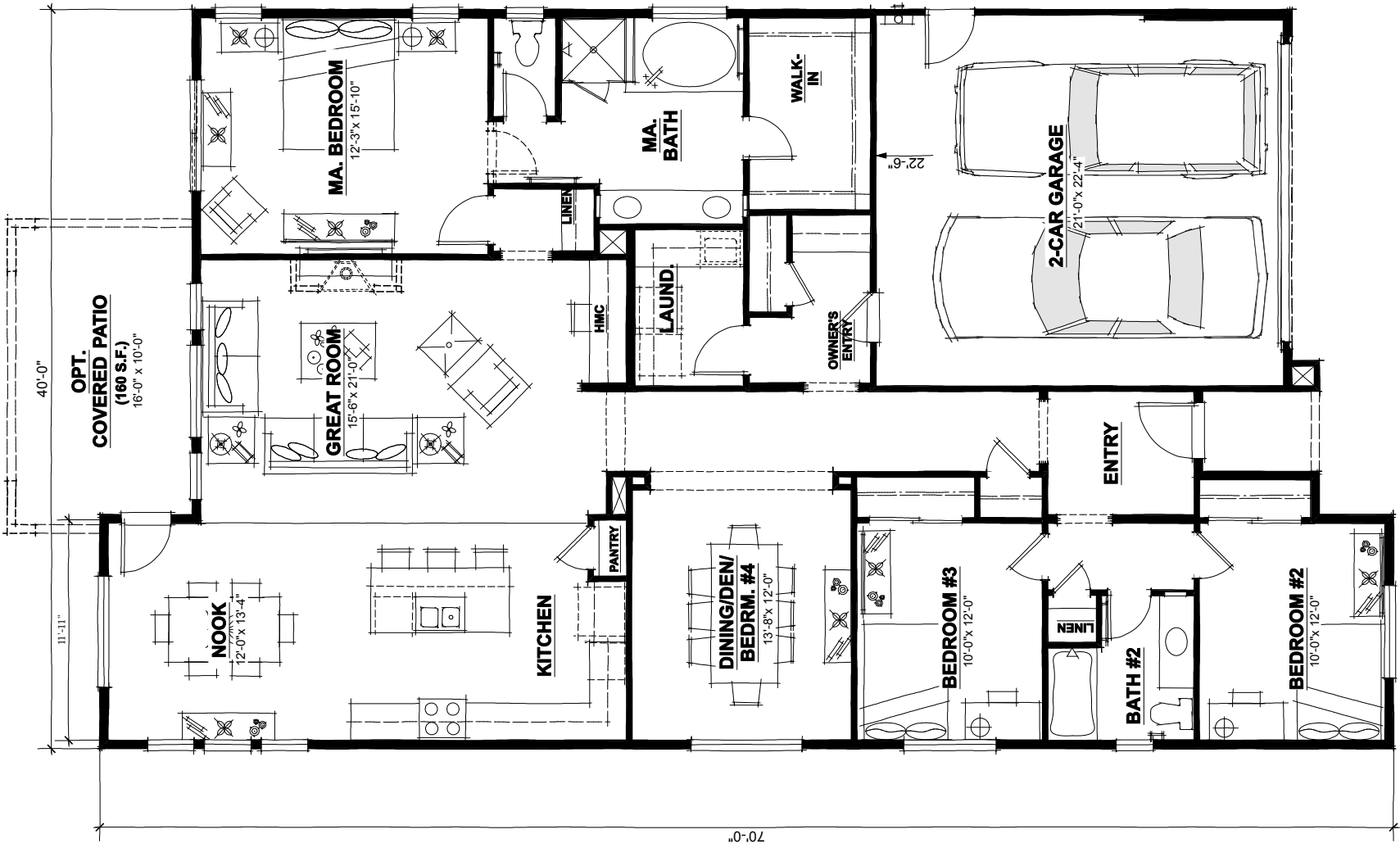
FRONT ELEVATION "D"

(TUSCAN)



COLOR SCHEMES		SCHEME aa	SCHEME bb	SCHEME cc
ROOF	Concrete Low Profile	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND	2723 ADOBE BLEND
TRIM COLOR #1	Columns Corbels Eaves Fascia Trim	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL	216 MALIBU BEIGE
TRIM COLOR #2	Garage Door Stucco	KM 4553-3 BRAUN	KM 5761-5 COLUSA WETLANDS	KM 5799-5 DOWNTOWN BENNY BROWN
BODY COLOR	Sluico	KM 4629-3 TRADING POST	KM 5733-3 SONORA HILLS	KM 5712-3 COOKIE CRUMB
ACCENT COLOR	Entry Door Shutters	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERSTRUCK	KM 4952-5 POMPEII RUINS
ROOF TILE	Engle	PAINT: Kelly Moore	STONE: Environmental Stoneworks	BRICK: Environmental Stoneworks

PLAN 2 (240-1862)
AVIANO 5000
Antioch, California



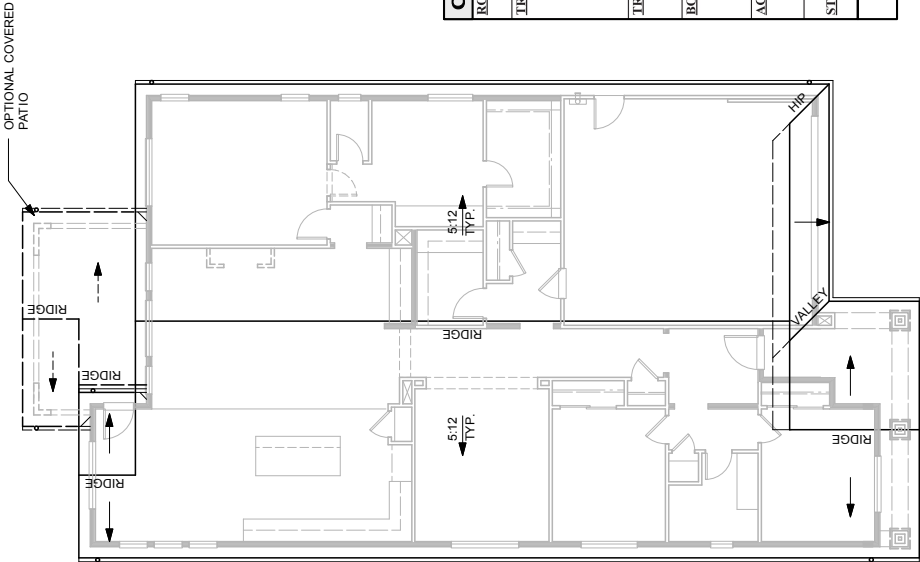
FIRST FLOOR PLAN

PLAN 3 (140-2037)
AVIANO 5000
Antioch, California

CRAFTSMAN

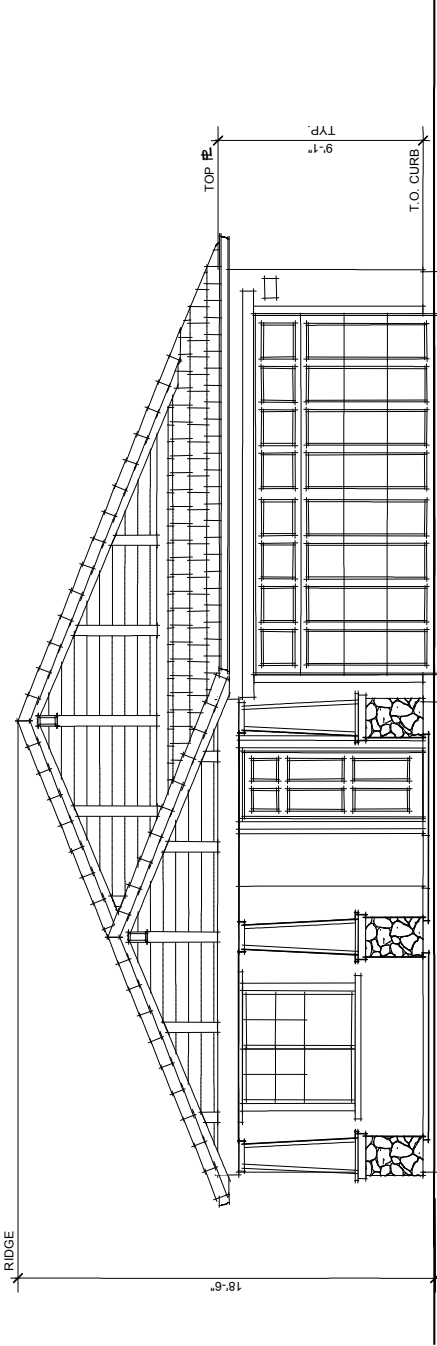
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER LAP SIDING AT GABLE ENDS
- WOOD OUTLOOKERS W/ KICKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS



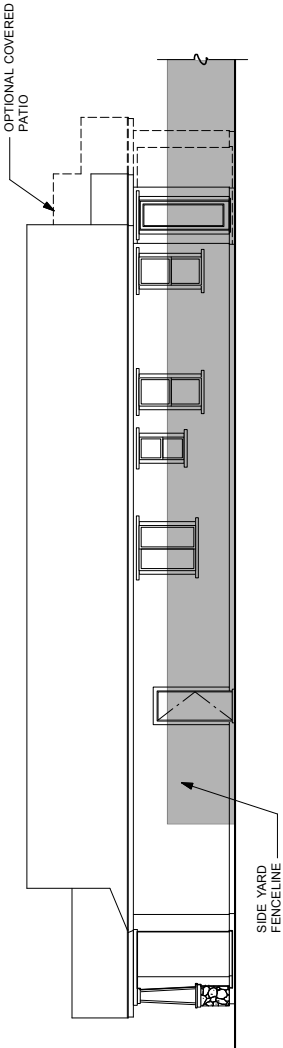
COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF Concrete Shake	5600 PEWTER BRONZE BLEND	5602 ARCADIA	5687 GRAY BROWN RANGE
TRIM COLOR #1 Corbels Eaves Fascia Front Door Garage Door Outlookers Posts	KM A75-5 CELLAR DOOR	KM 5748-5 NATURE'S GATE	KM 4820-5 CANNON BALL
TRIM COLOR #2 Single Siding @ Gables Trim	KM 5759-2 TOWNHOUSE TAUPE	KM 4602-3 PIE SAFE	KM 4748-3 WESTERN RESERVE
BODY COLOR Corner Boards Lap Siding Stucco	KM 5741-3 CRICKET'S CROSS	HLS 4277-2 COTSWOLD DILL	KM W31-1 FRANKLY EARNEST
ACCENT COLOR Entry Door Shutters	KM A59-5 SECOND NATURE	KM A76-5 LOG CABIN	KM A68-5 LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLION FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE	Eagle	PAINT: Kelly Moore STONE Environmental Stoneworks	BRICK Environmental Stoneworks

ROOF PLAN "B"

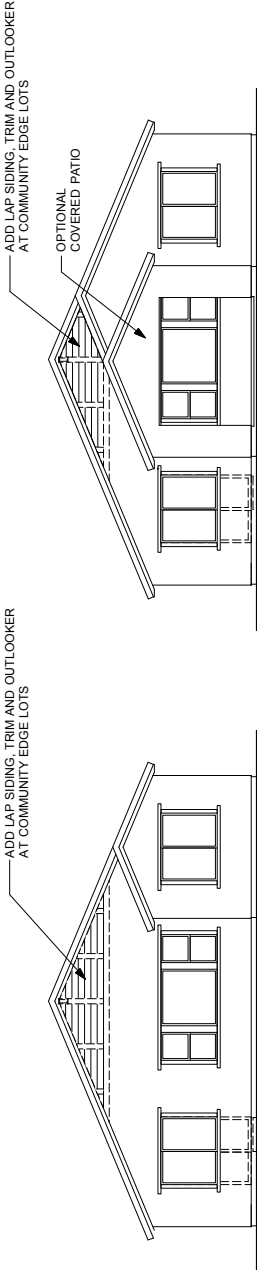


FRONT ELEVATION "B"
(CRAFTSMAN)

PLAN 3 (140-2037)
AVIANO 5000
Antioch, California

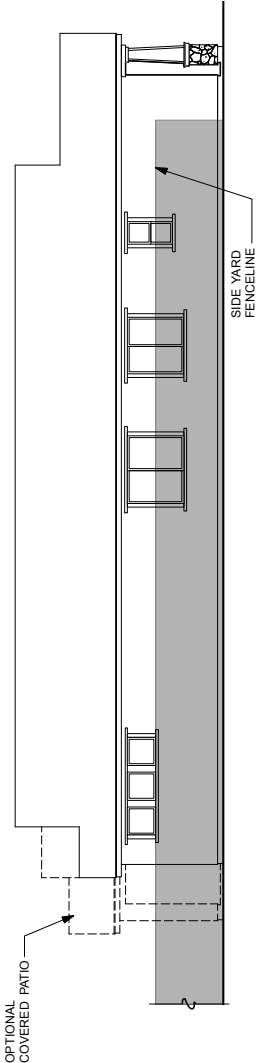


RIGHT SIDE "B"



REAR "B"

REAR "B"
(OPT. COVERED PATIO)

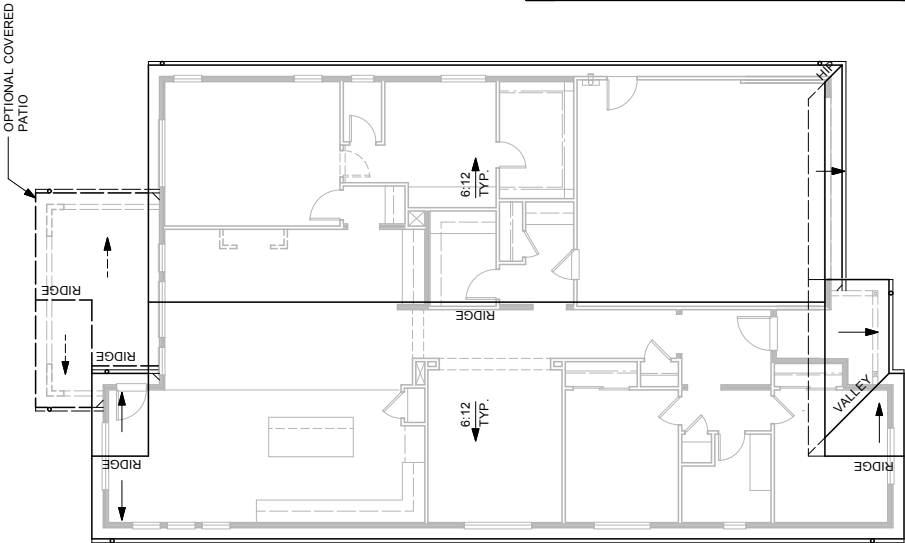


LEFT SIDE "B"

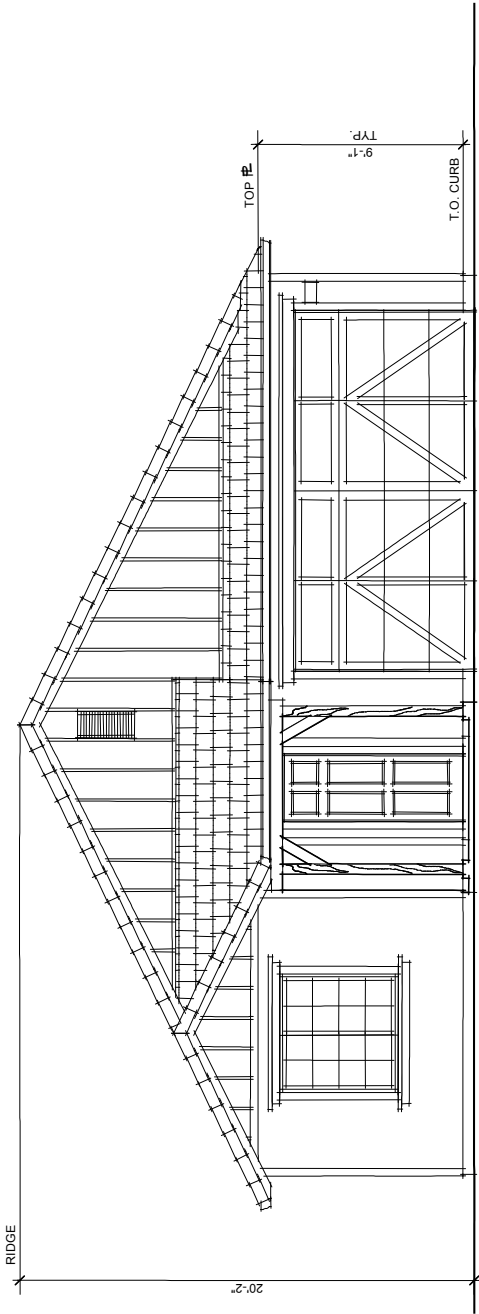
FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATT SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS

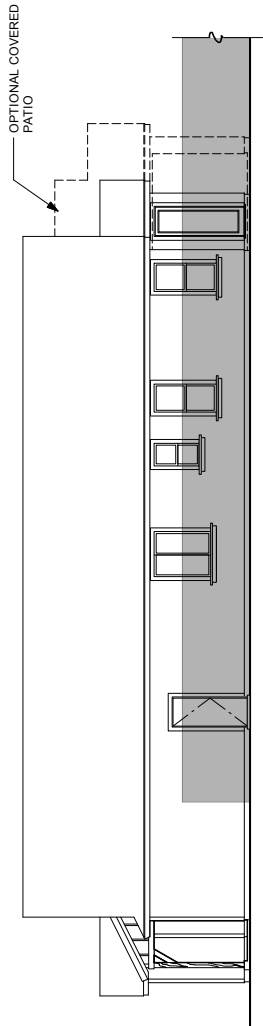


ROOF PLAN "C"

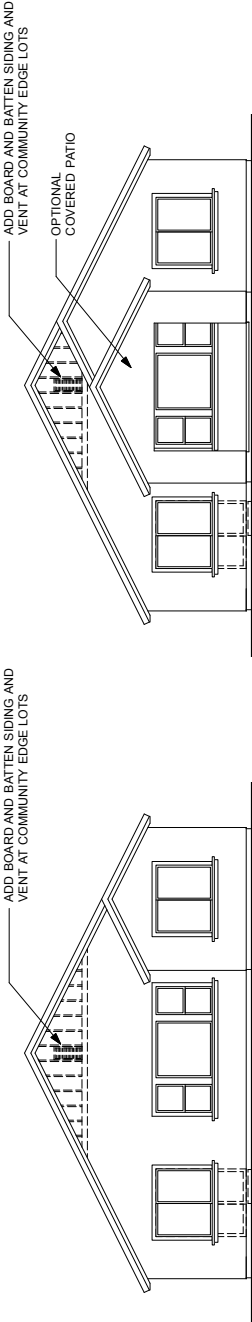


FRONT ELEVATION "C"
(FARMHOUSE)

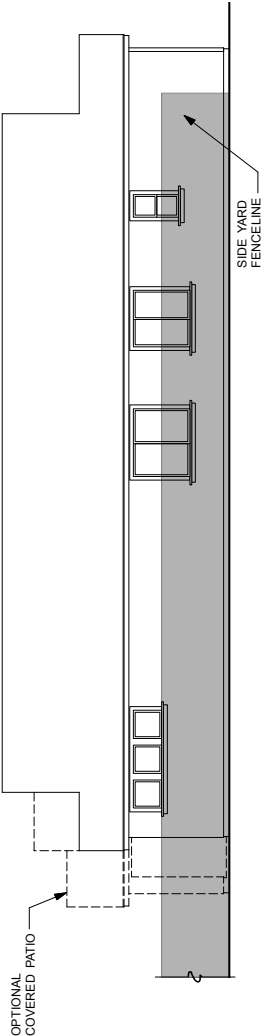
PLAN 3 (140-2037)
AVIANO 5000
Antioch, California



RIGHT SIDE "C"

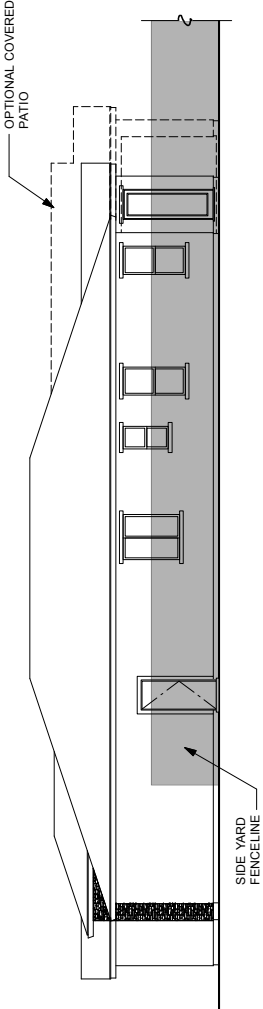


REAR "C"
(OPT. COVERED PATIO)

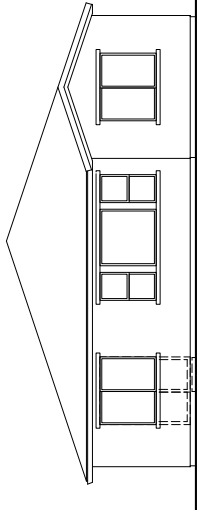


LEFT SIDE "C"

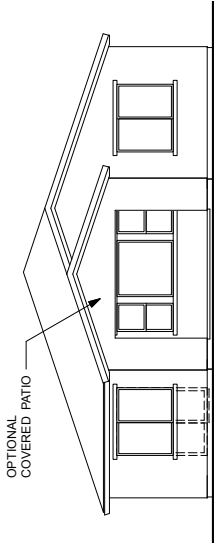
COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF Concrete Slate	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR Fascia Garage Door Lowered Vents Posts Trim	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HLS 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Ward & Batten Crown Mouldings Lap Siding	KM 4526-5 COFFEE BAR	KM 5747-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Stucco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A69-5 ROASTED KONA	KM A84-5 STARLIT EYE
ROOF TILE Eagle	PAINT: Kelly Moore	STONE Environmental Stoneworks	BRICK Environmental Stoneworks



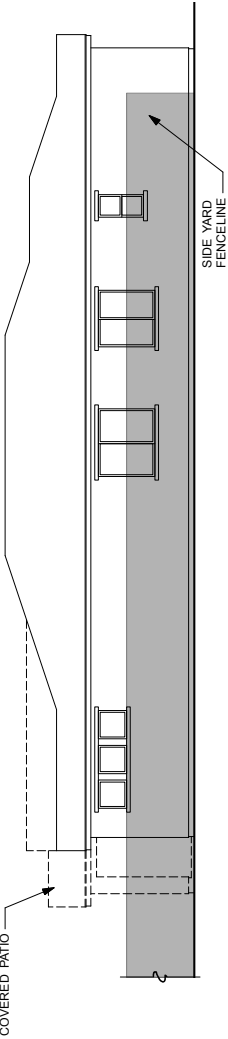
RIGHT SIDE "D"



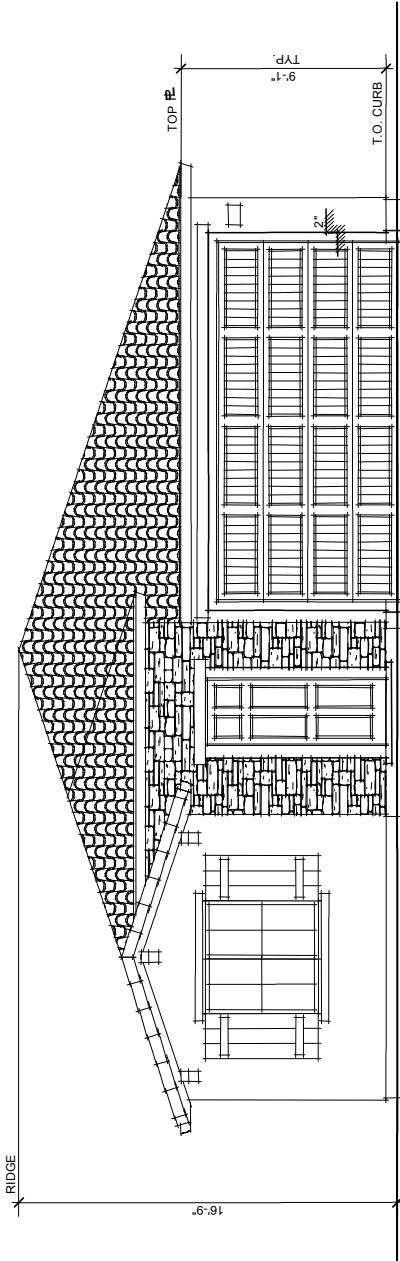
REAR "D"



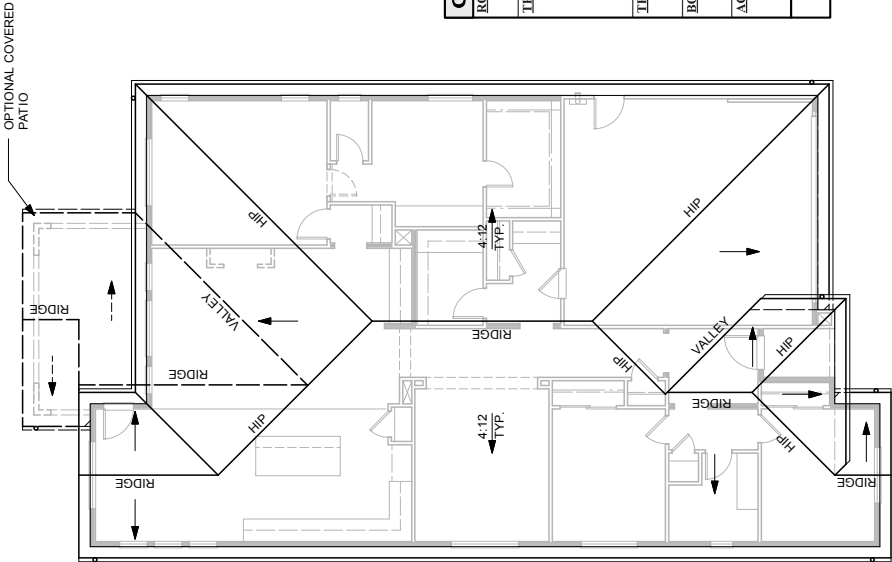
REAR "D"
(OPT. COVERED PATIO)



LEFT SIDE "D"



FRONT ELEVATION "D"
(TUSCAN)



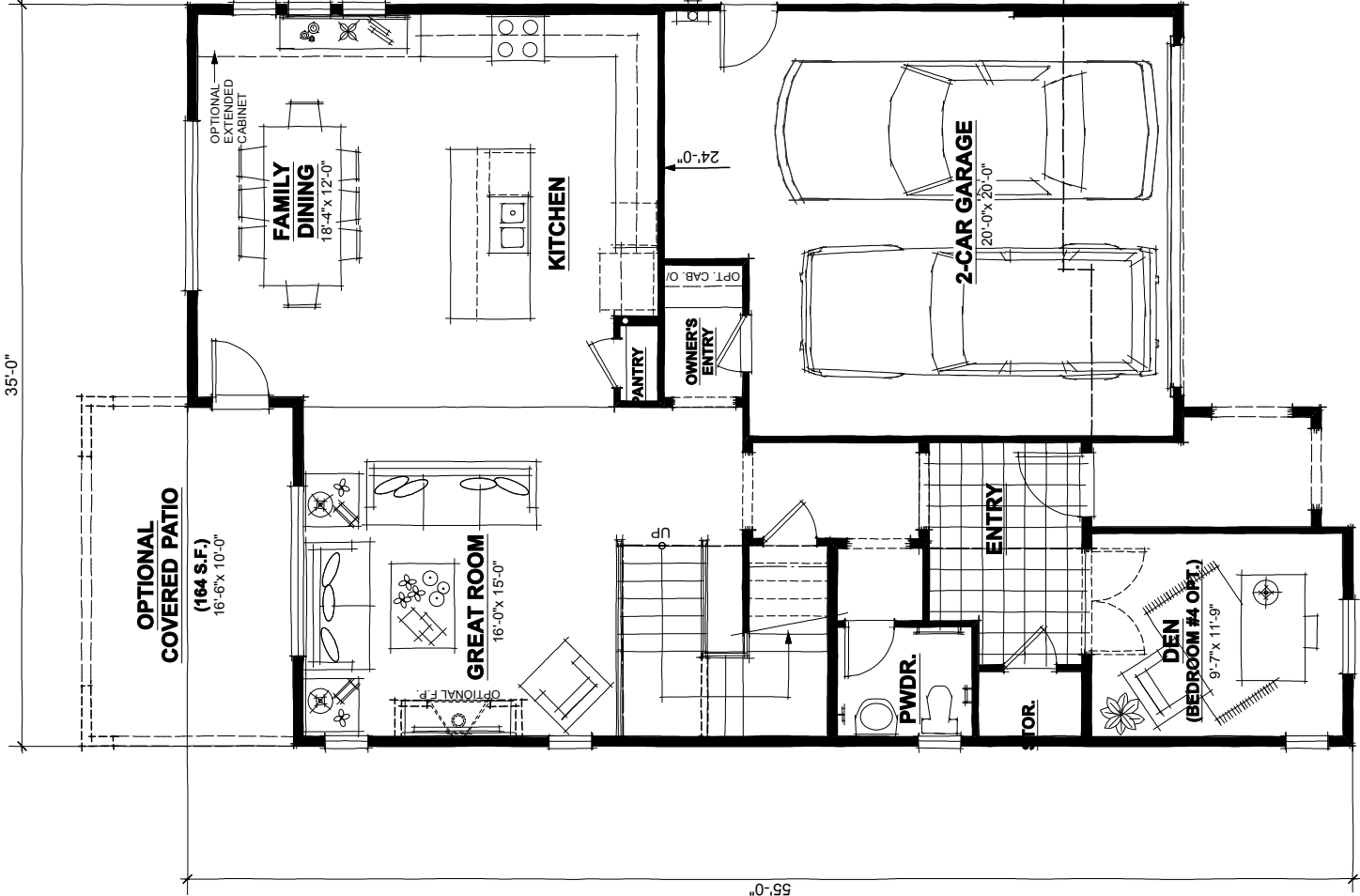
ROOF PLAN "D"

TUSCAN

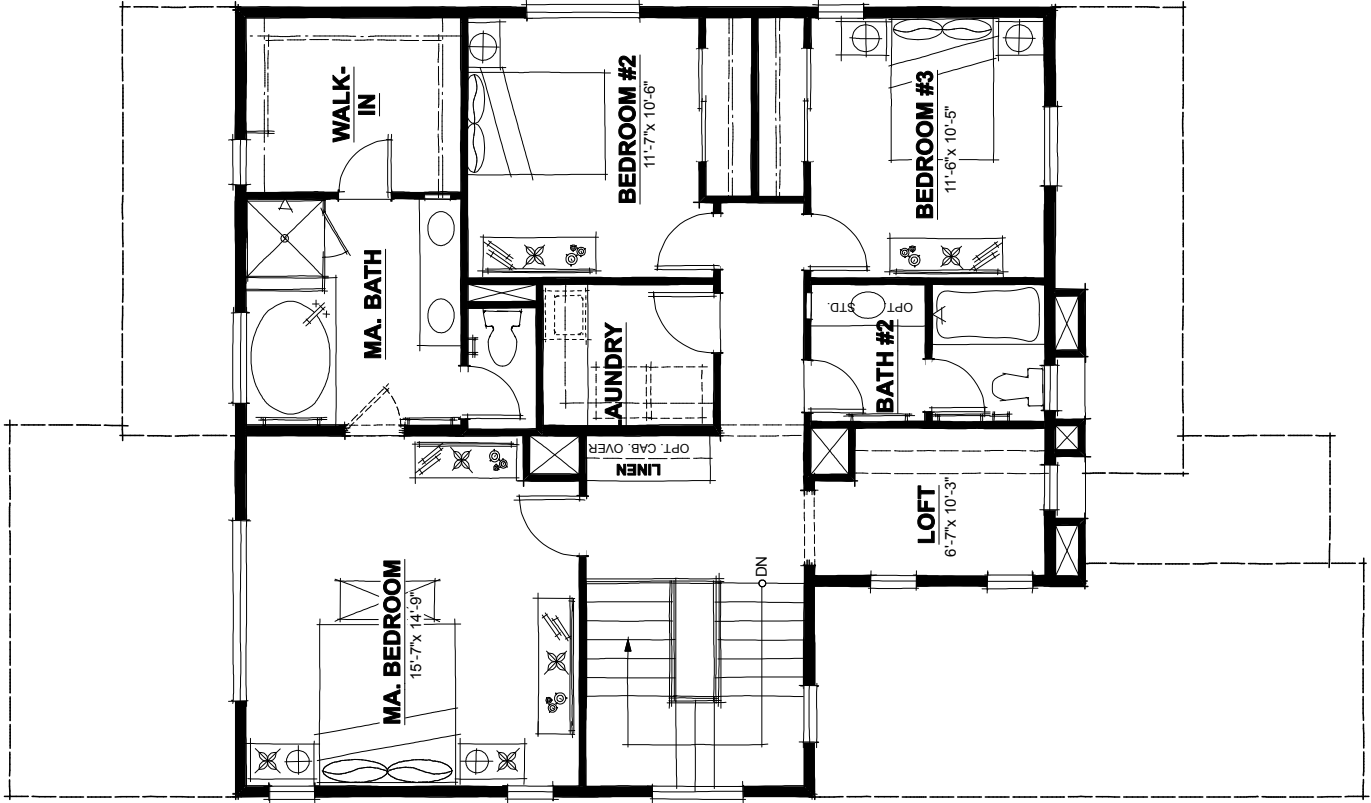
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM OUTLOOKERS
- PLANK AND BATTEN SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

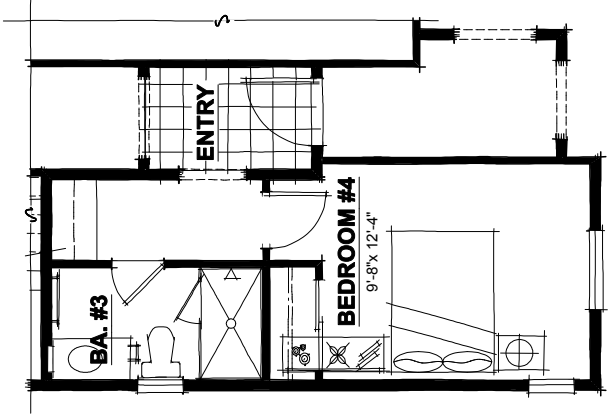
COLOR SCHEMES	SCHEME aa	SCHEME bb	SCHEME cc
ROOF Concrete Low Profile	2645 SUNRISE BLEND	12773 WALNUT CREEK BLEND	2723 ADOBE BLEND
TRIM COLOR #1 Corbels Columns Eaves Fascia Trim	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL	216 MALIBU BEIGE
TRIM COLOR #2 Garage Door	KM 4553-3 BRAUN	KM 5761-5 COLLISA WETLANDS	KM 5799-5 DOWNTOWN BENNY BROWN
BODY COLOR Entry Door Shutters	KM 4628-3 TRADING POST	KM 5733-3 SONORA HILLS	KM 5712-3 COOKIE CRUMB
ACCENT COLOR Entry Door Shutters	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERSTRUCK	KM 4952-5 POMPEII RUINS
ROOF TILE	Eagle	PAINT: Kelly Moore STONE: Environmental Stoneworks	BRICK: Environmental Stoneworks



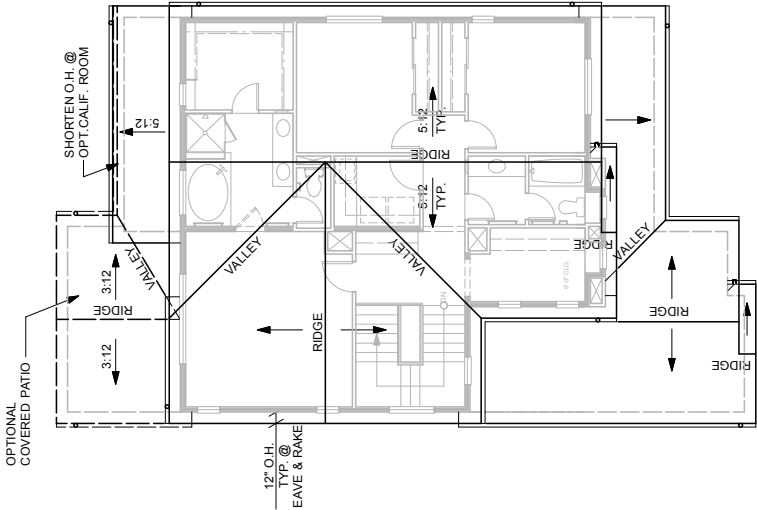
SECOND FLOOR PLAN



BEDROOM #4 OPTION

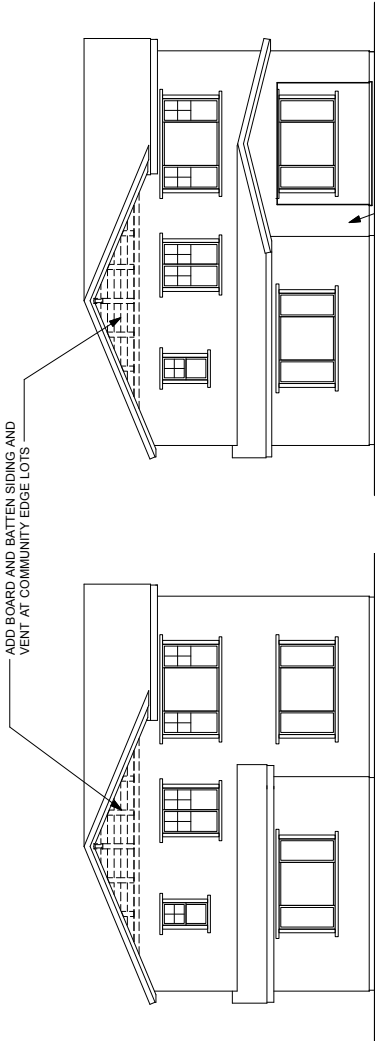


PLAN 4 (235-2240)
AVIANO 5000
Antioch, California



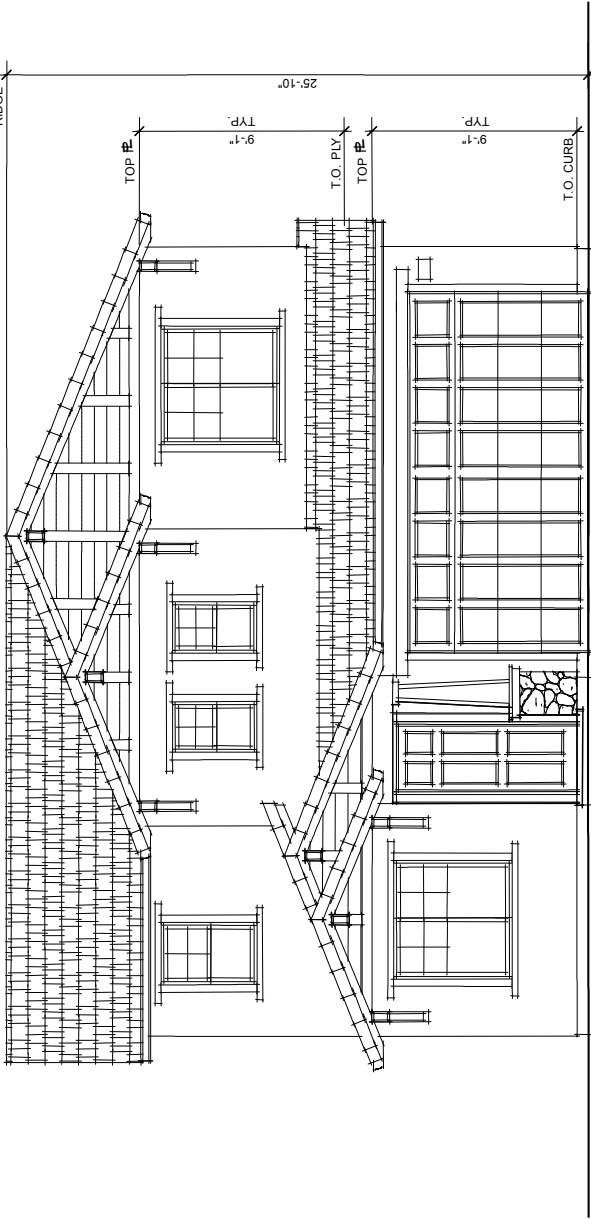
ROOF PLAN "B"

RIGHT SIDE "B"

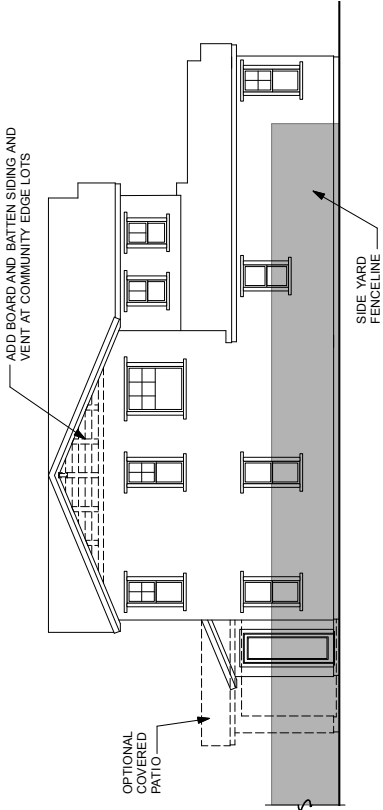


REAR "B"

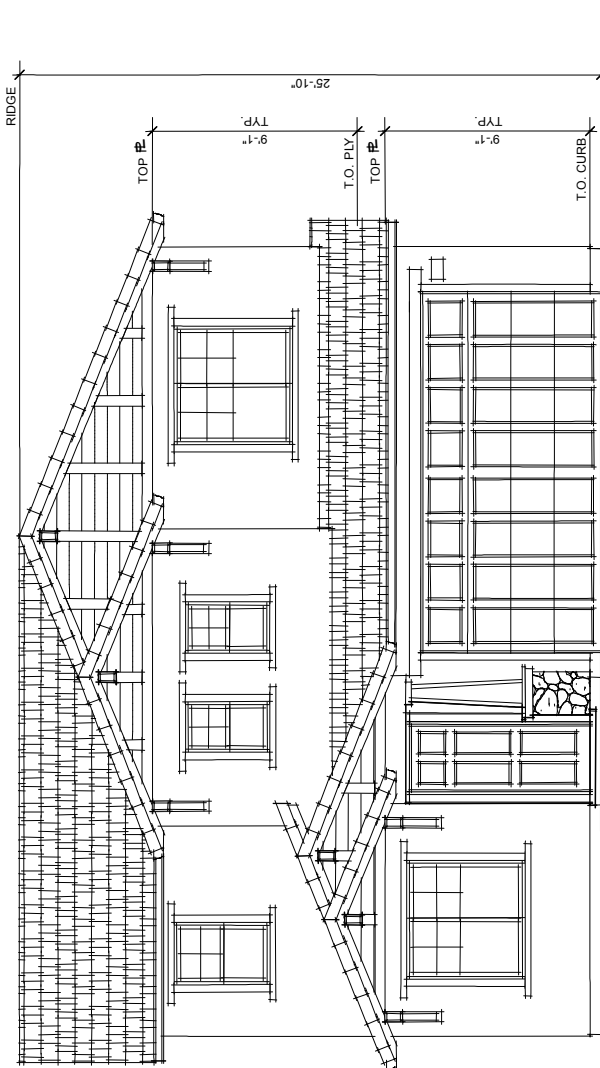
REAR "B"
(OPT. COVERED PATIO)



LEFT SIDE "B"



FRONT ELEVATION "B"
(CRAFTSMAN)

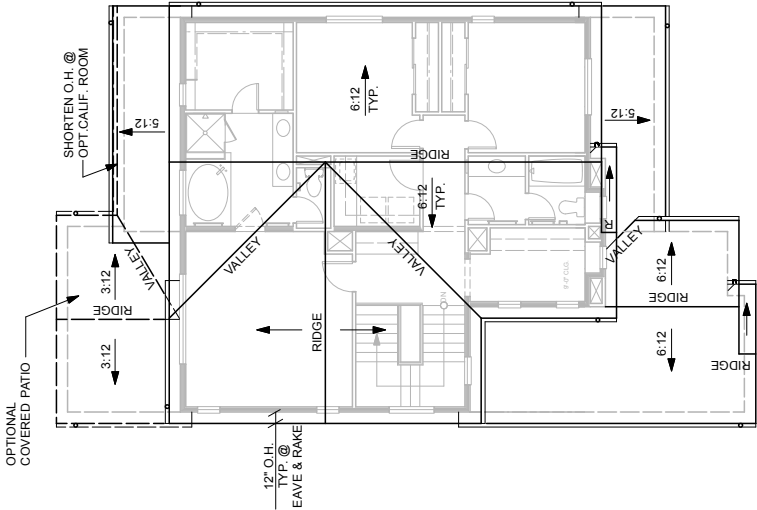


CRAFTSMAN

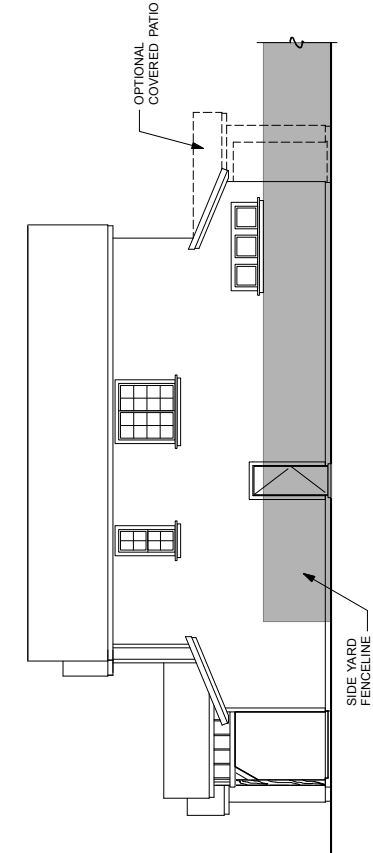
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER LAP SIDING AT GABLE ENDS
- WOOD OUTLOOKERS W/ KICKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS

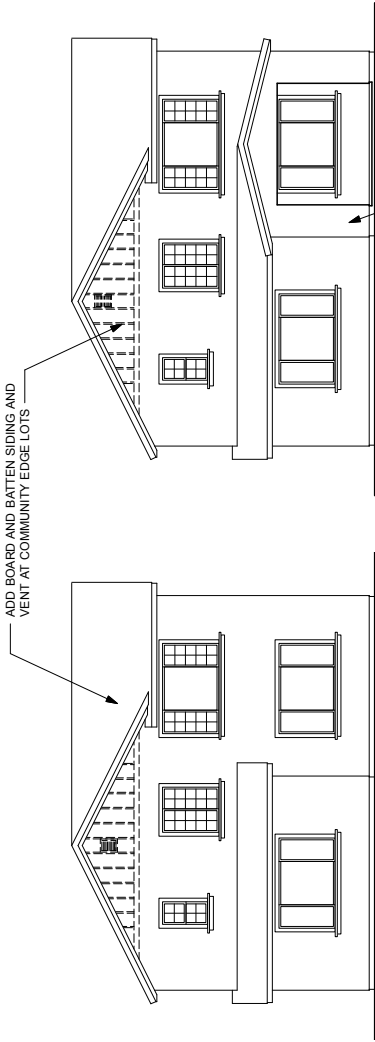
COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF Concrete Shake	5600 PEWTER BRONZE BLEND	5503 ARCADIA	5687 GRAY BROWN RANGE
TRIM COLOR #1 Corbels Eaves Fascia Garage Door Outlookers Posts	KM A75-5 CELLAR DOOR	KM 5748-5 NATURE'S GATE	KM 4820-5 CANNON BALL
TRIM COLOR #2 Single Siding @ Gables Trim	KM 5759-2 TOWNHOUSE TAUPE	KM 4602-3 PIE SAFE	KM 4748-3 WESTERN RESERVE
BODY COLOR Corner Boards Lap Siding Stucco	KM 5741-3 CRICKET'S CROSS	HLS 4277-2 COTSWOLD DILL	KM W31-1 FRANKLY EARNEST
ACCENT COLOR Entry Door Shutters	KM A59-5 SECOND NATURE	KM A76-5 LOG CABIN	KM A68-5 LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLION FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE: Eagle	PAINT: Kelly Moore	STONE: Environmental Stoneworks	BRICK: Environmental Stoneworks



ROOF PLAN "B"

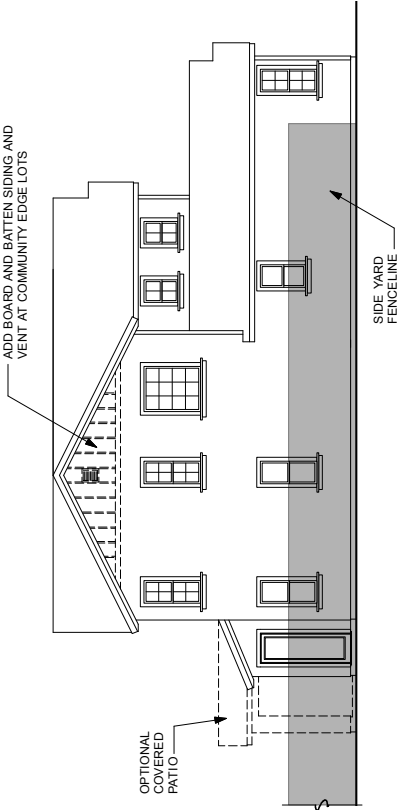


RIGHT SIDE "C"

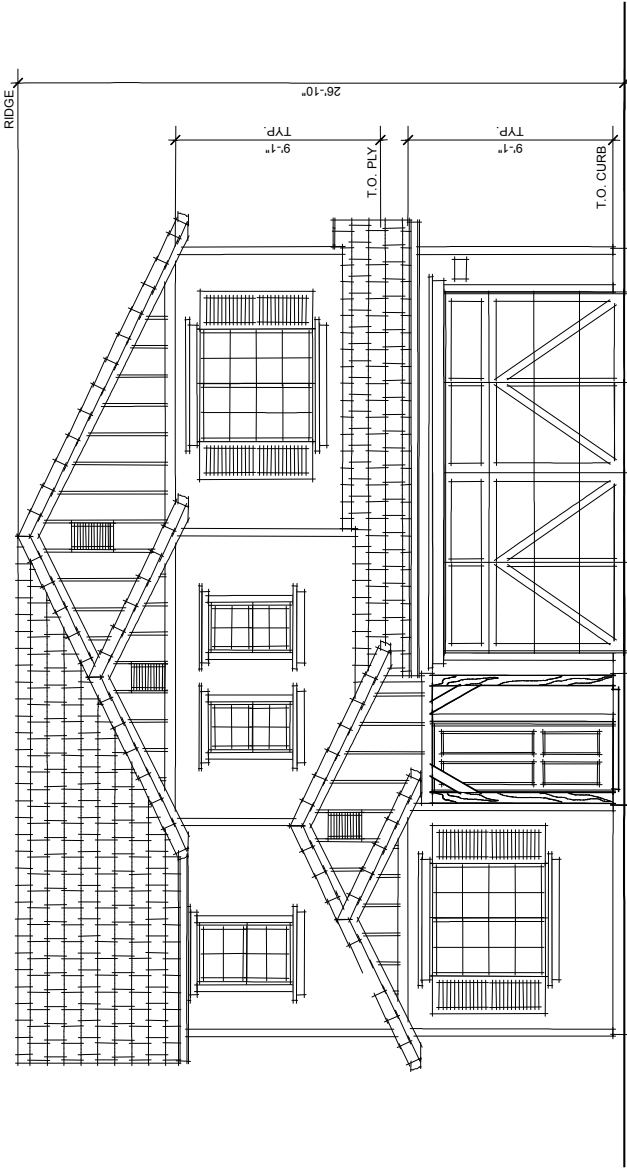


REAR "C"

REAR "C"
(OPT. COVERED PATIO)



LEFT SIDE "C"



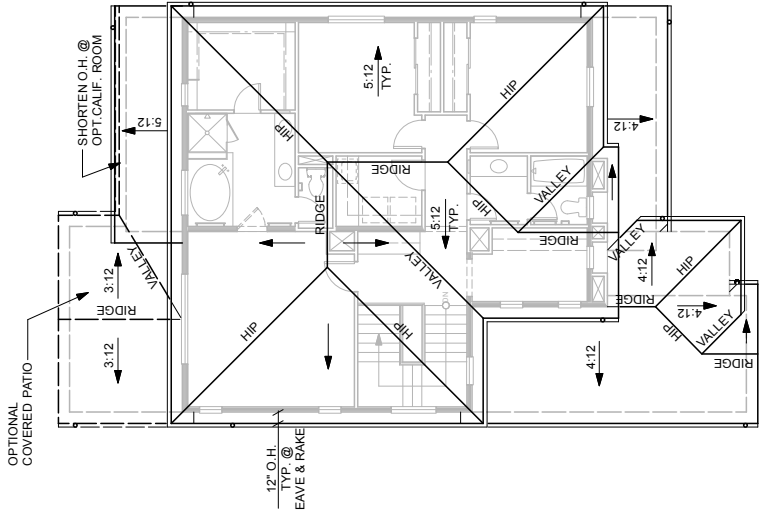
FRONT ELEVATION "C"
(FARMHOUSE)

FARMHOUSE

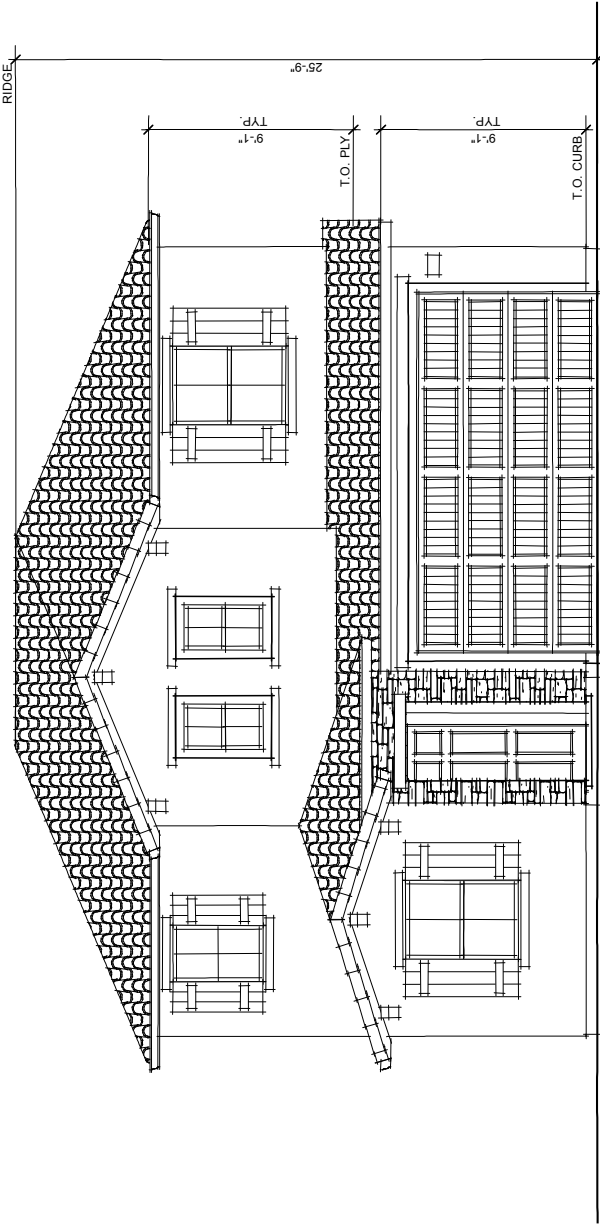
- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATT SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS

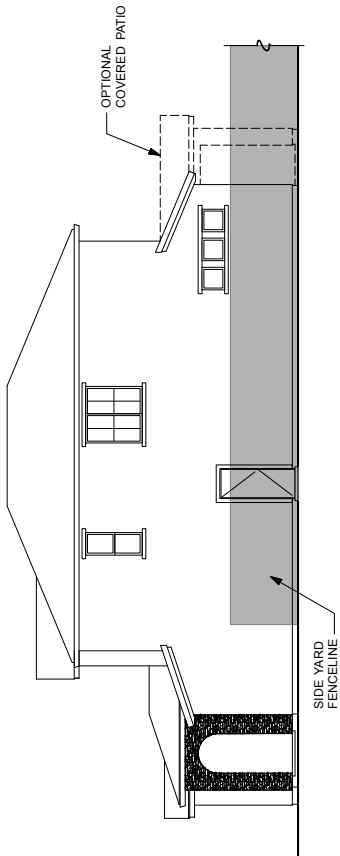
COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF Concrete Slate	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR Fascia Garage Door Louvered Vents Posts Trim	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HLS 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Board & Batten Corner Boards Lap Siding	KM 4526-5 COFFEE BAR	KM 5747-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Stucco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGEY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A60-5 ROASTED KONA	KM A84-5 STARLITE EYE
ROOF TILE	Eagle	PAINT: Kelly Moore STONE Environmental Stoneworks	BRICK Environmental Stoneworks



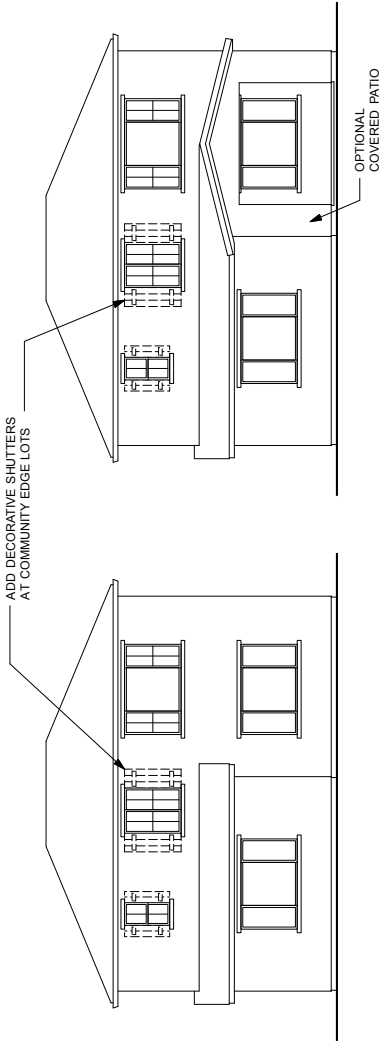
ROOF PLAN "D"



FRONT ELEVATION "D"
(TUSCAN)

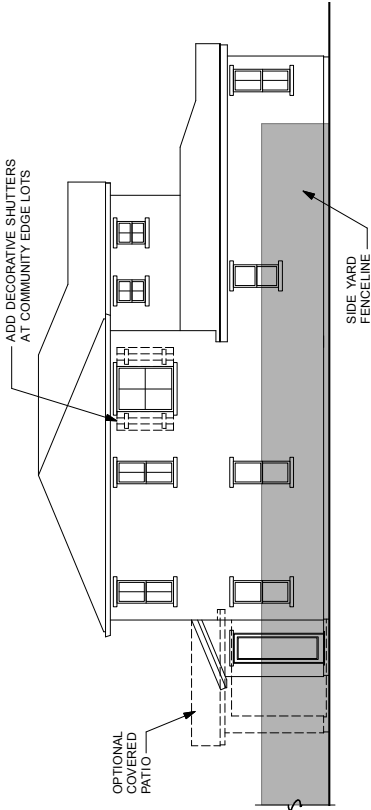


RIGHT SIDE "D"



REAR "D"

REAR "D"
(OPT. COVERED PATIO)



LEFT SIDE "D"

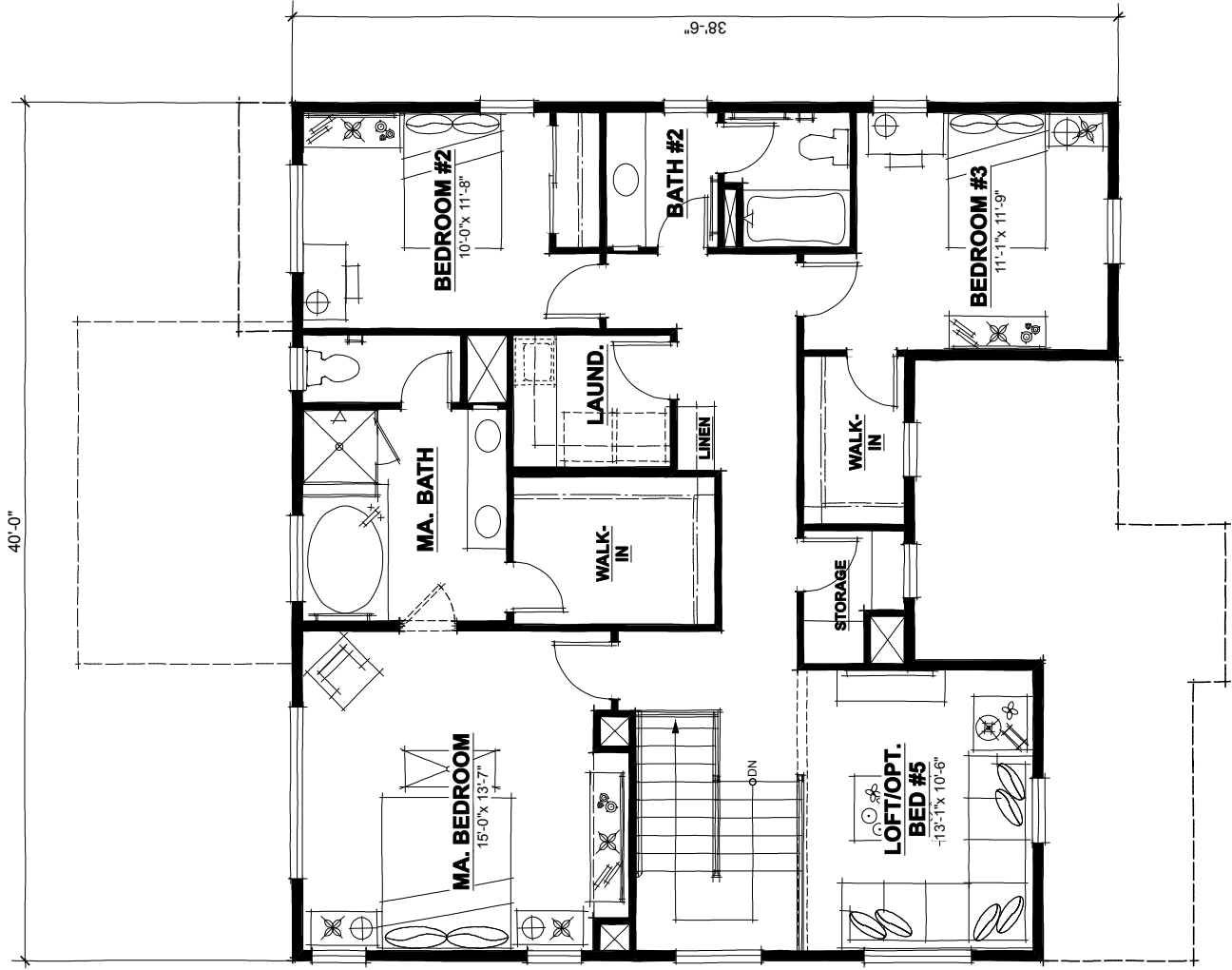
TUSCAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM OUTLOOKERS
- PLANK AND BATTEN SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

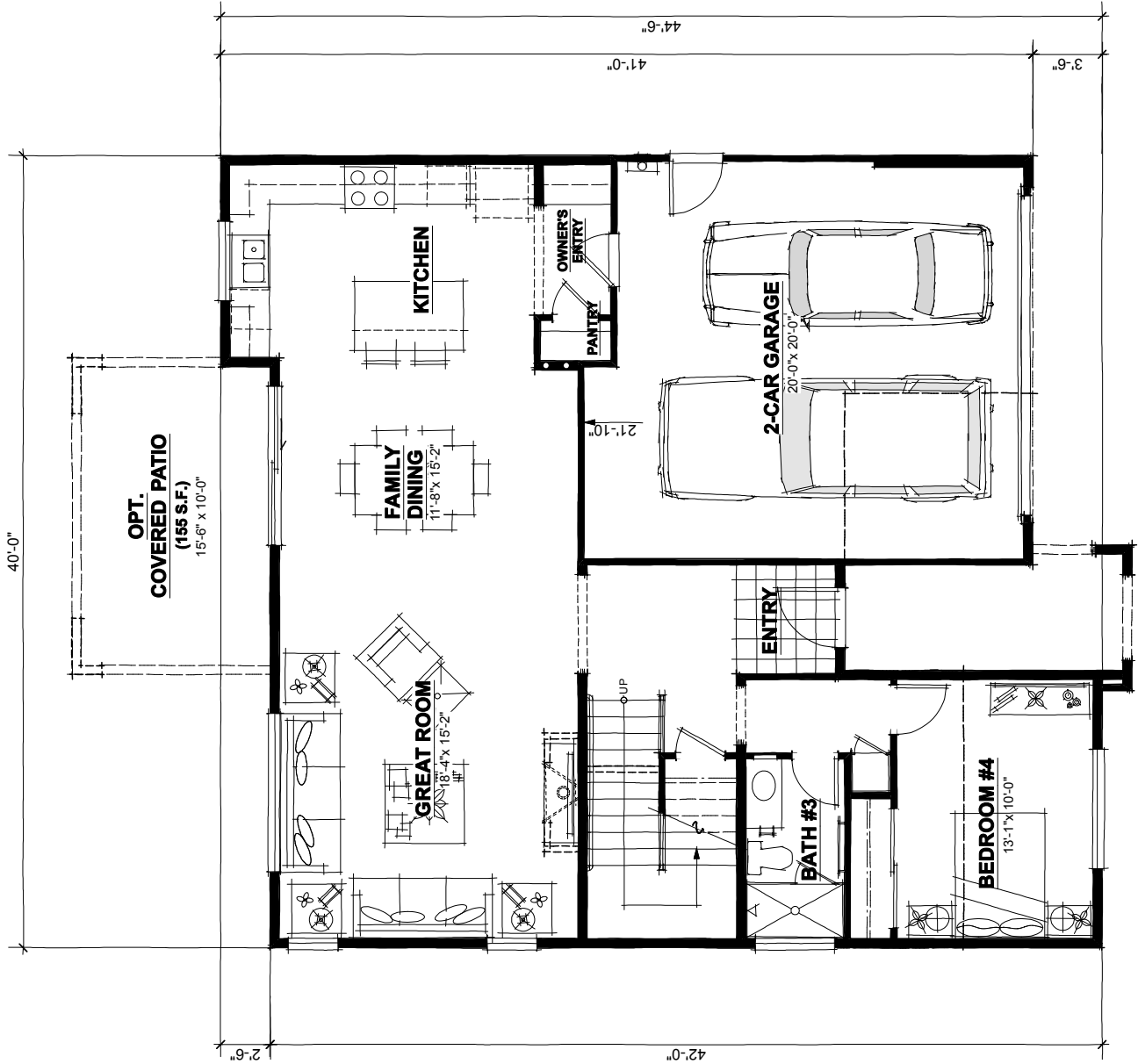
INDICATES RECESS

COLOR SCHEMES	SCHEME aa	SCHEME bb	SCHEME cc
ROOF	Concrete Low Profile	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND
TRIM COLOR #1	Corbels Columns Eaves Fascia Trim	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL
TRIM COLOR #2	Garage Door	KM 4553-3 BRAUN	KM 5761-5 COLUSA WETLANDS
BODY COLOR	Stucco	KM 4629-3 TRADING POST	KM 5733-3 SONORA HILLS
ACCENT COLOR	Entry Door Shutters	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERSTRUCK
ROOF TILE	Eagle	PAINT: Kelly Moore STONE	BRICK: Environmental Stoneworks

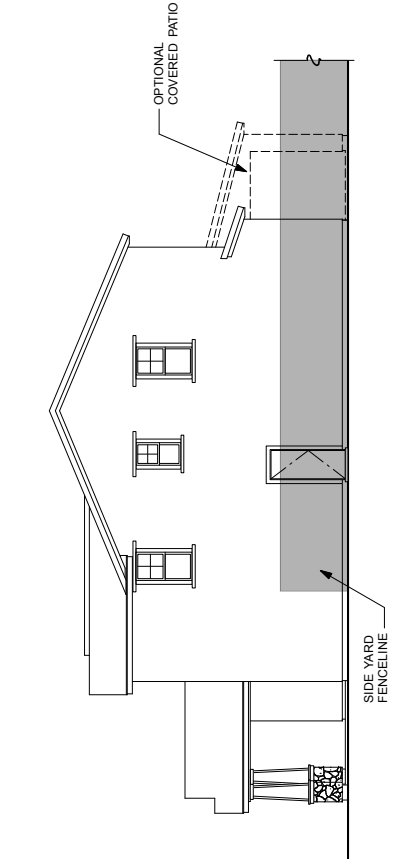
PLAN 5 (240-2402)
AVIANO 5000
Oakley, California



SECOND FLOOR PLAN (1284 S.F., 2402 TOTAL S.F.) **1/4"**



FIRST FLOOR PLAN (1118 S.F.; 2402 TOTAL S.F.) **1/4"**

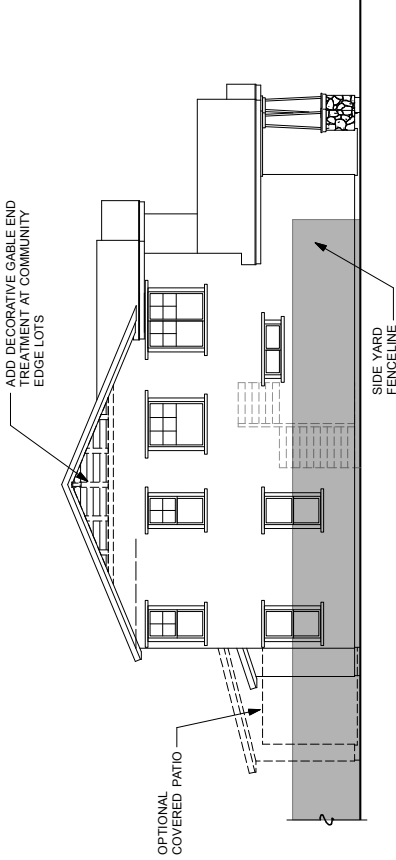


RIGHT SIDE "B"

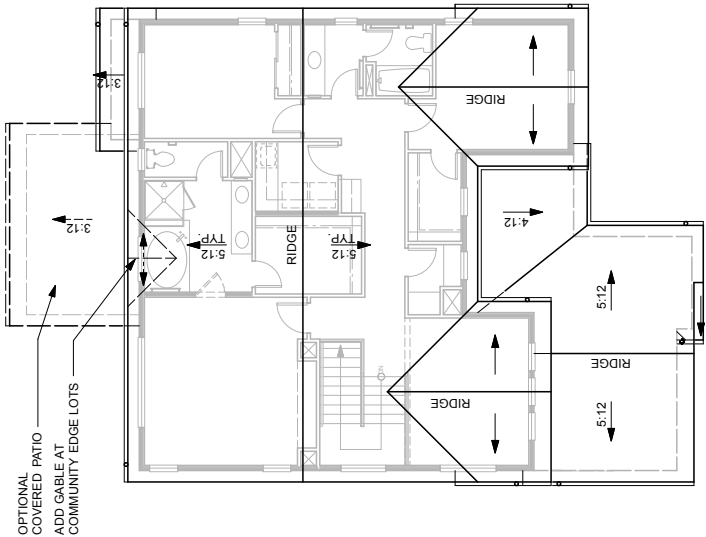


REAR "B"

REAR "B"
(OPT. COVERED PATIO)



LEFT SIDE "B"

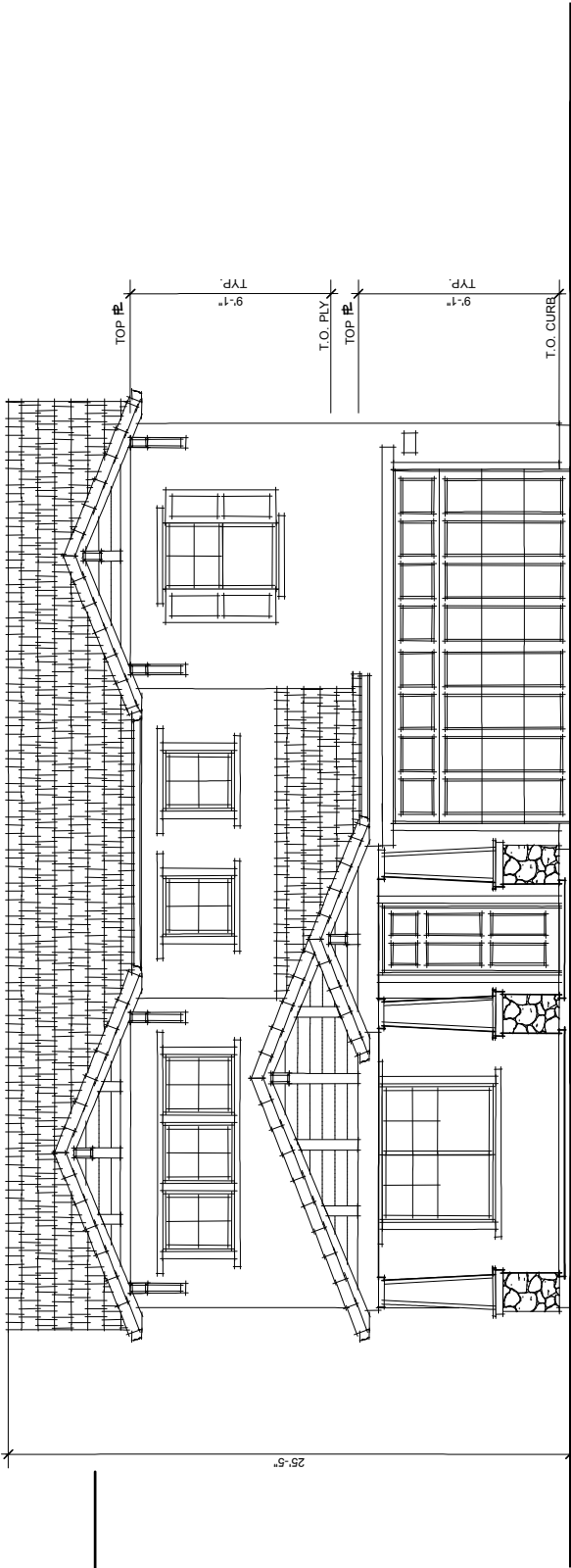


ROOF PLAN "B"

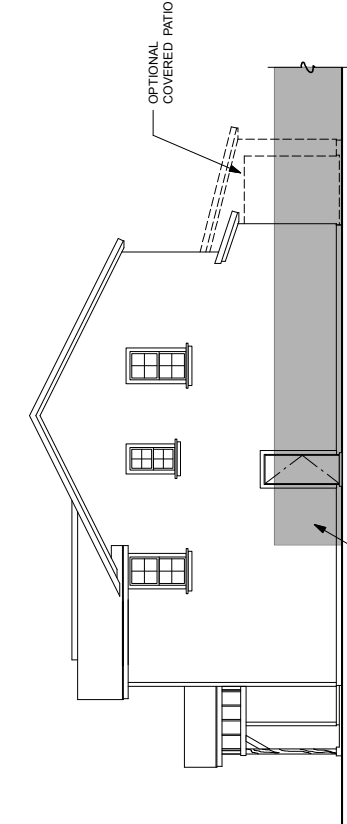
CRAFTSMAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER LAP SIDING AT GABLE ENDS
- WOOD OUTLOOKERS W/ KICKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

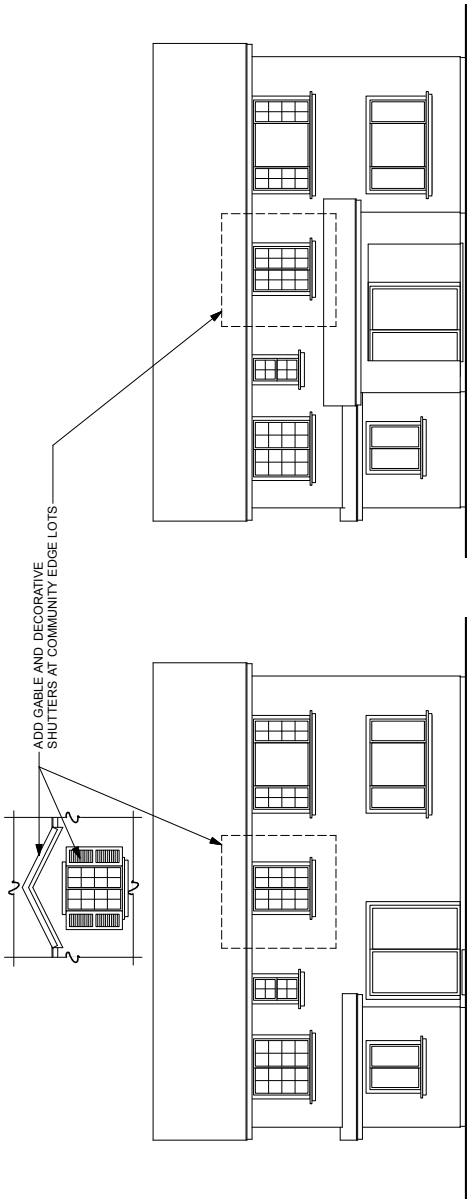
INDICATES RECESS



FRONT ELEVATION "B"
(CRAFTSMAN)

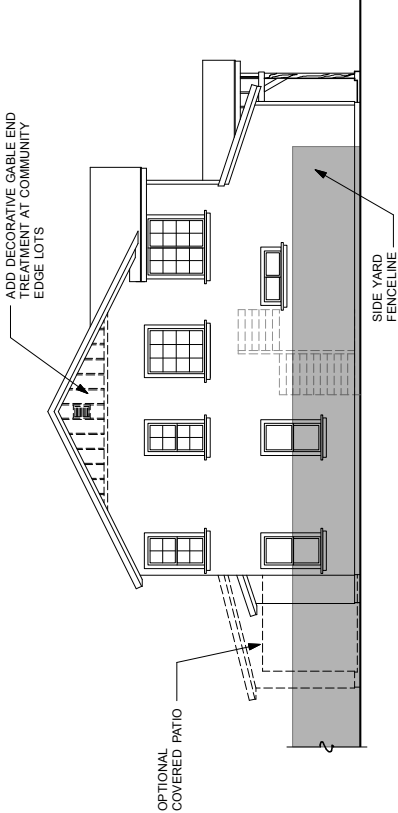


RIGHT SIDE "C"

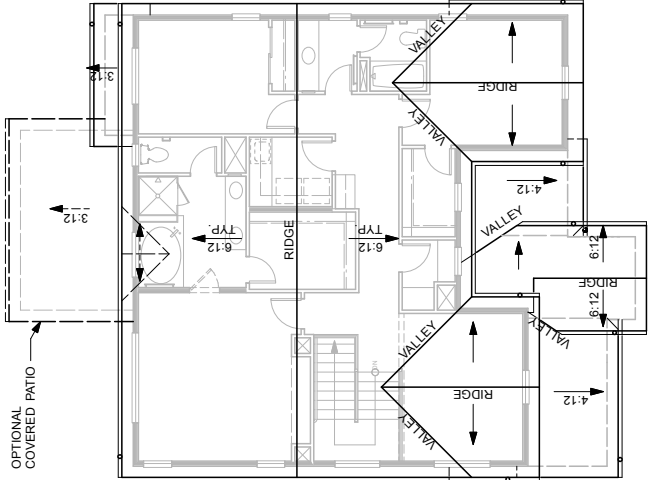


REAR "C"

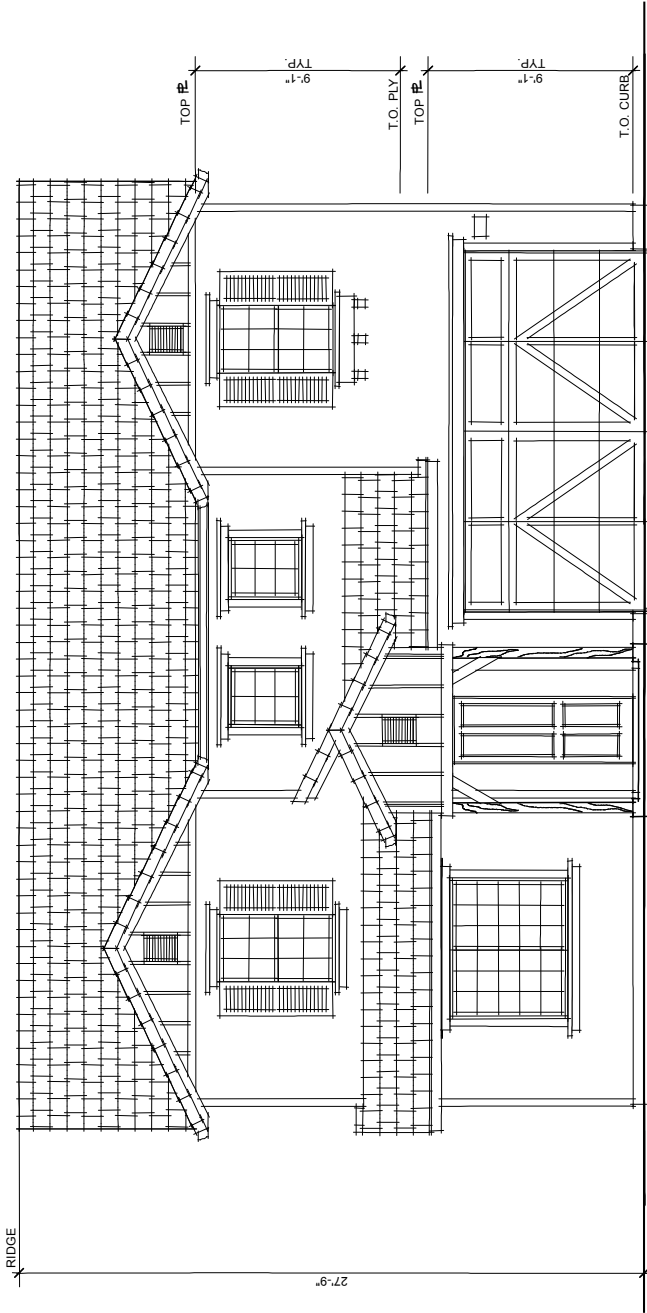
REAR "C"
(OPT. COVERED PATIO)



LEFT SIDE "C"



ROOF PLAN "C"

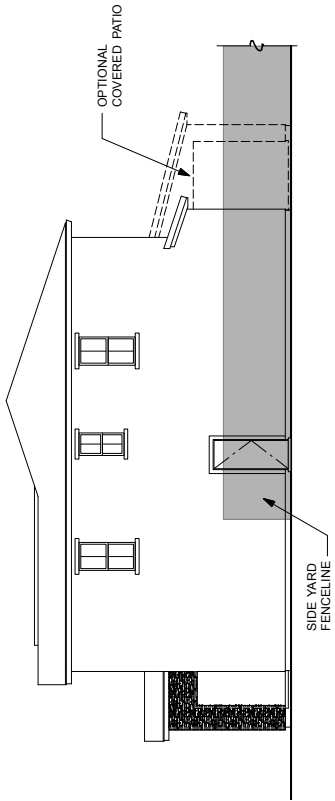


FRONT ELEVATION "C"
(FARMHOUSE)

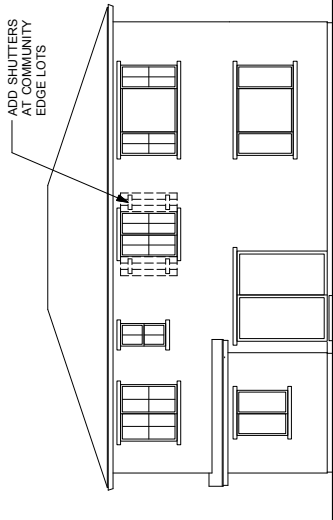
FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATT SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

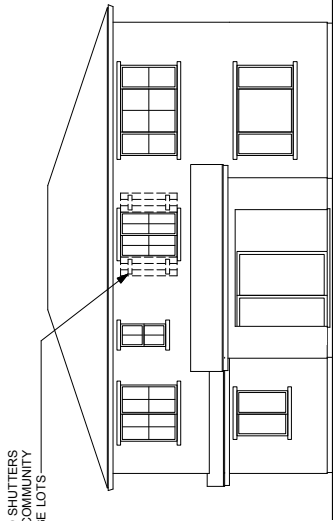
INDICATES RECESS



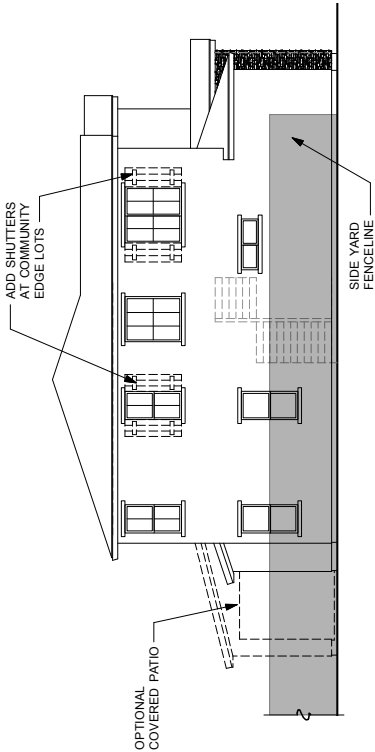
RIGHT SIDE "D"



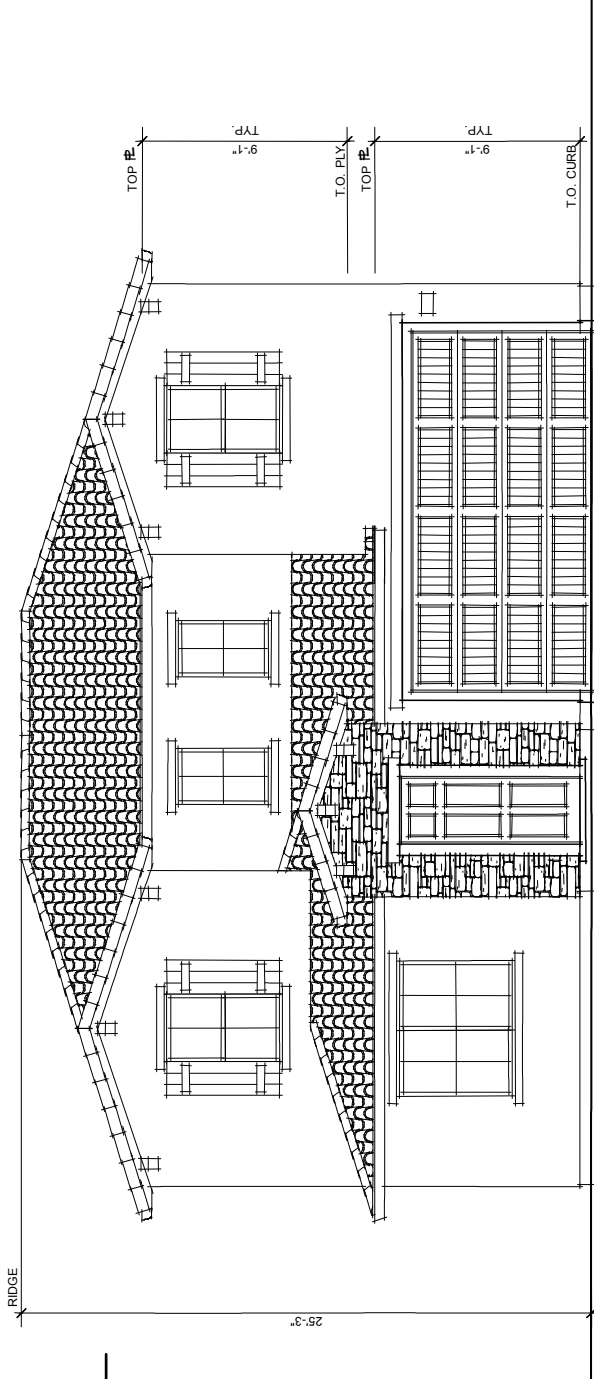
REAR "D"



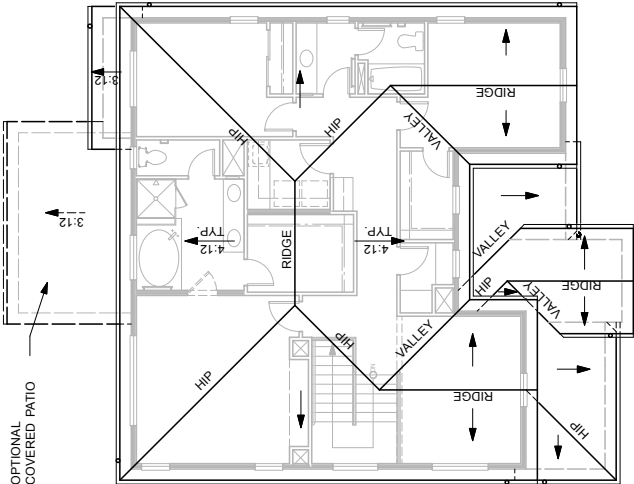
REAR "D"
(OPT. COVERED PATIO)



LEFT SIDE "D"



FRONT ELEVATION "D"
(TUSCAN)

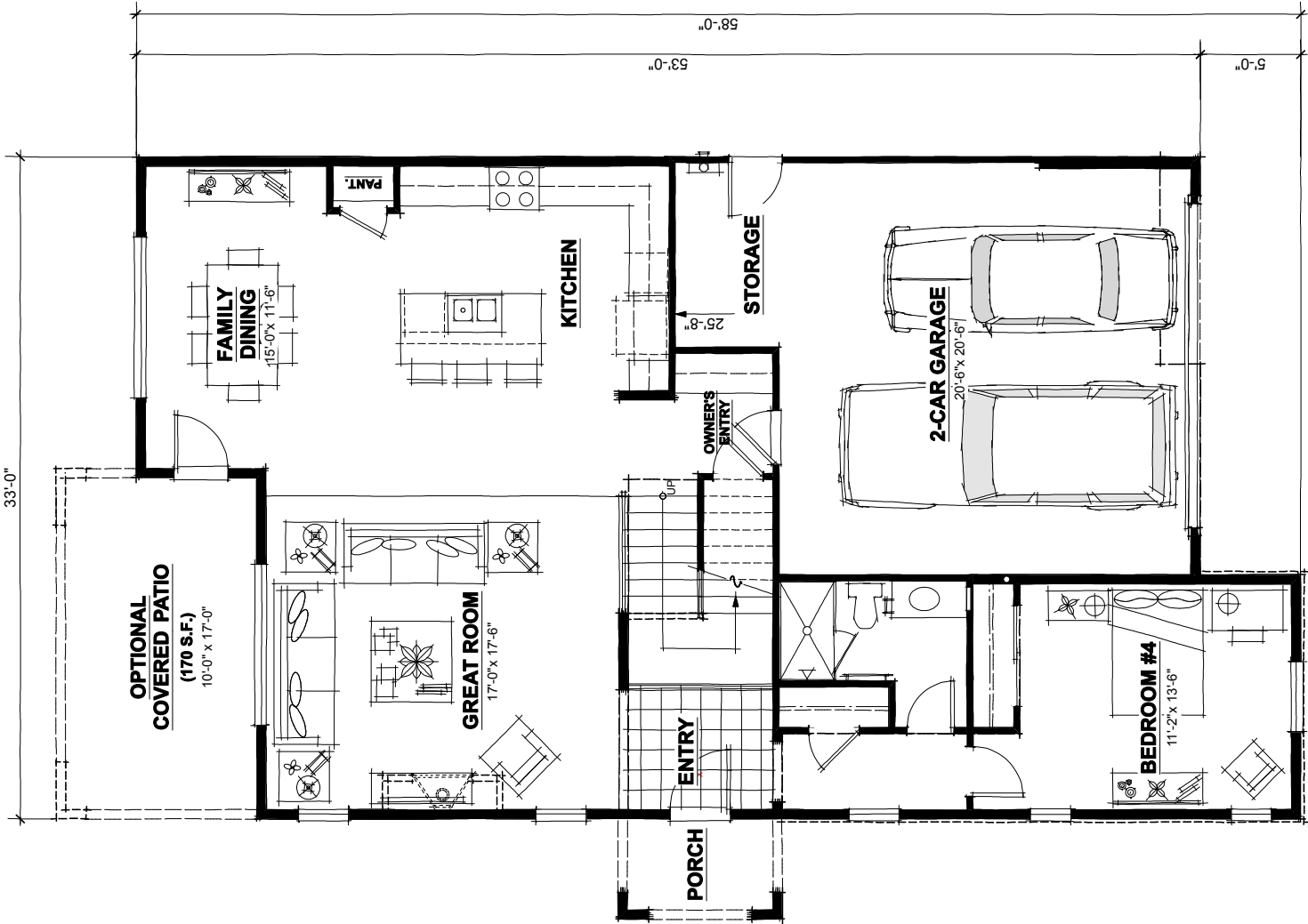


ROOF PLAN "D"

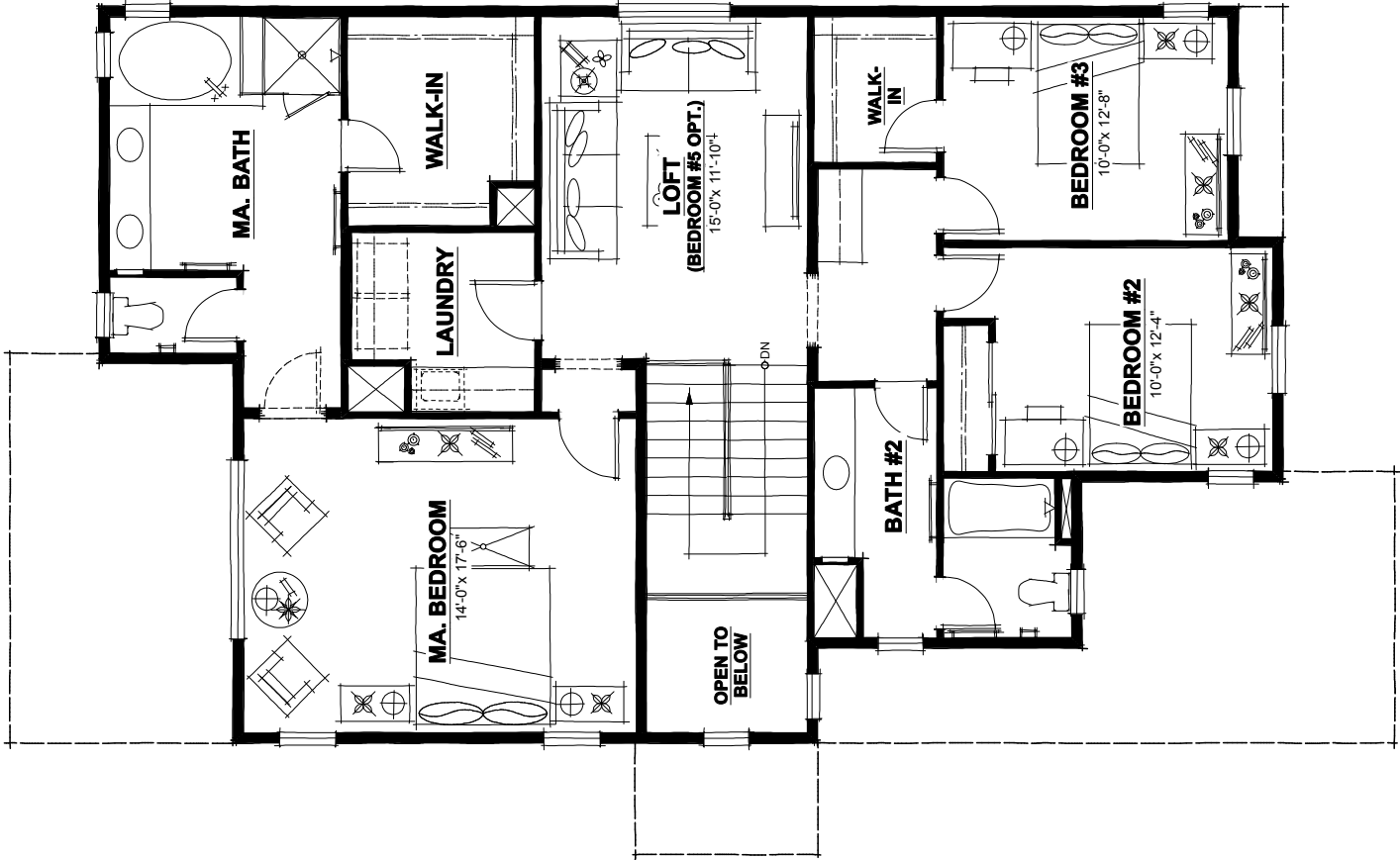
TUSCAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM OUTLOOKERS
- PLANK AND BATTEN SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

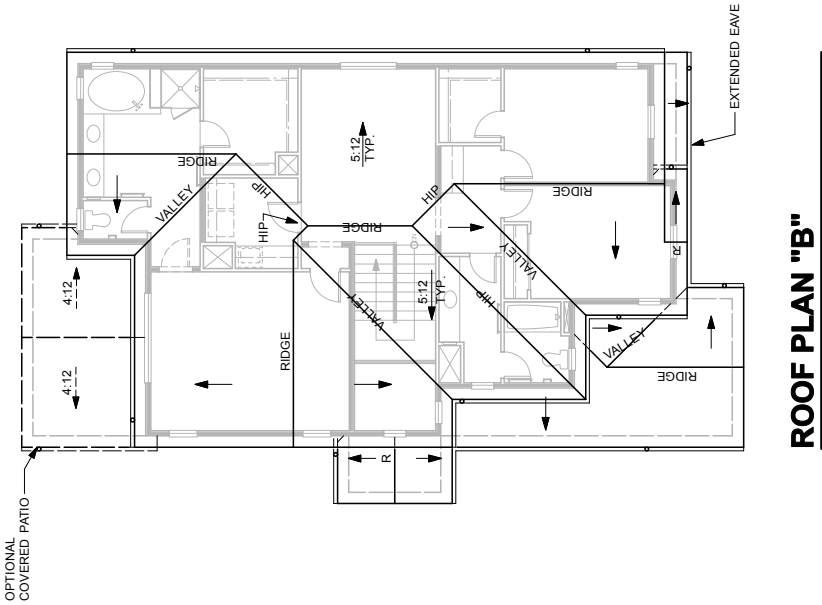


FIRST FLOOR PLAN

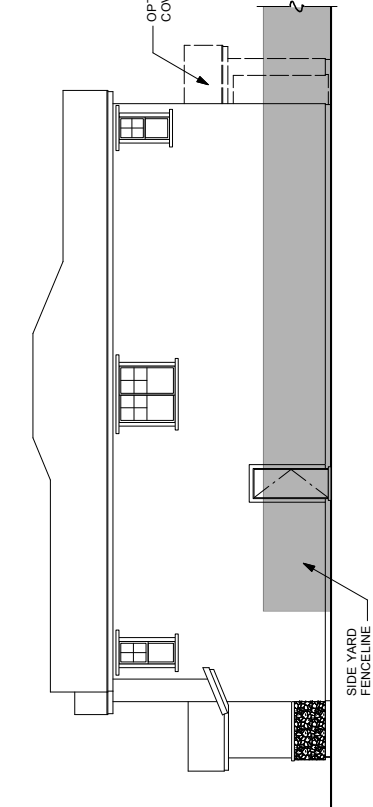


SECOND FLOOR PLAN

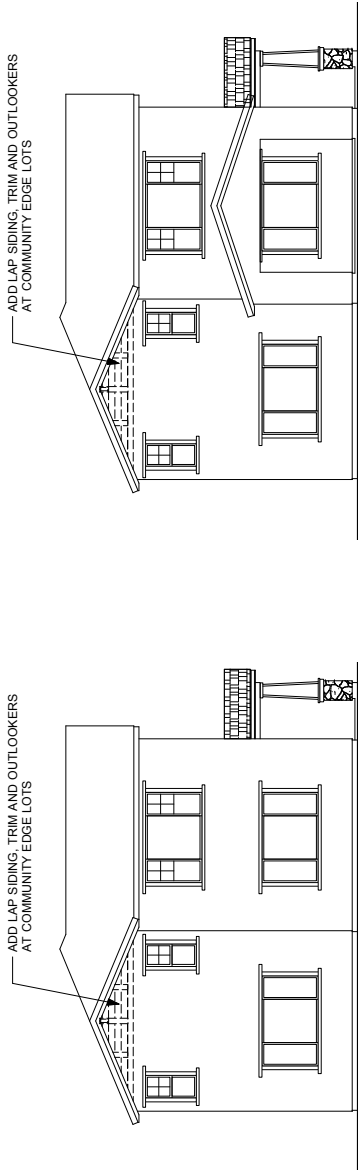
PLAN 6 (235-2565)
AVIANO 5000
Antioch, California



ROOF PLAN "B"

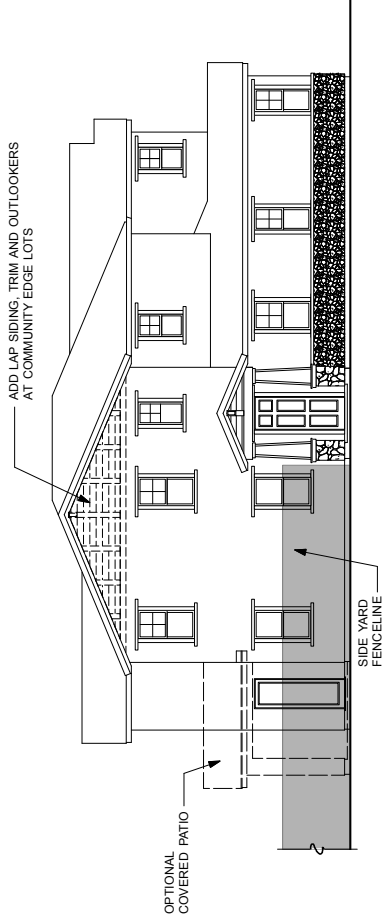


RIGHT SIDE "B"



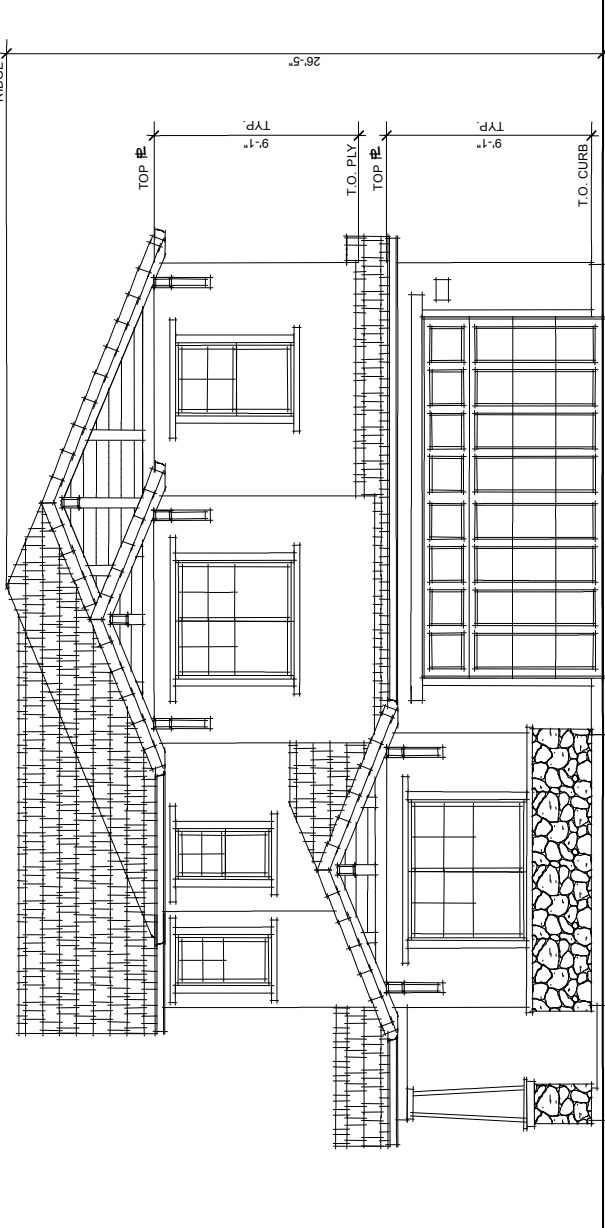
REAR "B"

REAR "B"
(OPT. COVERED PATIO)



LEFT SIDE "B"

FRONT ELEVATION "B"
(CRAFTSMAN)

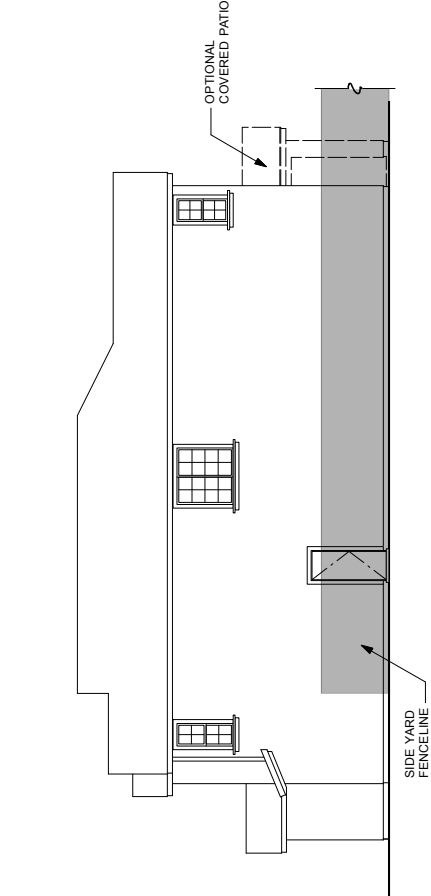


CRAFTSMAN

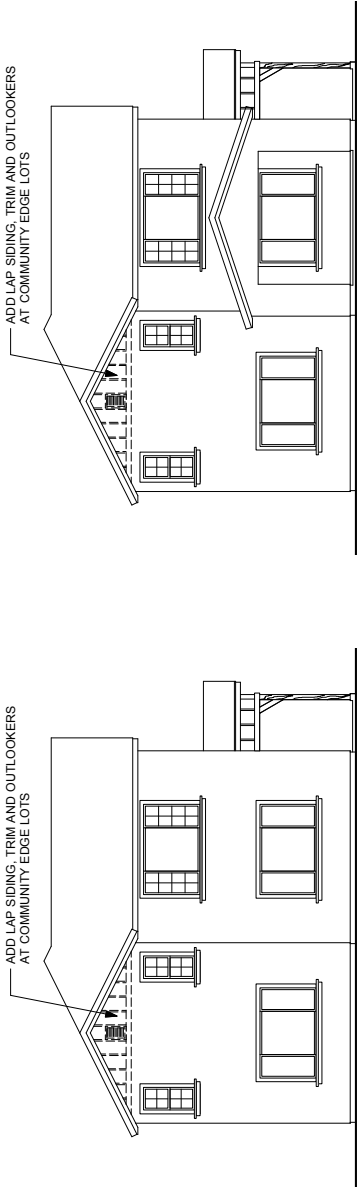
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER LAP SIDING AT GABLE ENDS
- WOOD OUTLOOKERS W/ KICKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS

COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF Concrete Shake	5600 PEWTER BRONZE BLEND	5503 ARCADIA	5687 GRAY BROWN RANGE
TRIM COLOR EJ Corbels Eaves Fascia Garage Door Outlookers Posts	KM A75-5 CELLAR DOOR	KM 5748-5 NATURE'S GATE	KM 4820-5 CANNON BALL
TRIM COLOR EZ Single Siding @ Gables Trim	KM 5759-2 TOWNHOUSE TAUPE	KM 4602-3 PIE SAFE	KM 4748-3 WESTERN RESERVE
BODY COLOR Corner Boards Lap Siding Stucco	KM 5741-3 CRICKET'S CROSS	HLS 4277-2 COTSWOLD DILL	KM W31-1 FRANKLY EARNEST
ACCENT COLOR Entry Door Shutters	KM A59-5 SECOND NATURE	KM A76-5 LOG CABIN	KM A68-5 LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLION FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE: Eagle	PAINT: Kelly Moore	STONE: Environmental Stoneworks	BRICK: Environmental Stoneworks

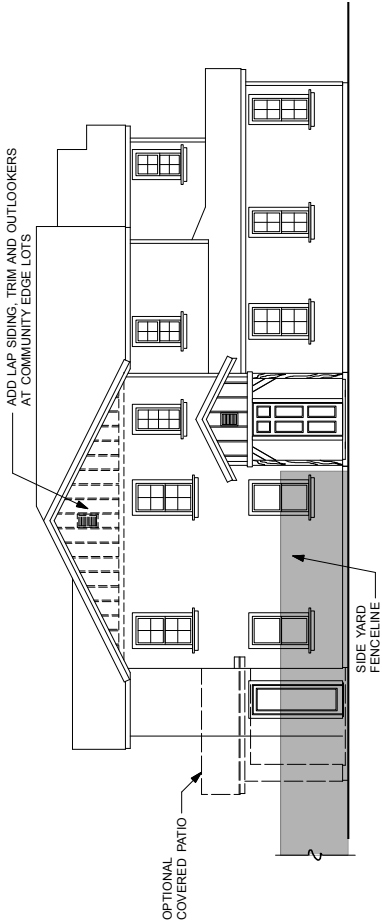


RIGHT SIDE "C"

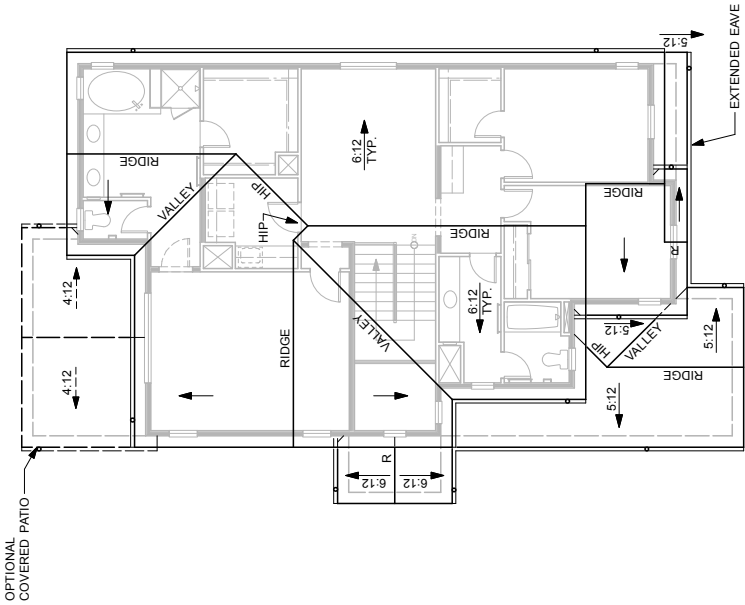


REAR "C"

REAR "C"
(OPT. COVERED PATIO)



LEFT SIDE "C"



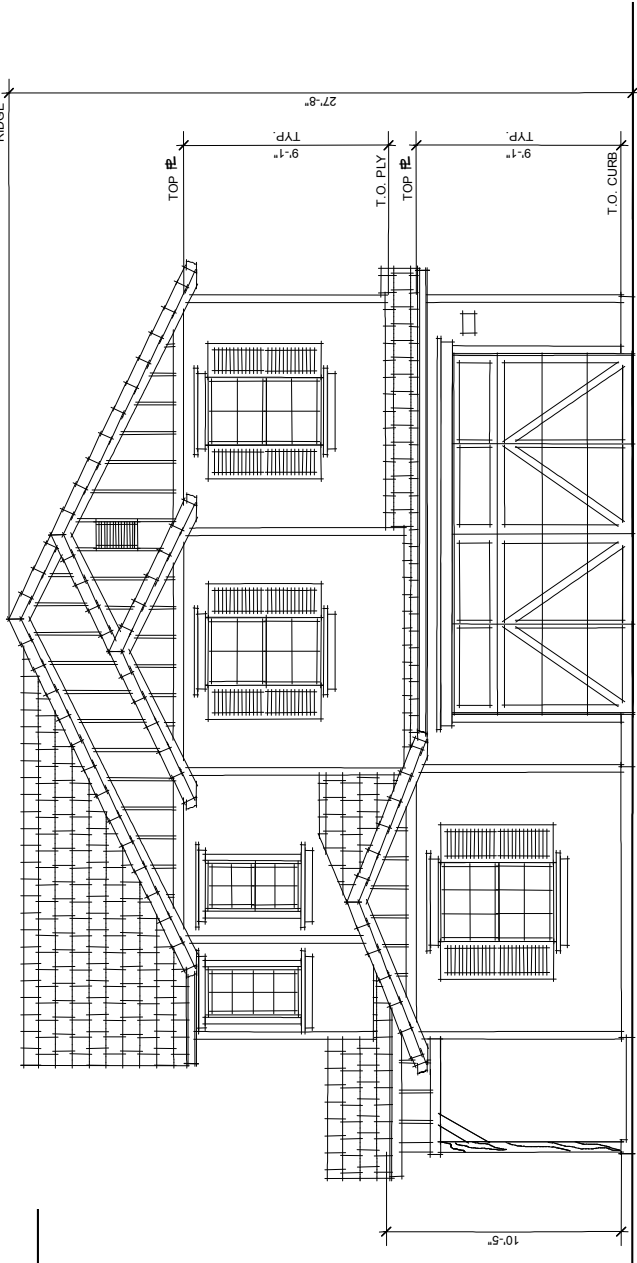
ROOF PLAN "C"

FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATT SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

 INDICATES RECESS

COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF Concrete Slate	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR Fascia Garage Door Louvered Vents Posts Trim	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HLS 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Board & Batten Corner Boards Lap Siding	KM 4526-5 COFFEE BAR	KM 5747-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Stucco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGEY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A60-5 ROASTED KONA	KM A84-5 STARLITE EYE
ROOF TILE Eagle	PAINT: Kelly Moore STONE Environmental Stoneworks	BRICK Environmental Stoneworks	

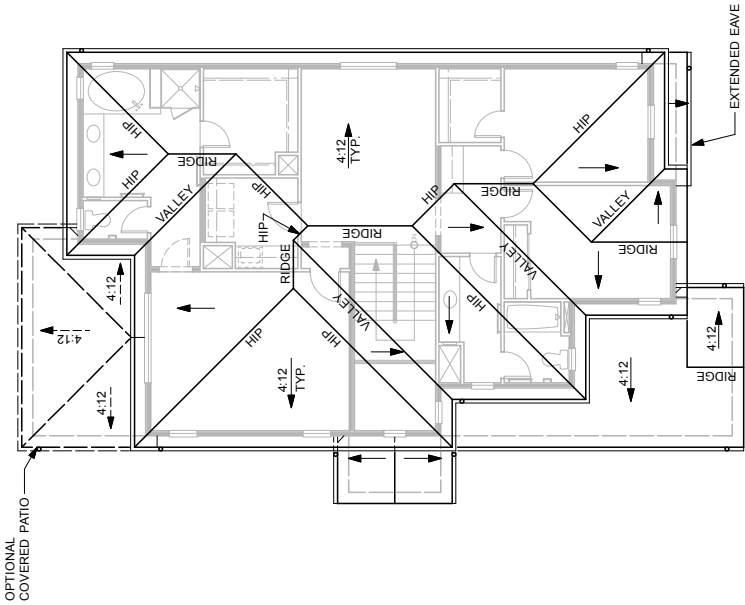


FRONT ELEVATION "C"
(FARMHOUSE)

TUSCAN

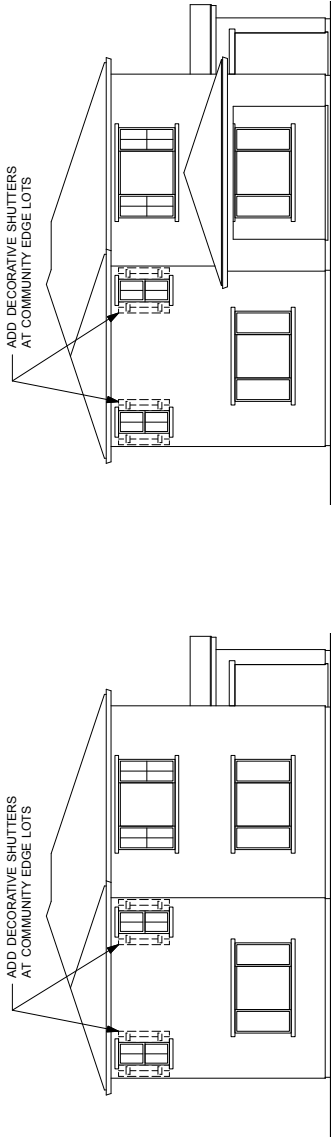
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM OUTLOOKERS
- PLANK AND BATTEN SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS



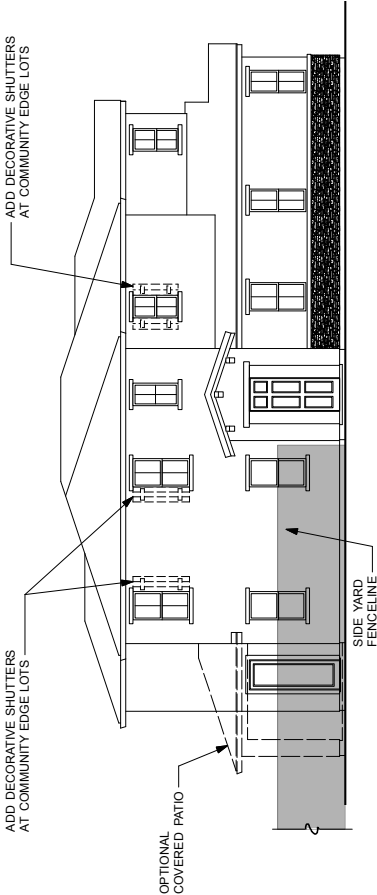
ROOF PLAN "D"

COLOR SCHEMES	SCHEME 8a	SCHEME bb	SCHEME cc
ROOF	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND	2723 ADOBE BLEND
TRIM COLOR #1			
Corbels			
Columns			
Eaves	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL	216 MALIBU BEIGE
Fascia			
Trim			
TRIM COLOR #2			
Garage Door	KM 4553-3 BRAUN	KM 5761-5 COLUSA WETLANDS	KM 5799-5 DOWNTOWN BENNY BROWN
BODY COLOR			
Stucco	KM 4629-3 TRADING POST	KM 5733-3 SONORA HILLS	KM 5712-3 COOKIE CRUMB
ACCENT COLOR			
Entry Door	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERSTRUCK	KM 4952-5 POMPEII RUINS
Shutters			
ROOF TILE: Eagle PAINT: Kelly Moore STONE: Environmental Stoneworks BRICK: Environmental Stoneworks			

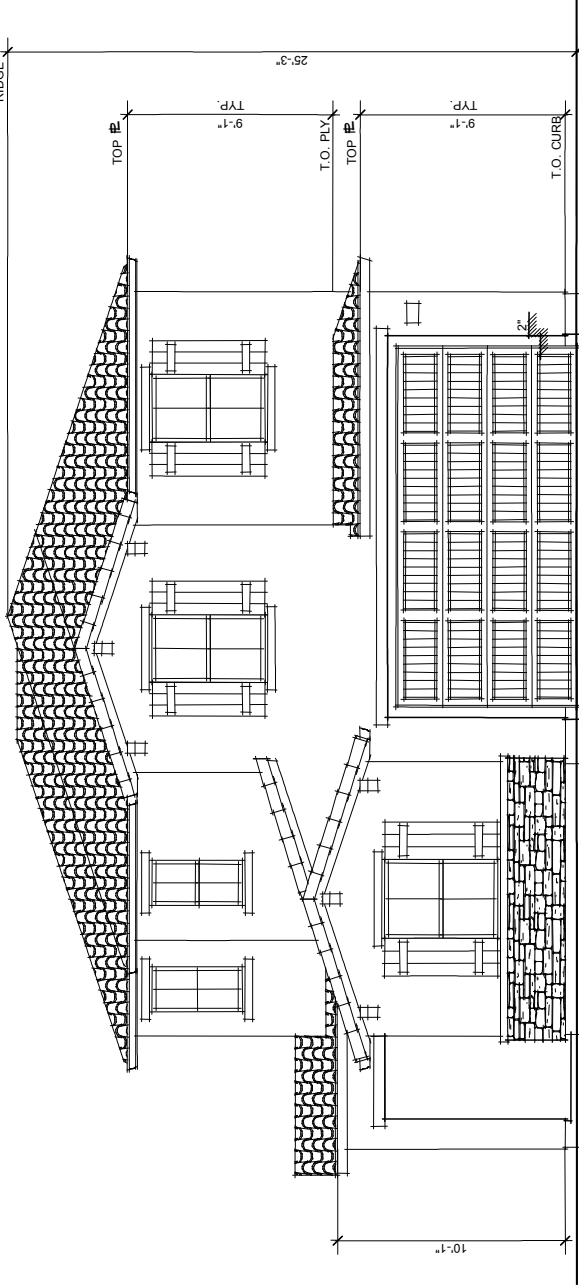


REAR "D"

REAR "D"
(OPT. COVERED PATIO)

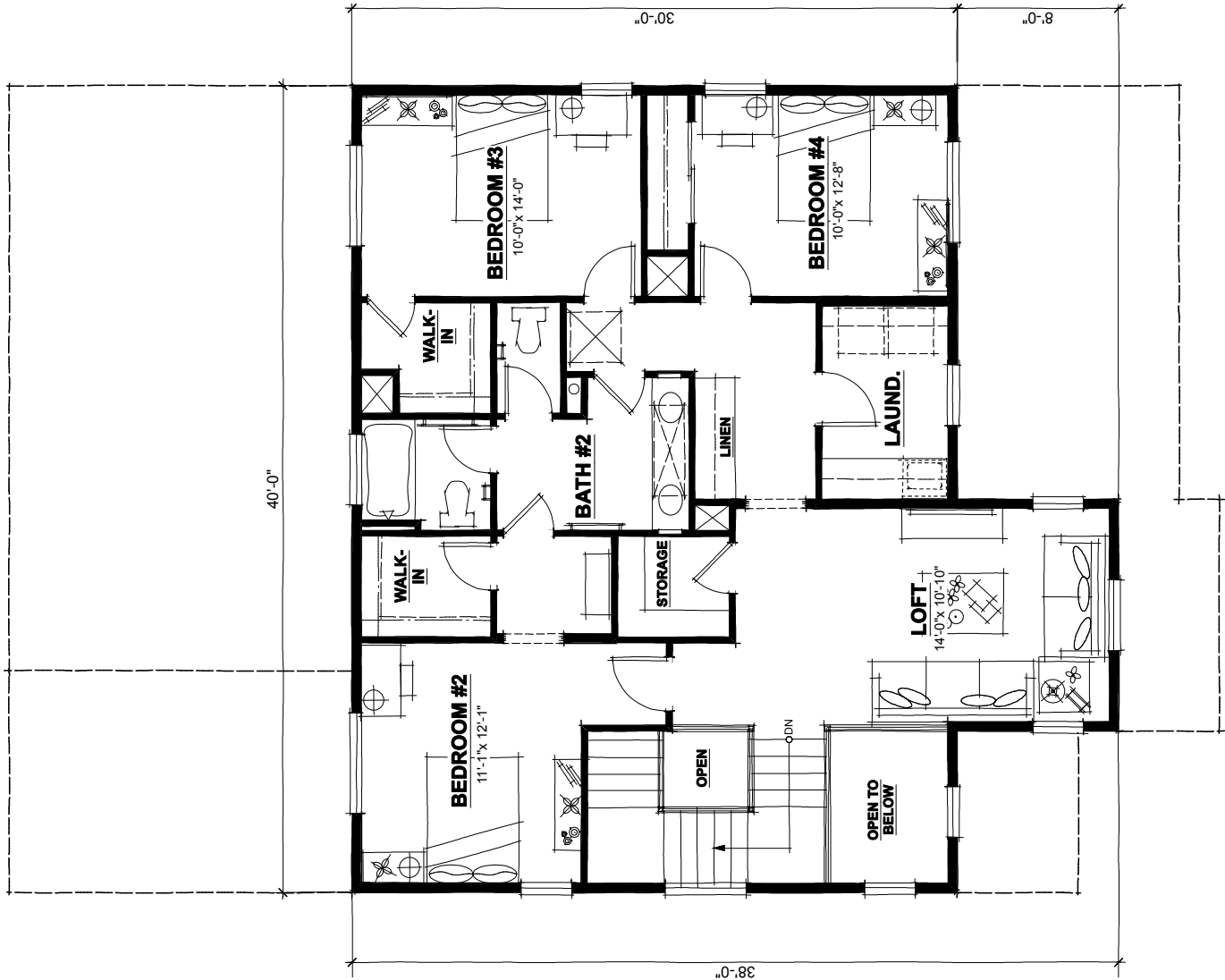


LEFT SIDE "D"



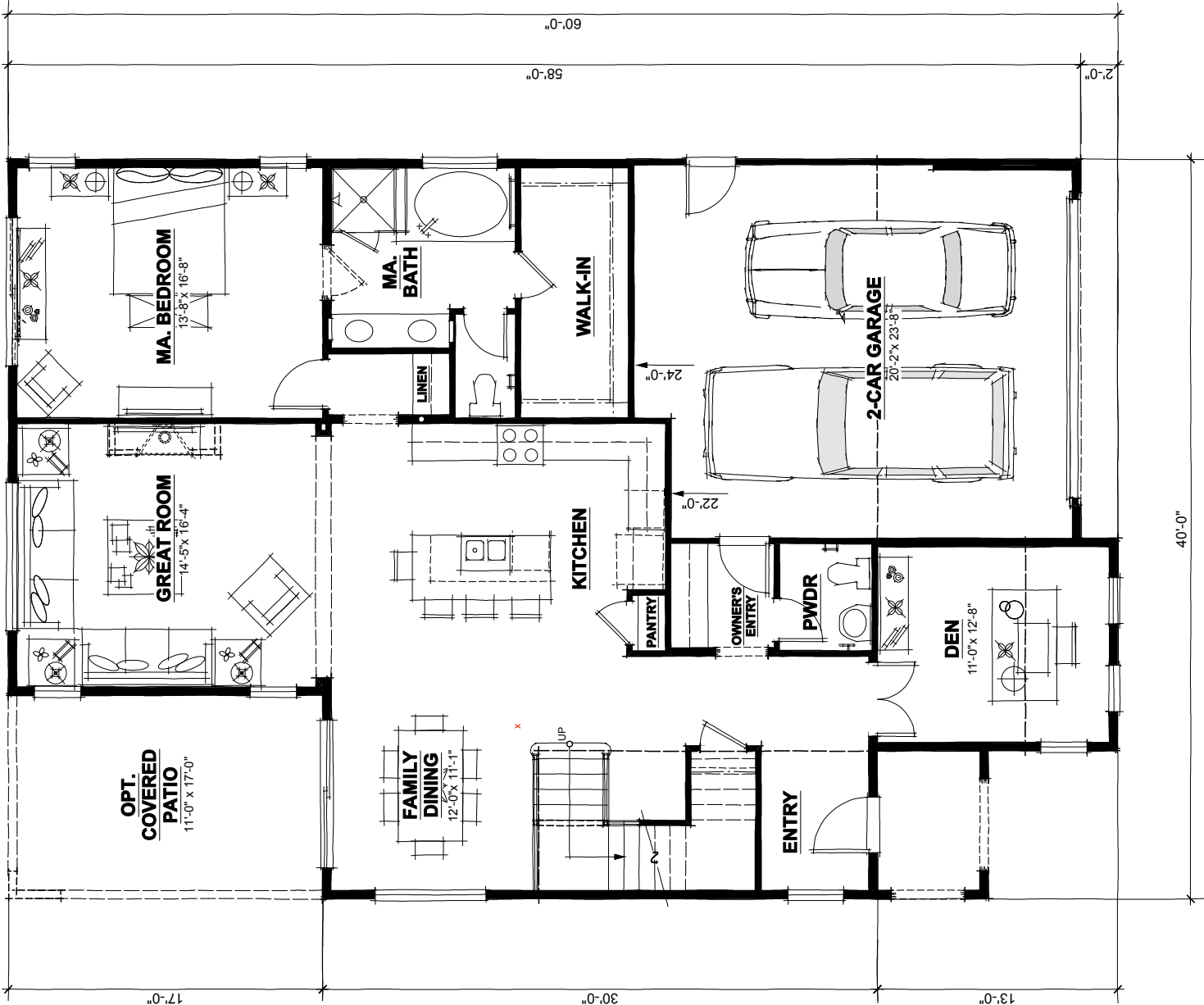
FRONT ELEVATION "D"
(TUSCAN)

PLAN 6 (235-2565)
AVIANO 5000
Antioch, California



SECOND FLOOR PLAN

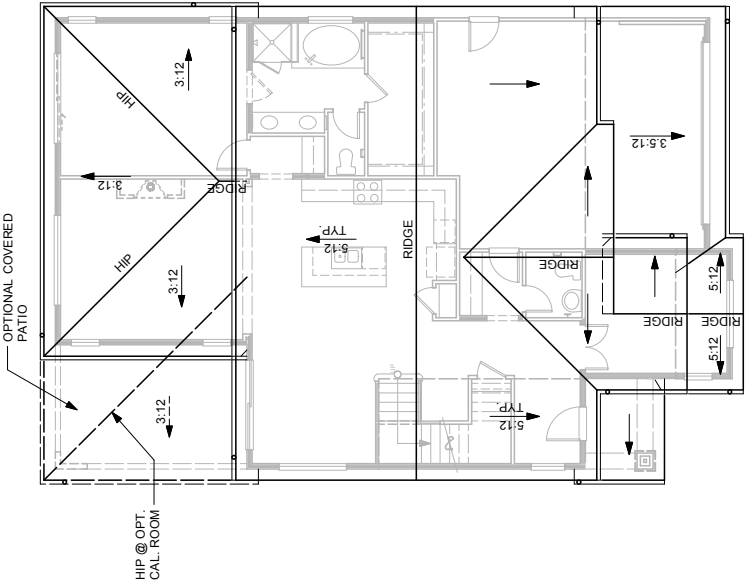
1/4"



FIRST FLOOR PLAN

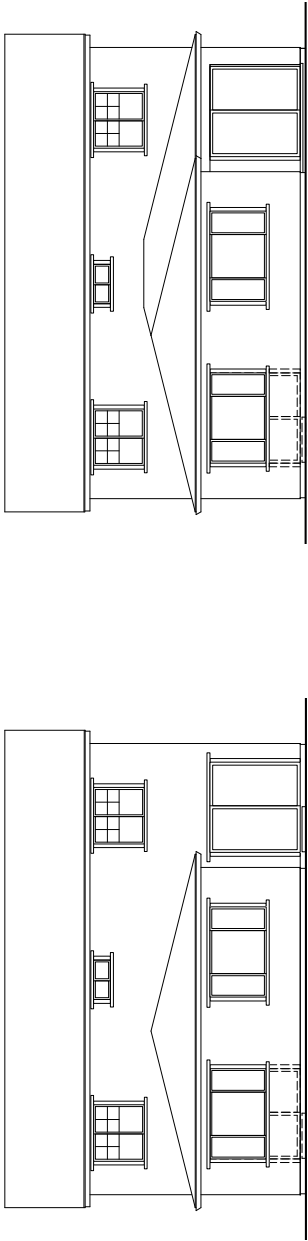
1/4"

PLAN 7 (240-2731)
AVIANO 5000
Antioch, California



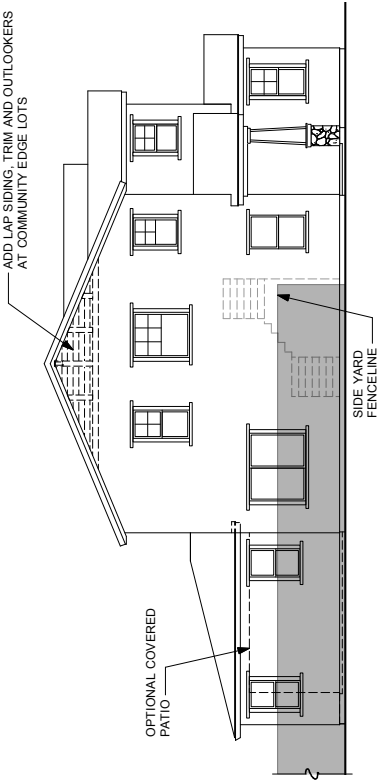
ROOF PLAN "B"

RIGHT SIDE "B"



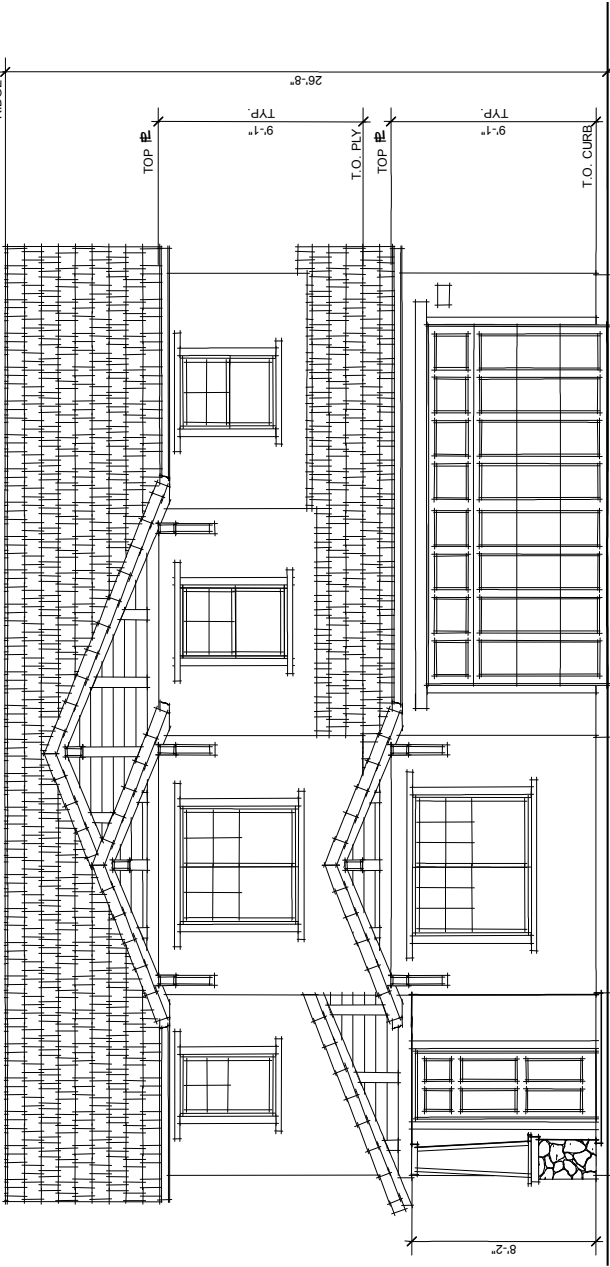
REAR "B"

REAR "B"
(OPT. COVERED PATIO)



LEFT SIDE "B"

FRONT ELEVATION "B"
(CRAFTSMAN)



CRAFTSMAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER LAP SIDING AT GABLE ENDS
- WOOD OUTLOOKERS W/ KICKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS

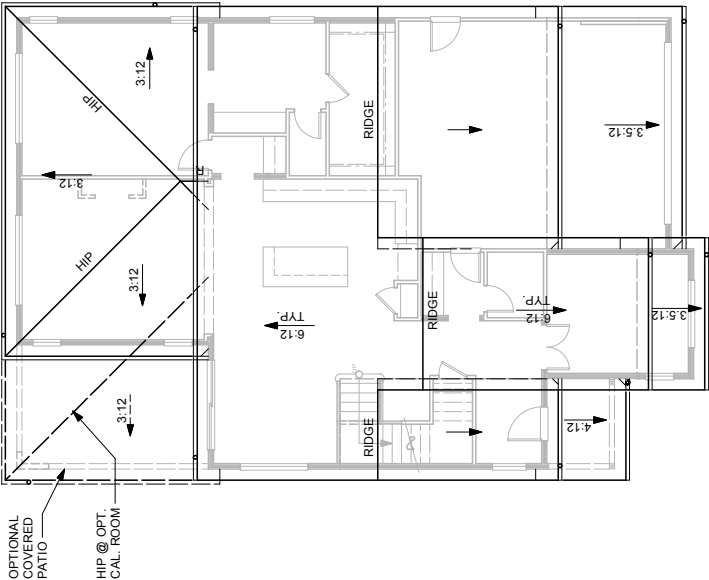
COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF	5690	5502	5687
Concrete Shake	PEWTER BRONZE BLEND	ARCADIA	GRAY BROWN RANGE
TRIM COLOR #1			
Corbels			
Eaves			
Fascia			
Garage Door	KM A75-5	KM 5748-5	KM 4820-5
Outlookers	CELLAR DOOR	NATURE'S GATE	CANNON BALL
Posts			
TRIM COLOR #2			
Shingle Siding @ Gables	KM 5759-2	KM 4602-3	KM 4748-3
Trim	TOWNHOUSE TAUPE	PIE SAFE	WESTERN RESERVE
BODY COLOR			
Corner Boards	KM 5741-3	HLS 4277-2	KM W31-1
Lap Siding	CRICKET'S CROSS	COTSWOLD DILL	FRANKLY EARNEST
Stucco			
ACCENT COLOR			
Entry Door	KM A59-5	KM A76-5	KM A68-5
Shutters	SECOND NATURE	LOG CABIN	LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLION FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE	Eagle	STONE	BRICK
PAINT	Kelly Moore	Environmental Stoneworks	Environmental Stoneworks

FARMHOUSE

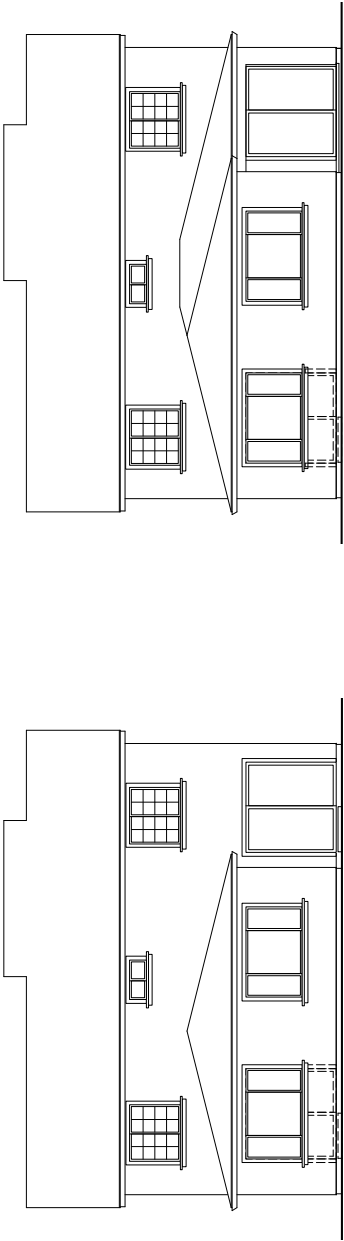
- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATT SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS

COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF	4634	4687	SCB 8805
Concrete Slate	KINGS CANYON BLEND	GRAY BROWN RANGE	SEATTLE BLEND
TRIM COLOR			
Eaves			
Fascia			
Garage Door	KM 4731-1	KM W31-1	HLS 4286-1
Louvered Vents	GRASS SKIRT	FRANKLY EARNEST	ALHAMBRA CREAM
Posts			
Trim			
BODY COLOR #1			
Board & Batten			
Corner Boards	KM 4526-5	KM 5747-3	KM 4587-3
Lap Siding	COFFEE BAR	SUGAR PINE	SMOKY TOPAZ
BODY COLOR #2			
Stucco	KM 5764-3	KM 4586-2	KM 5828-2
	MENDOCINO HILLS	FOGGY NIGHT	BIG BAND
ACCENT COLOR			
Entry Door	KM A62-5	KM A69-5	KM A84-5
Shutters	PARKVIEW	ROASTED KONA	STARLIT EVE
ROOF TILE	PAINT: Kelly Moore	STONE	BRICK
Envle	Environmental Stoneworks	Environmental Stoneworks	Environmental Stoneworks

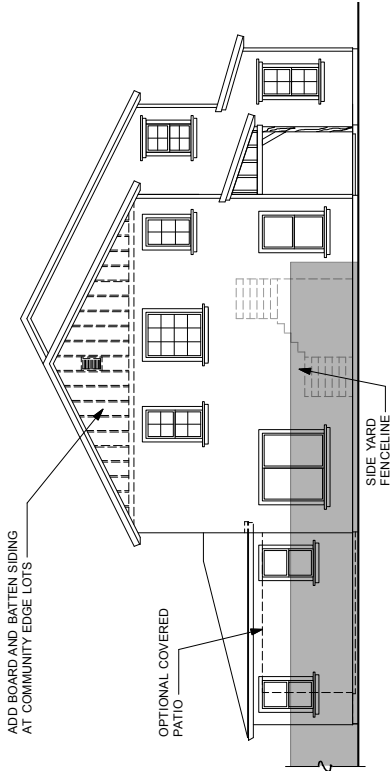


ROOF PLAN "C"

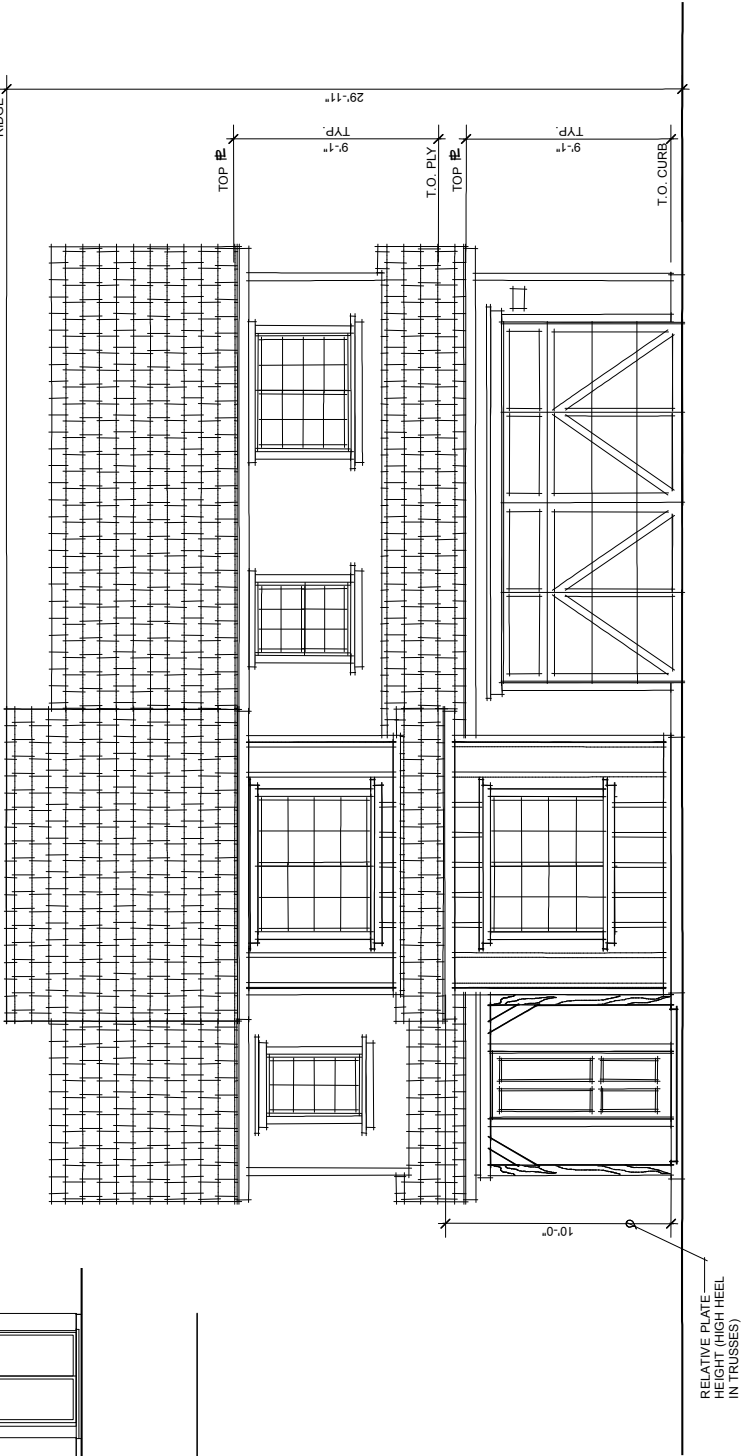


REAR "C"

REAR "C"
(OPT. COVERED PATIO)

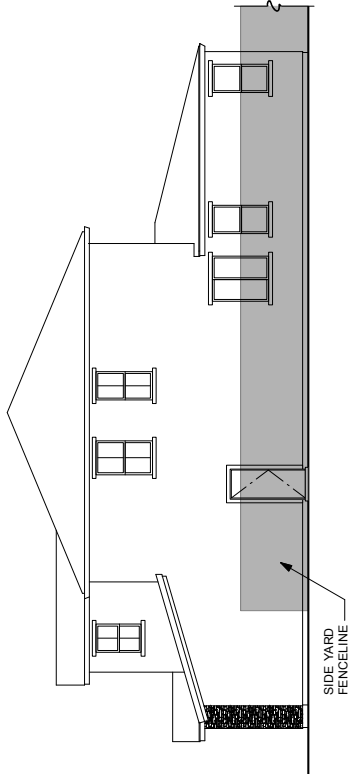


LEFT SIDE "C"

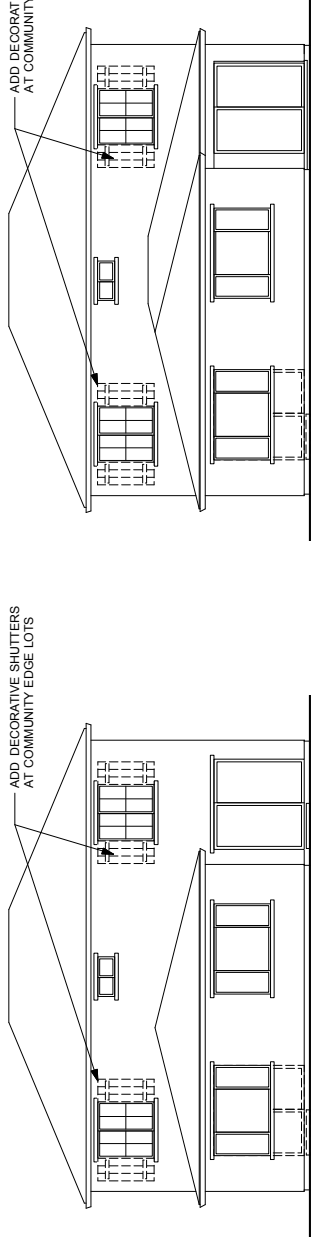


FRONT ELEVATION "C"
(FARMHOUSE)

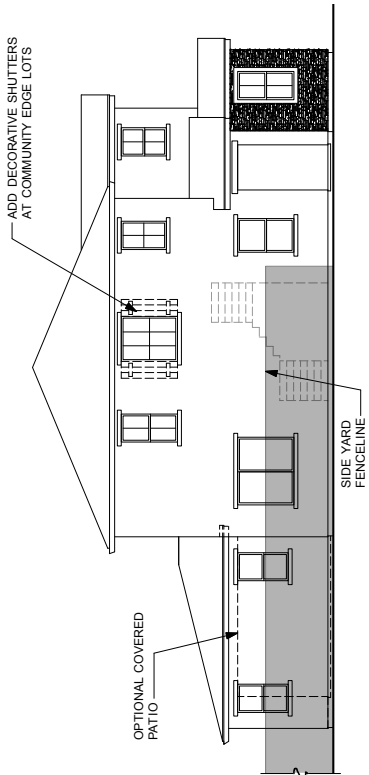
PLAN 7 (240-2731)
AVIANO 5000
Antioch, California



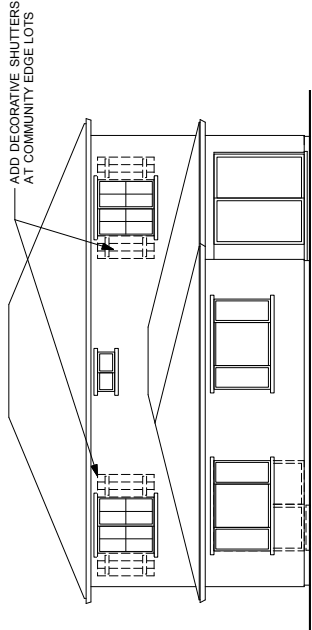
RIGHT SIDE "D"



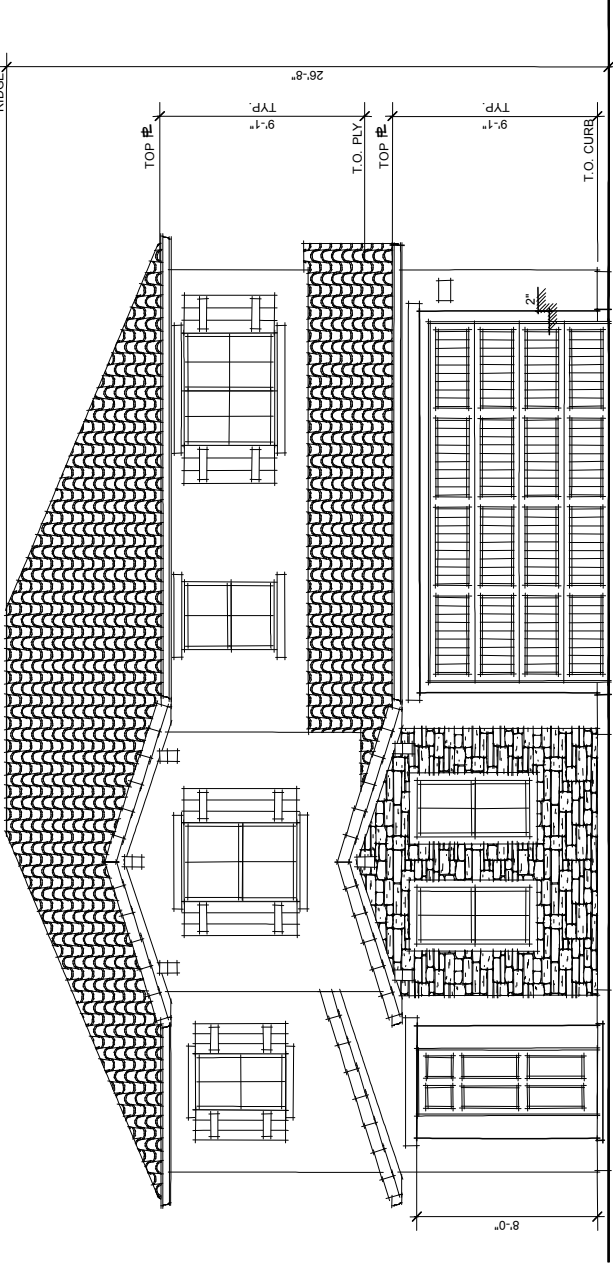
REAR "D"



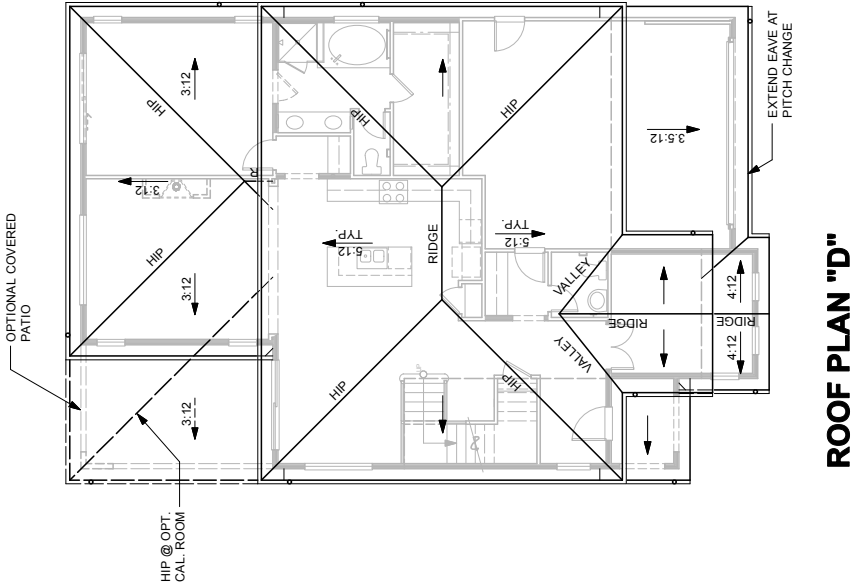
LEFT SIDE "D"



REAR "D"
(OPT. COVERED PATIO)



FRONT ELEVATION "D"
(TUSCAN)



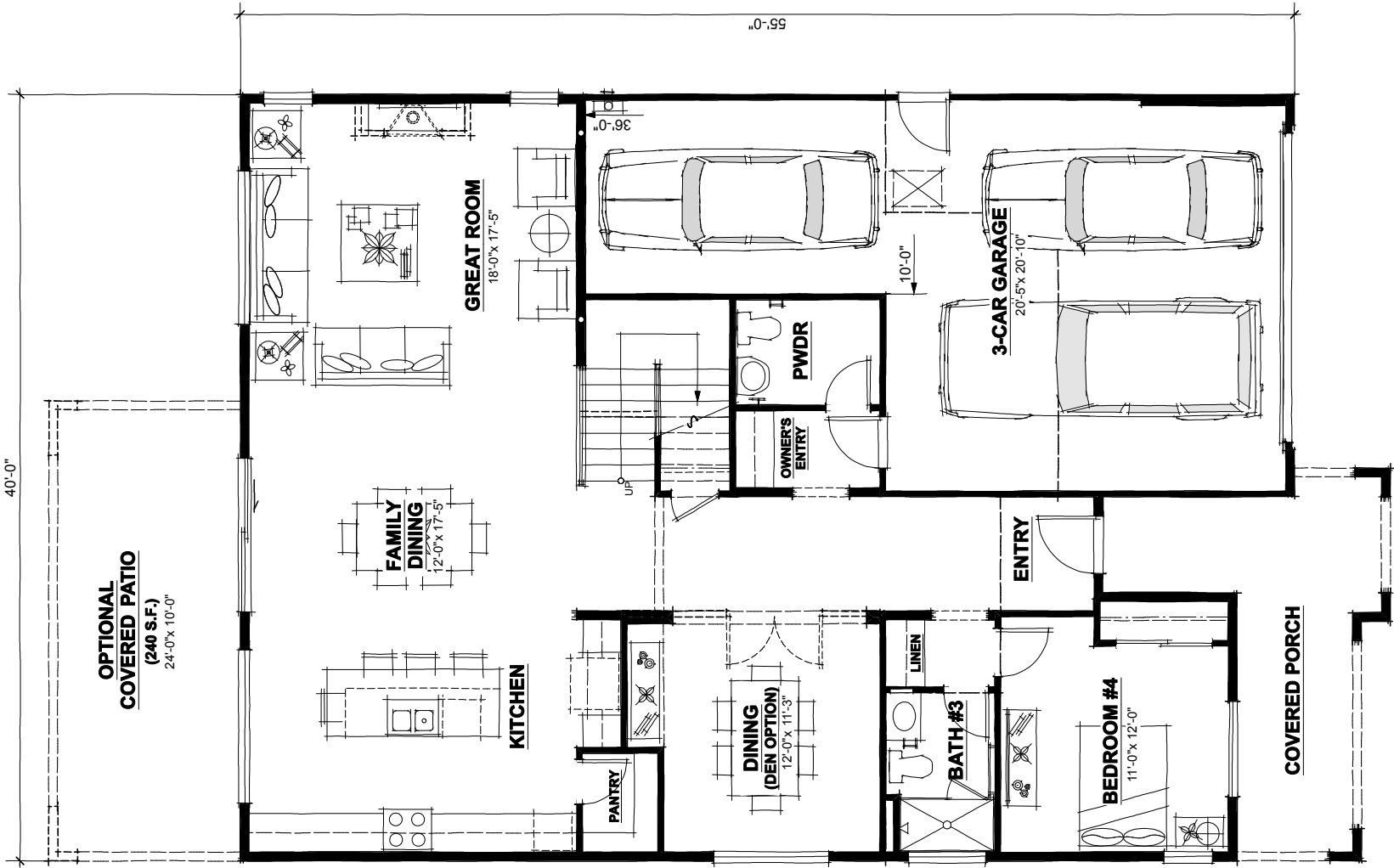
ROOF PLAN "D"

TUSCAN

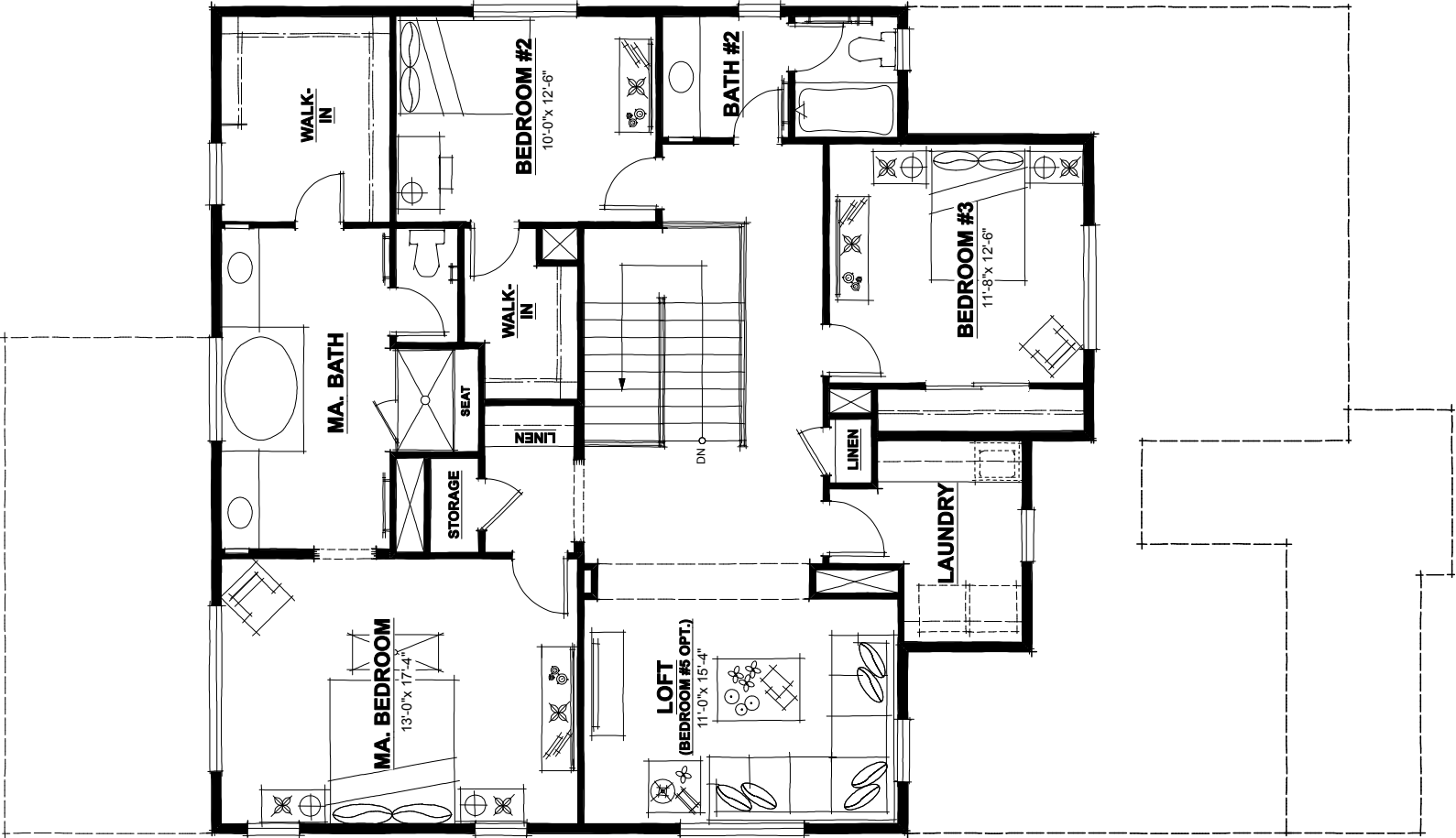
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM OUTLOOKERS
- PLANK AND BATTEN SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

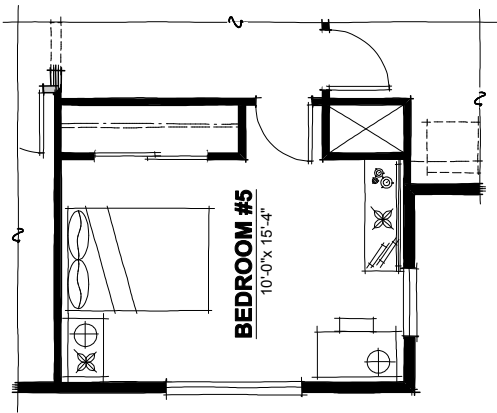
COLOR SCHEMES	SCHEME aa	SCHEME bb	SCHEME cc
ROOF	Concrete Low Profile	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND
TRIM COLOR #1	Columns Columns Eaves Fascia Trim	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL
TRIM COLOR #2	Garage Door	KM 4553-3 BRAUN	KM 5761-5 COLUSA WETLANDS
BODY COLOR	Stucco	KM 4629-3 TRADING POST	KM 5733-3 SONORA HILLS
ACCENT COLOR	Entry Door Shutters	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERSTRUCK
ROOF TILE	Eagle	PAINT Kelly Moore	STONE Environmental Stoneworks
			BRICK Environmental Stoneworks



FIRST FLOOR PLAN



SECOND FLOOR PLAN

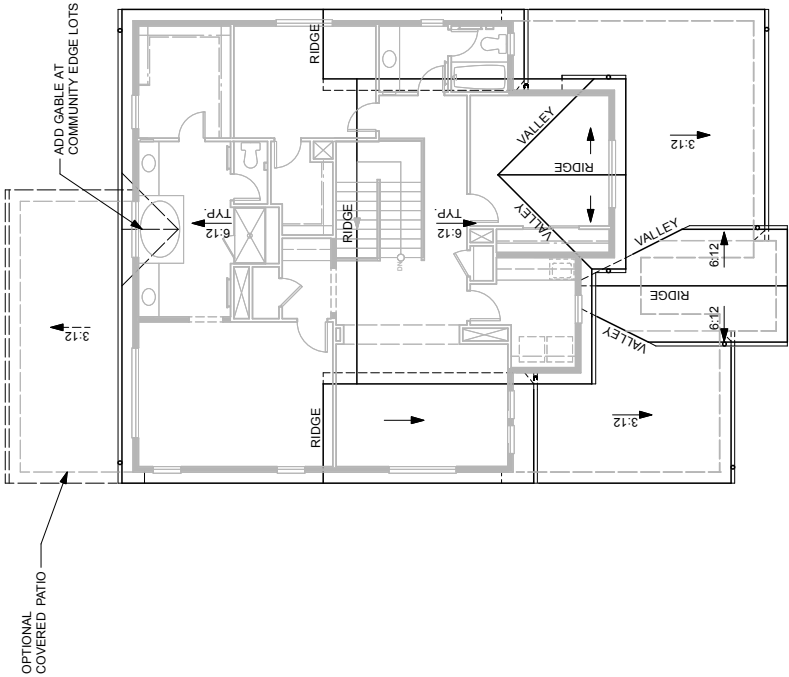


BEDROOM #5 OPTION 1/4"

FARMHOUSE

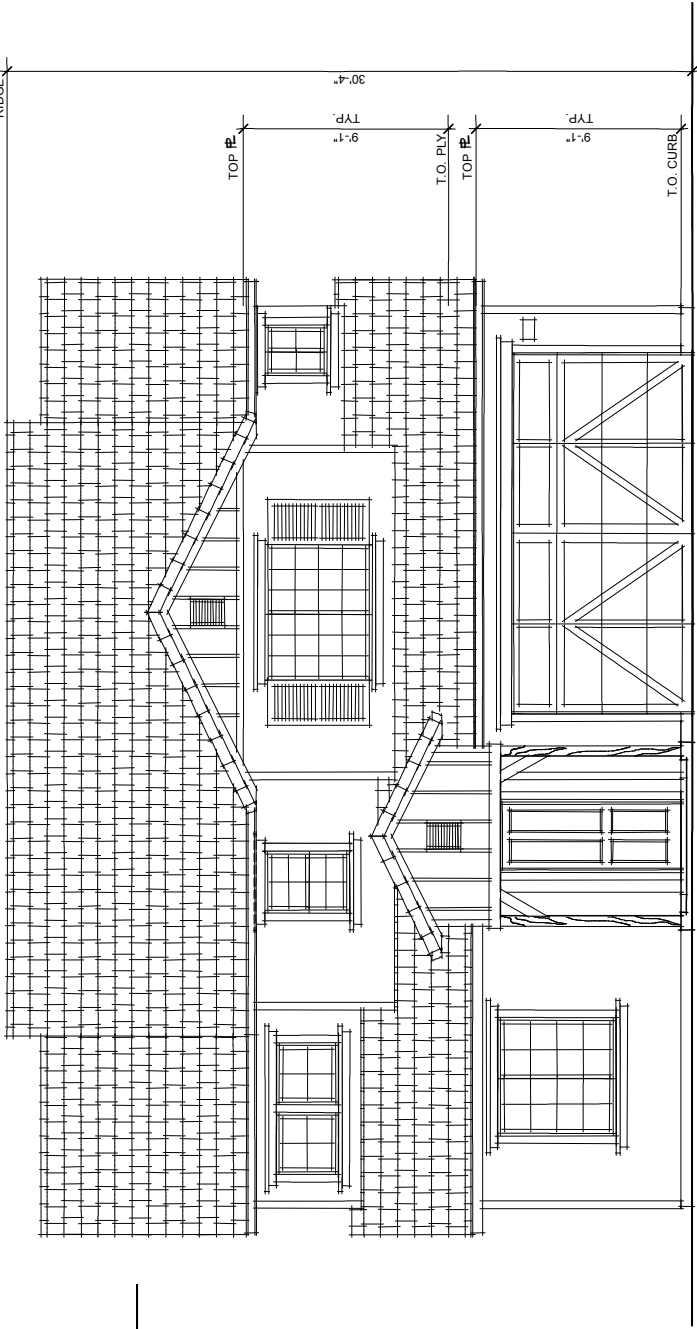
- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD AND BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS WITH KICKERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



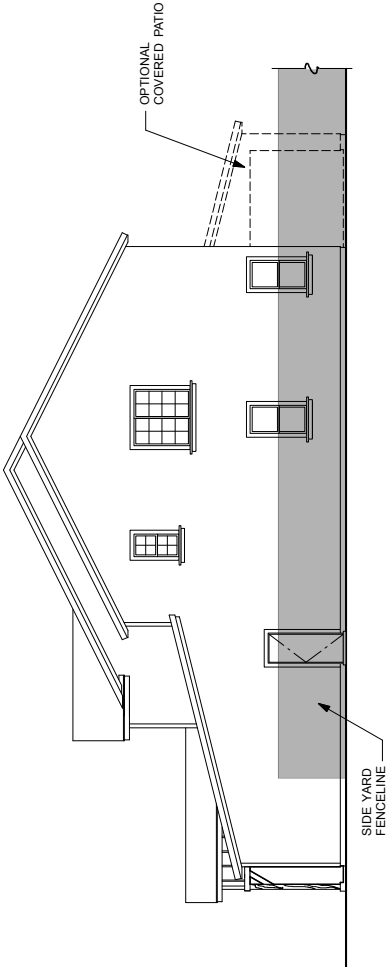
ROOF PLAN "C"

COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HLS 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Board & Batten Corner Boards Lap Siding	KM 4526-5 COFFEE BAR	KM 5747-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Stucco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A69-5 ROASTED KONA	KM A84-5 STARLIT EVE
PAINT: Kelly Moore STONE: Environmental Stoneworks BRICK: Environmental Stoneworks			

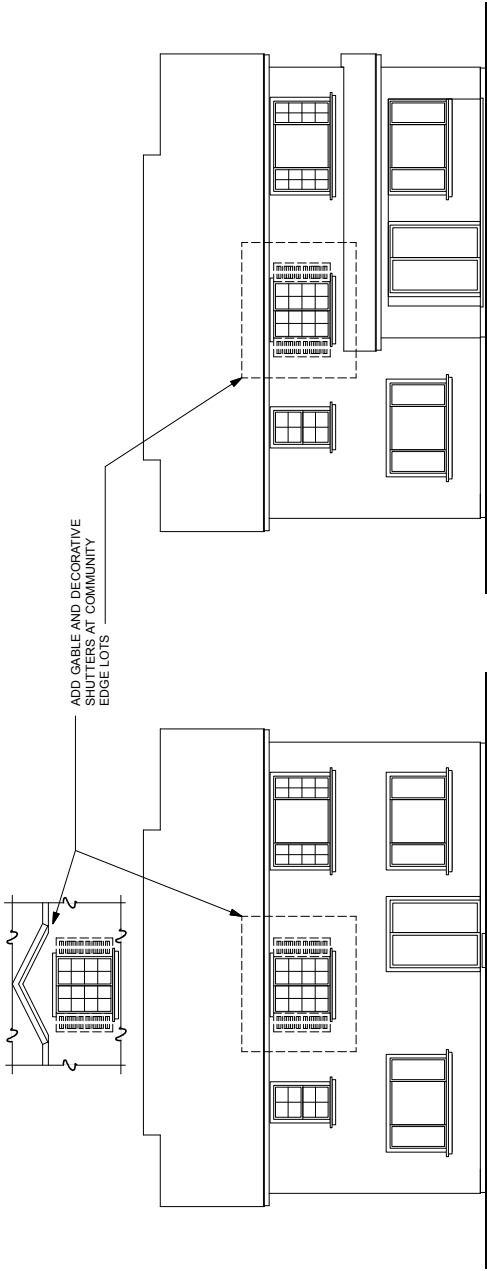


FRONT ELEVATION "C"
(FARMHOUSE)

PLAN 8 (240-2962)
AVIANO 5000
Antioch, California

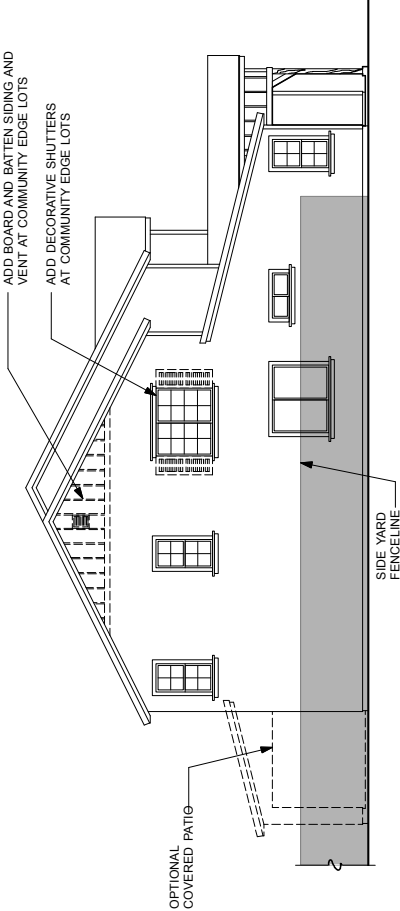


RIGHT SIDE "C"



REAR "C"

REAR "C"
(OPT. COVERED PATIO)



LEFT SIDE "C"

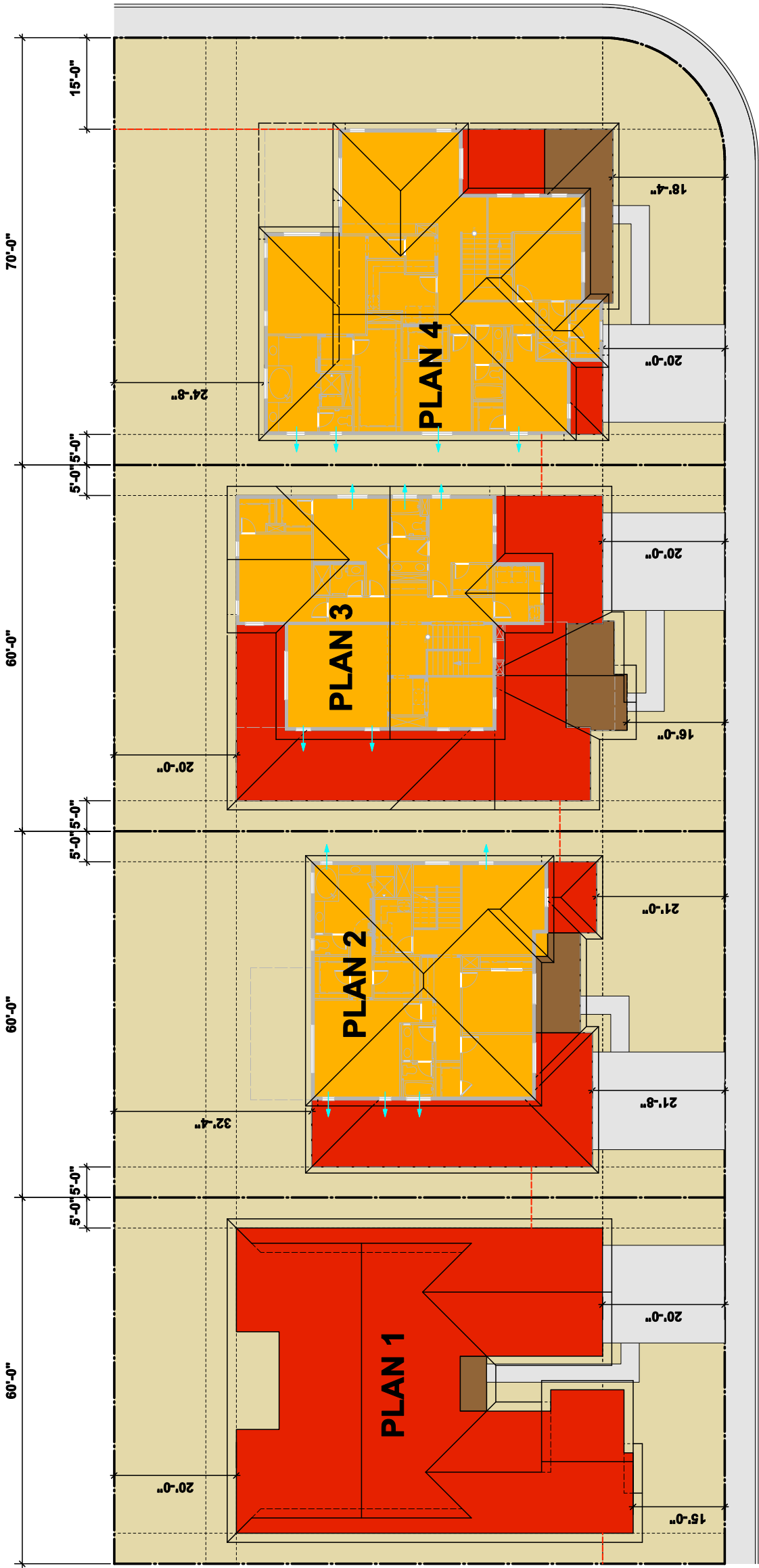
ATTACHMENT “F”

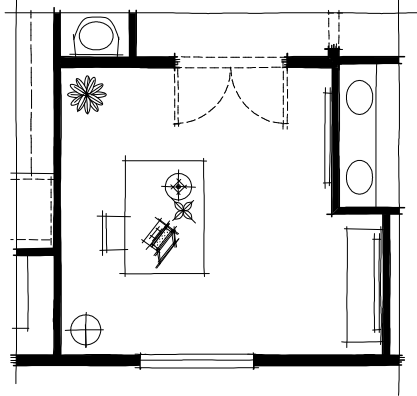
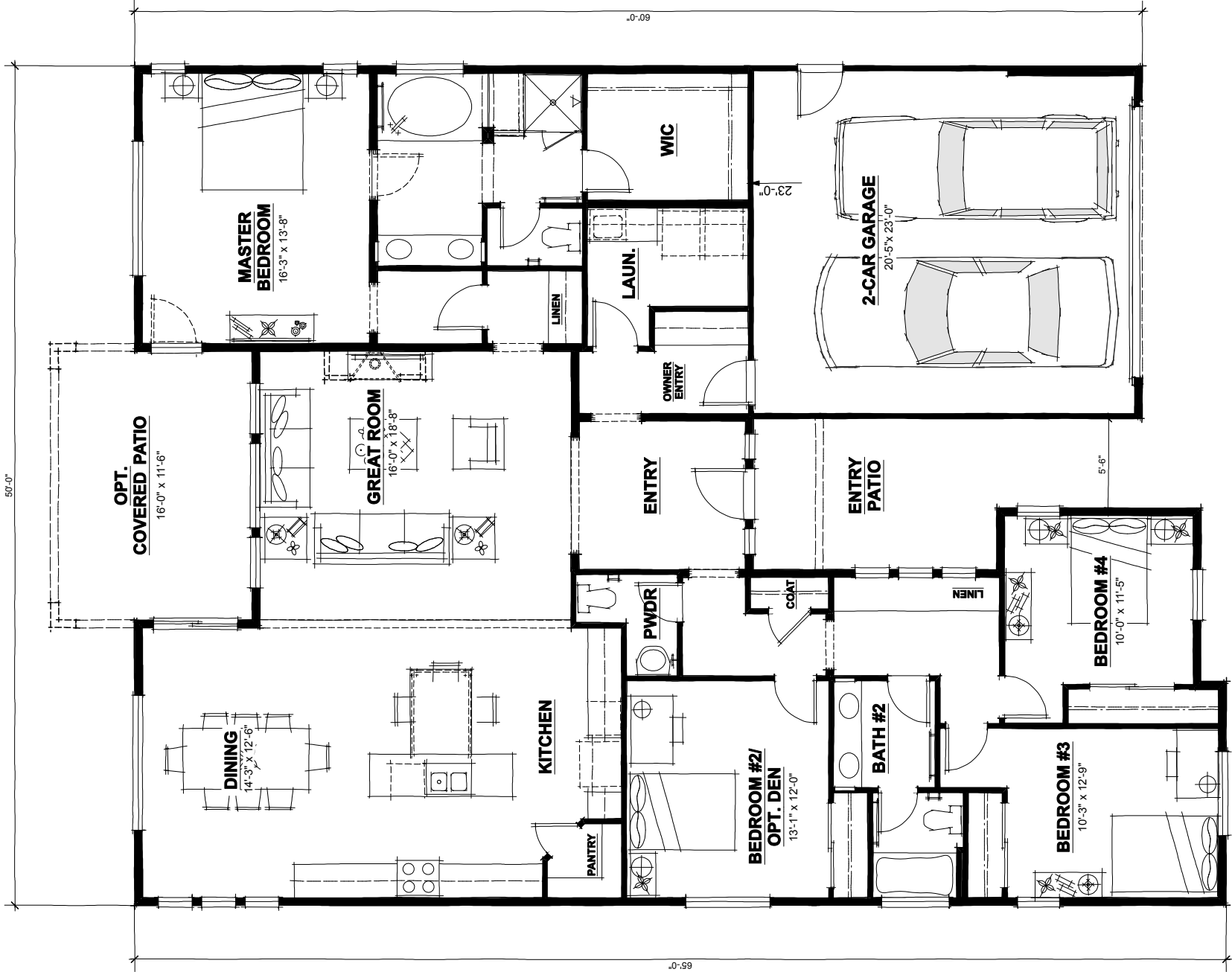
SETBACK VARIATIONS

This Articulation Plan depicts the median lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots

BUILDING ARTICULATION PLAN
AVIANO 6000
Antioch, California

COLOR KEY	
<div></div>	Second Story Massing
<div></div>	First Story Massing
<div></div>	Covered Porch (One-story element)
<div></div>	Paved Driveway (see Site Plan for Actual Configuration)
<div></div>	Proposed Fence Line





DEN OPTION

F2

FIRST FLOOR PLAN

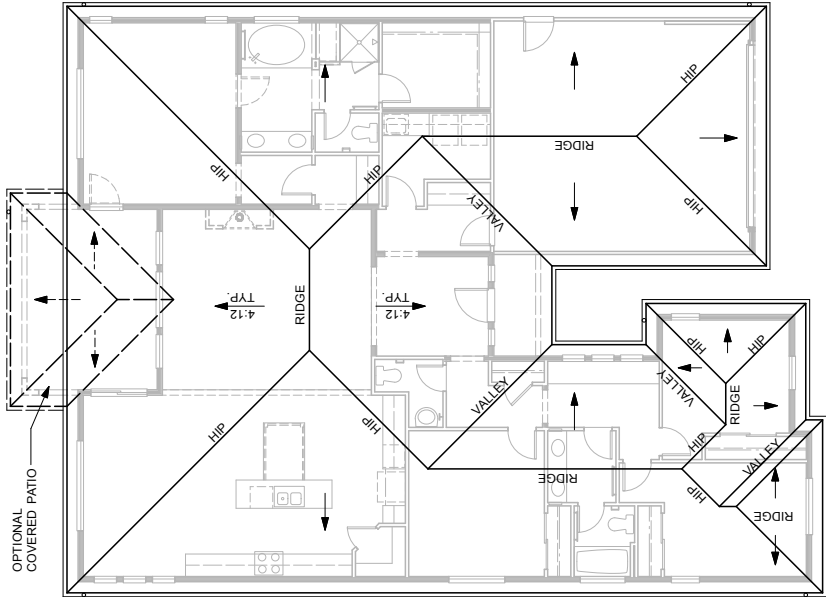
PLAN 1 (150-2320)
AVIANO 6000
Antioch, California

ITALIANATE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO FRIEZE W/ CORBELS
- RECESSED PLANK PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

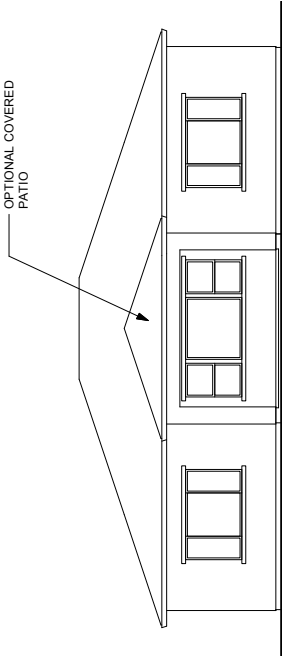
COLOR SCHEMES	SCHEME aa	SCHEME bb	SCHEME cc
ROOF	Concrete Low Profile	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND
TRIM COLOR #1	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND	2723 ADOBE BLEND
TRIM COLOR #2	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL	216 MALIBU BEIGE
BODY COLOR	KM 4553-3 BRAUN	KM 5761-5 COLUSA WETLANDS	KM 5799-5 DOWNTOWN BENNY BROWN
ACCENT COLOR	KM 4629-3 TRADING POST	KM 5733-3 SONORA HILLS	KM 5712-3 COOKIE CRUMB
TRIM COLOR #1	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERSTRUCK	KM 4952-5 POMPEII RUINS
TRIM COLOR #2			
TRIM COLOR #3			
TRIM COLOR #4			
TRIM COLOR #5			
TRIM COLOR #6			
TRIM COLOR #7			
TRIM COLOR #8			
TRIM COLOR #9			
TRIM COLOR #10			
TRIM COLOR #11			
TRIM COLOR #12			
TRIM COLOR #13			
TRIM COLOR #14			
TRIM COLOR #15			
TRIM COLOR #16			
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TRIM COLOR #100			



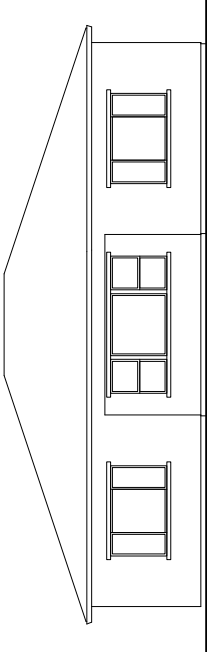
ROOF PLAN "A"

REAR "A"

(OPT. COVERED PATIO)

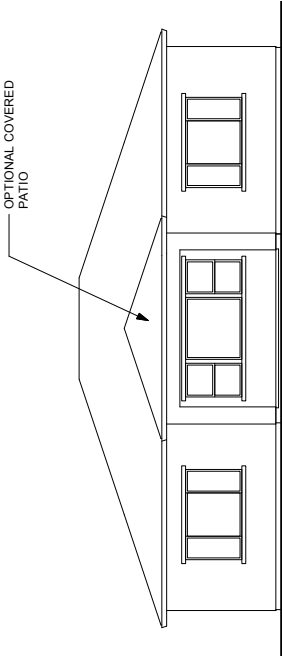


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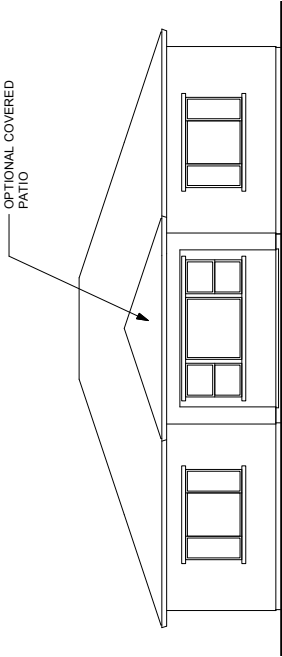
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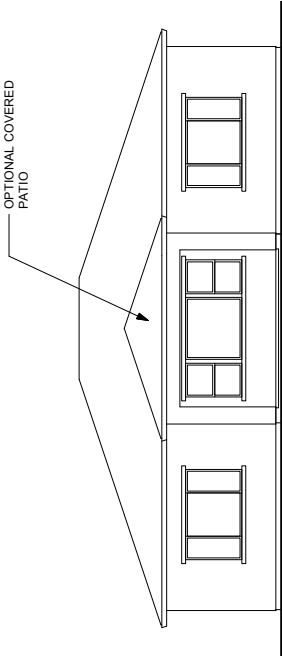
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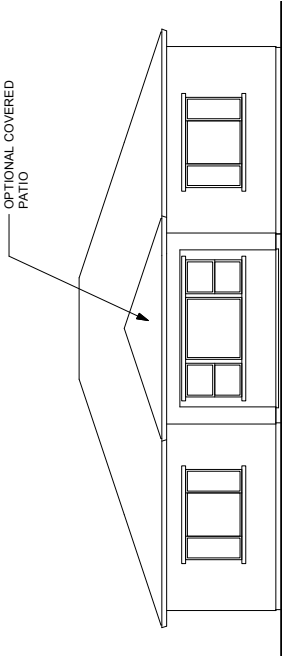
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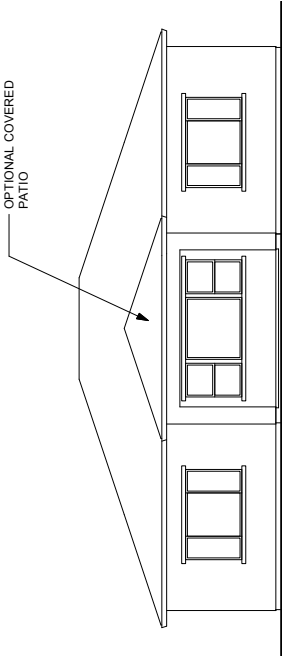
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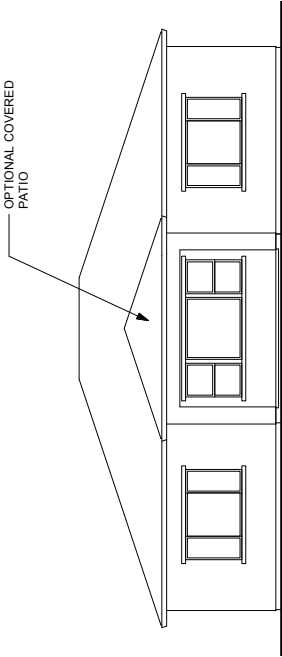
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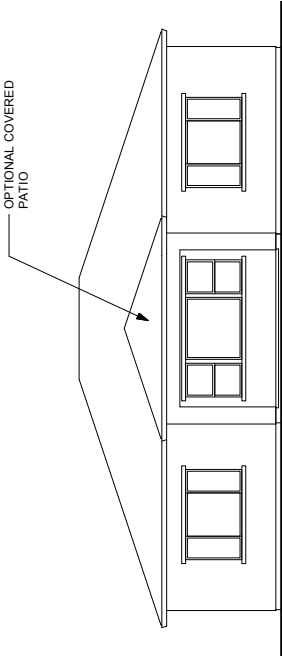
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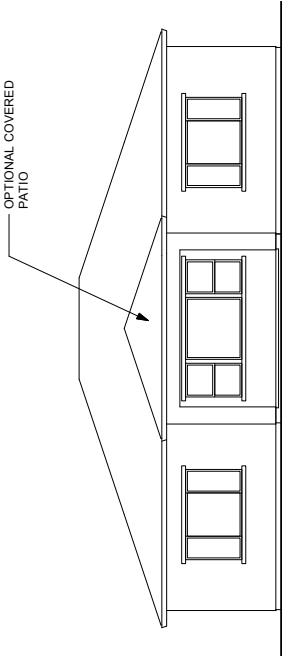
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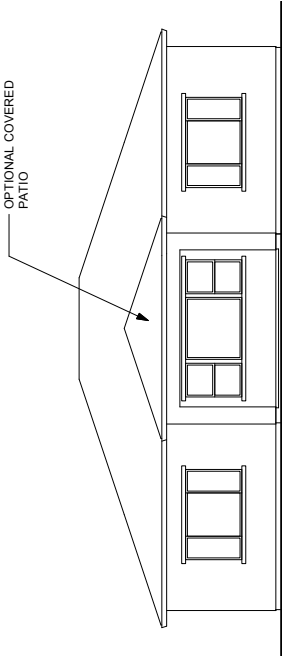
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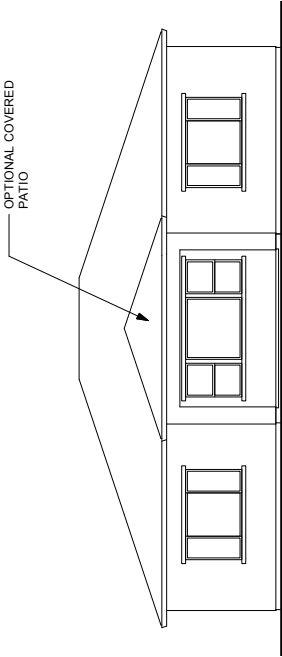
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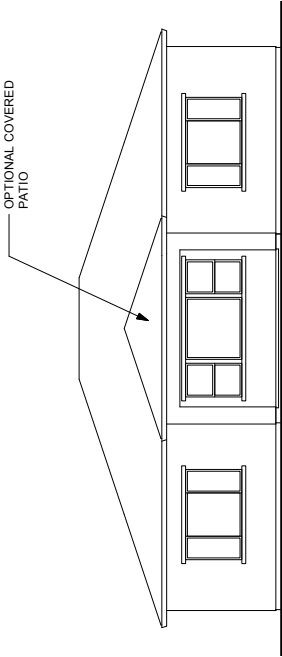
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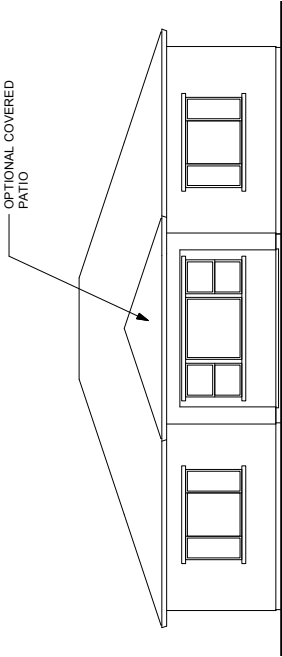
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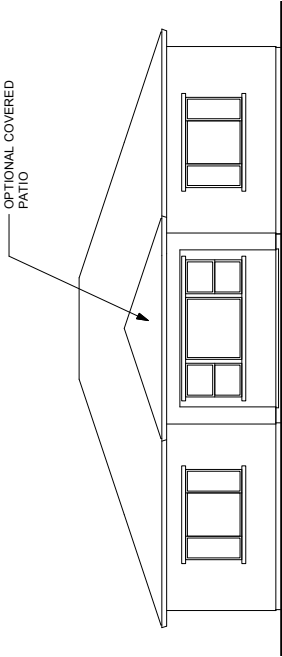
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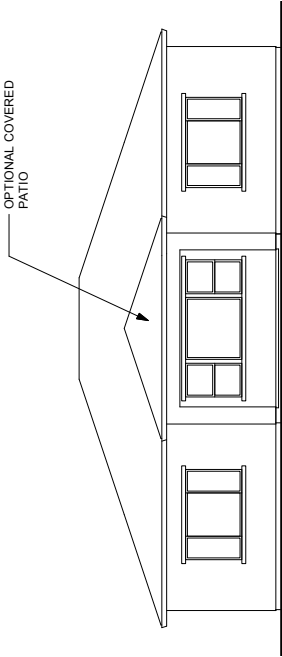
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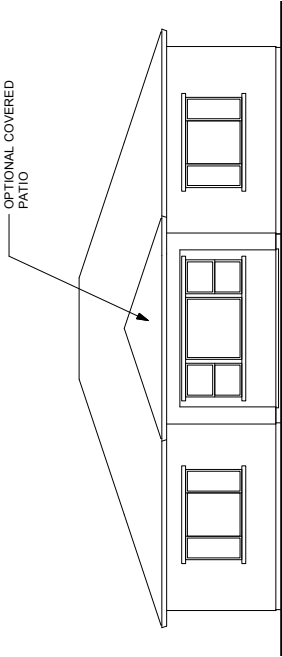
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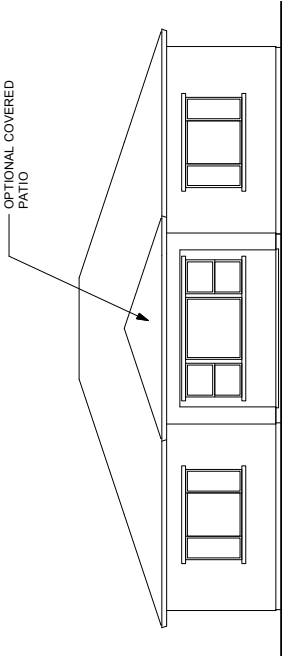
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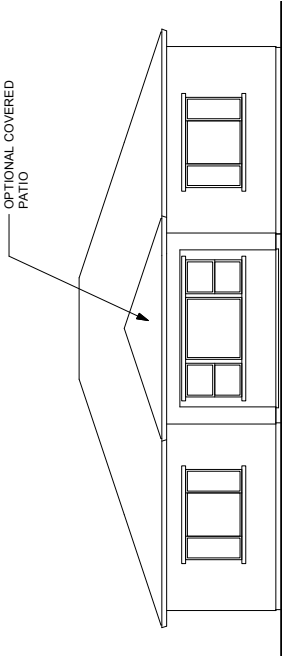
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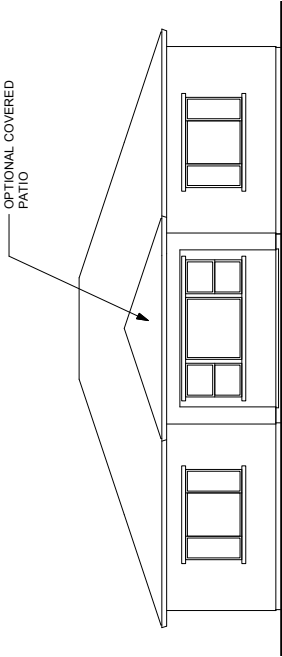
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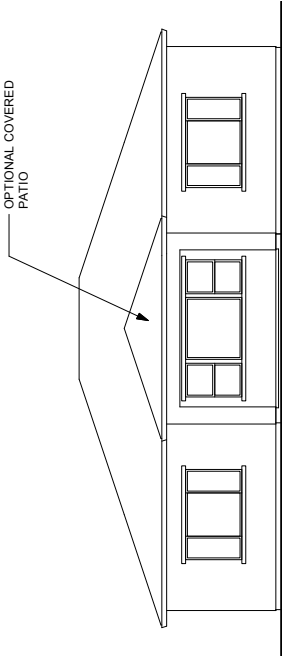
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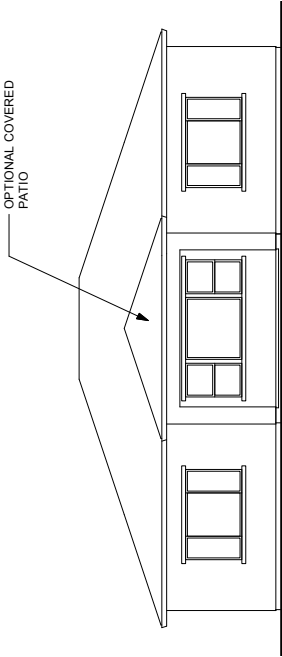
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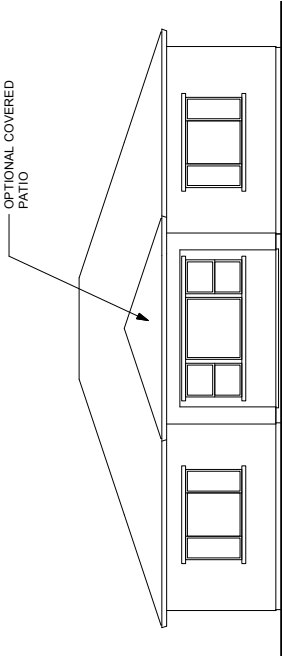
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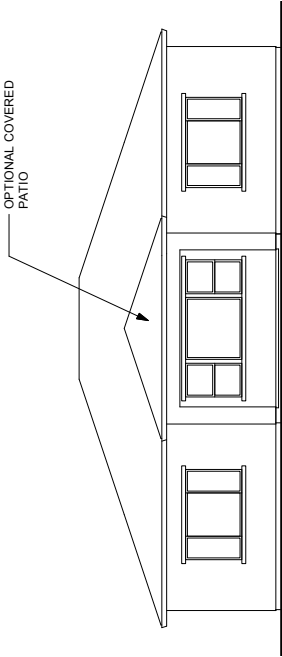
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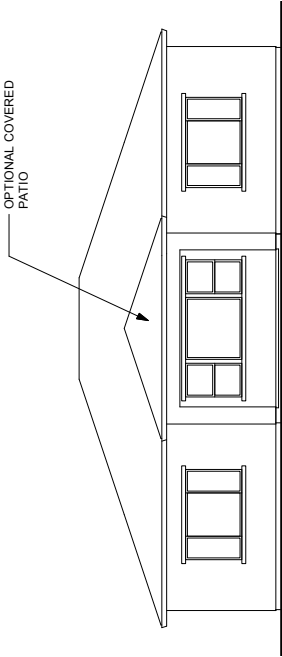
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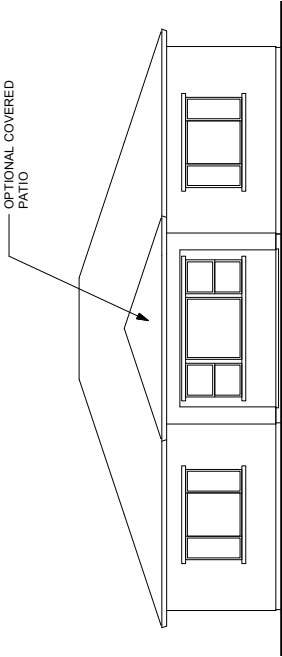
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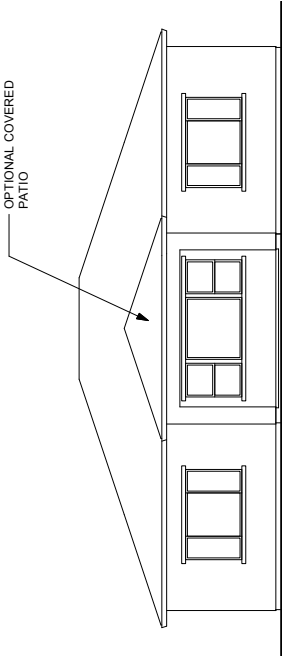
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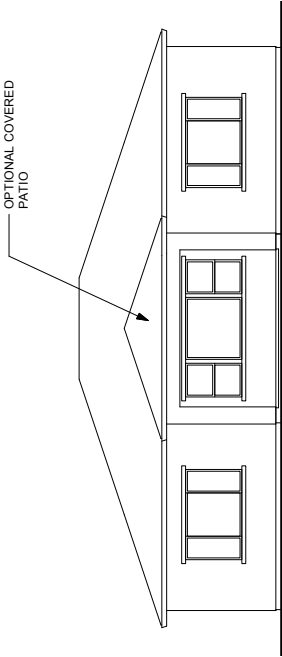
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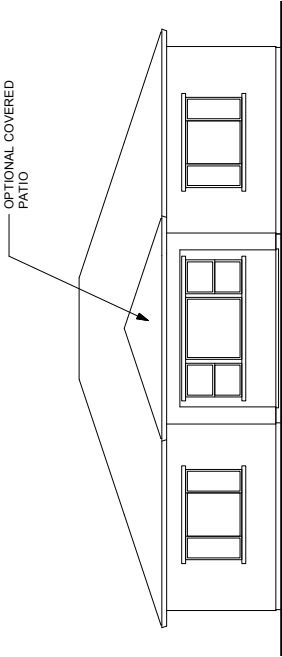
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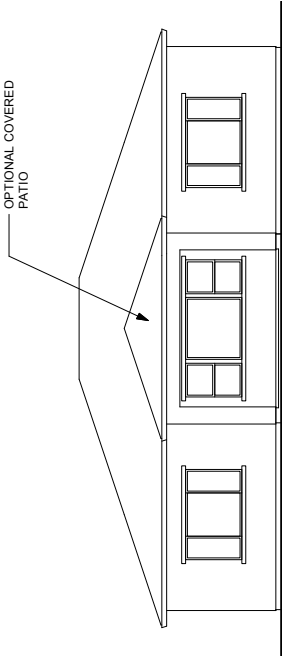
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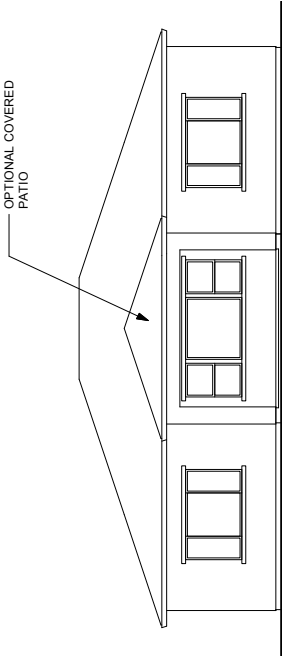
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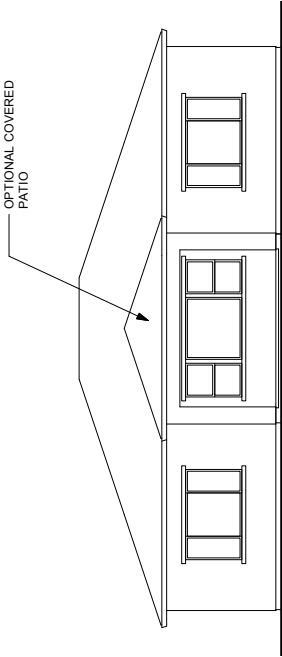
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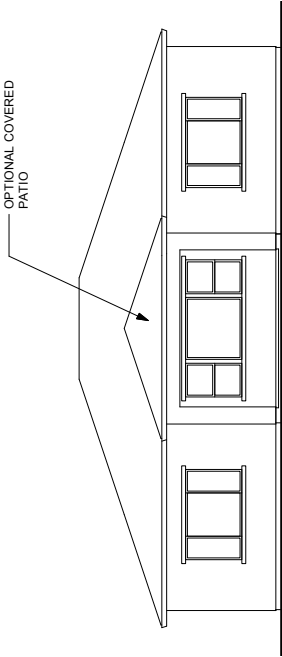
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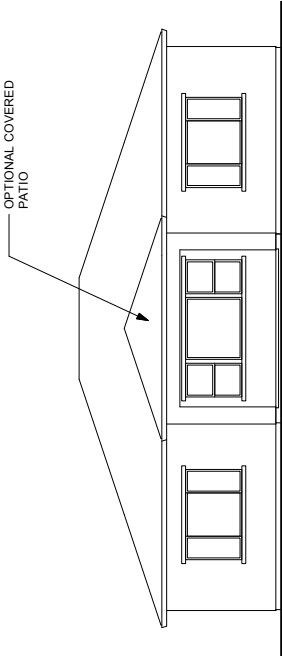
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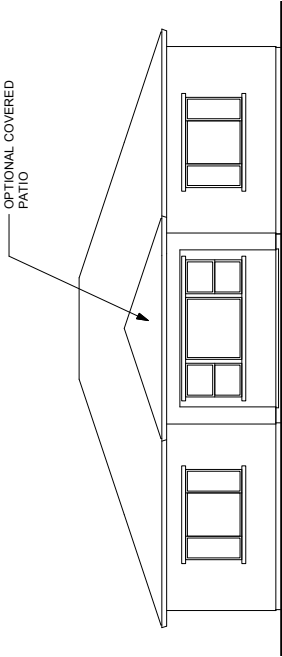
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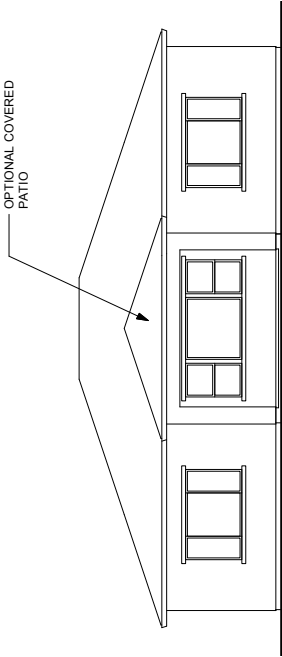
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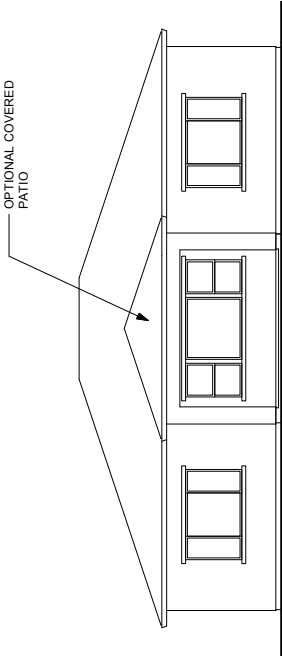
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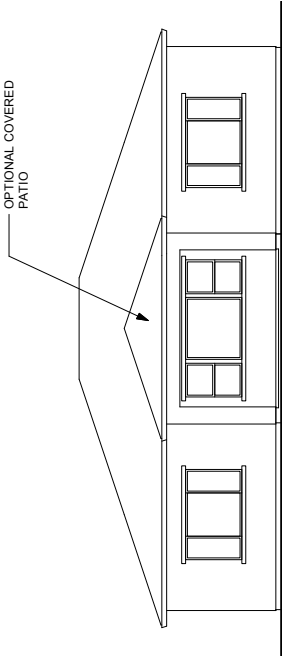
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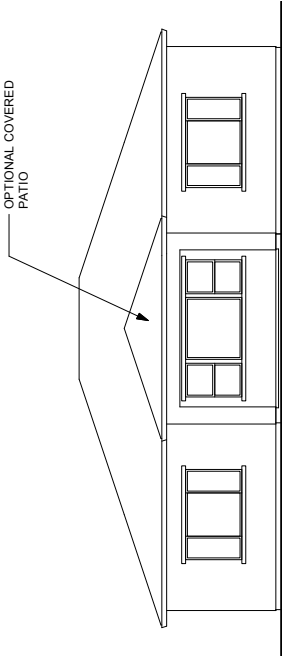
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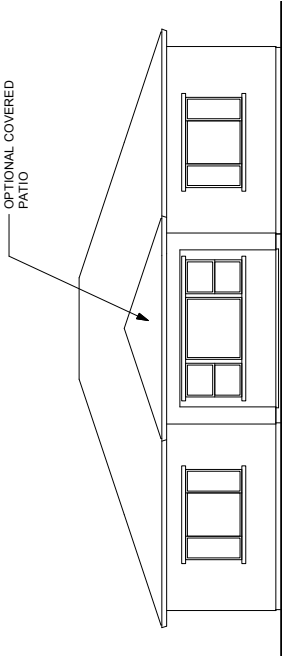
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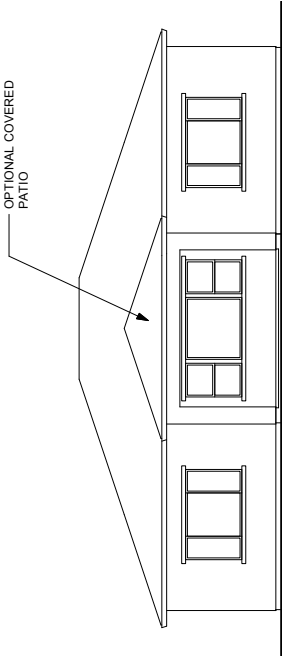
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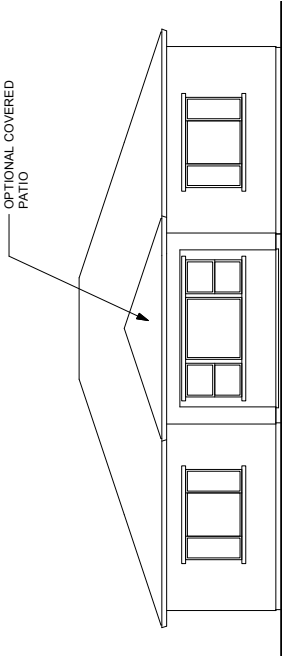
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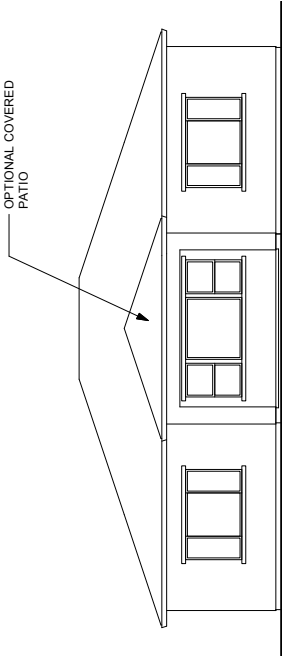
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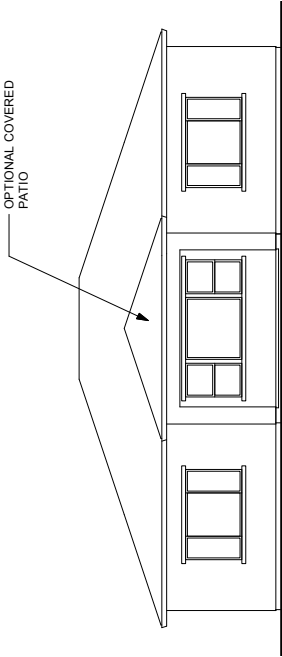
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(OPT. COVERED PATIO)



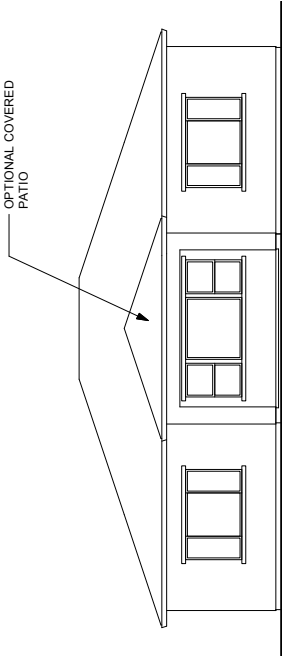
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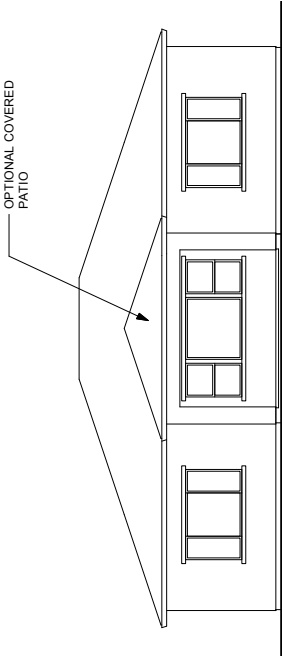
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(OPT. COVERED PATIO)



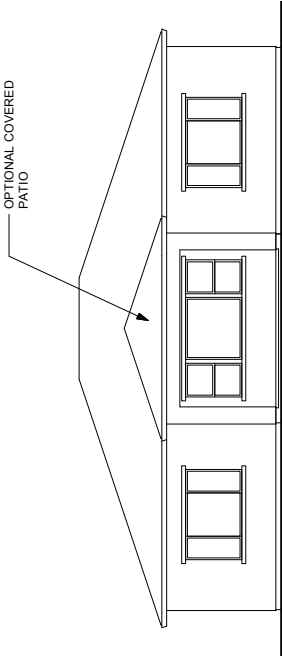
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(OPT. COVERED PATIO)



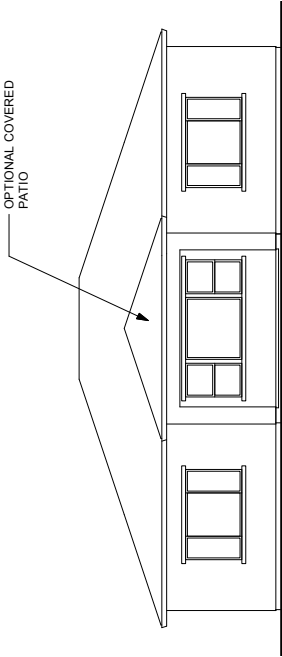
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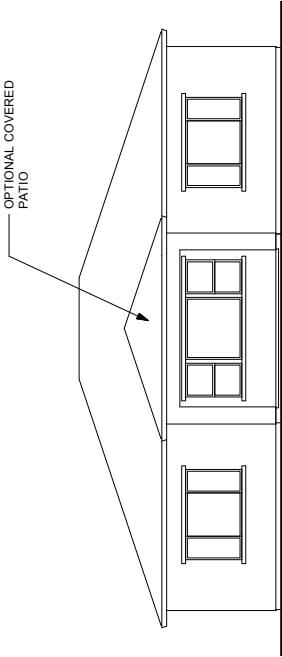
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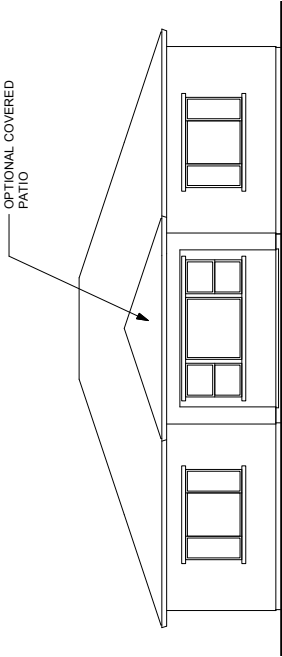
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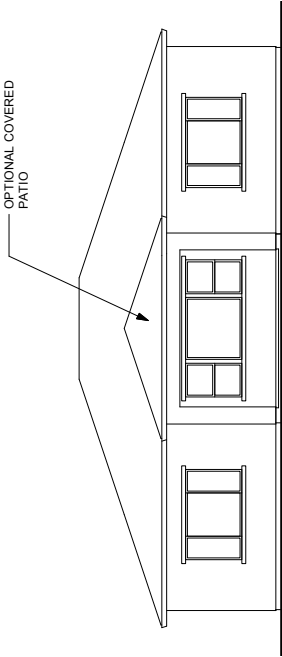
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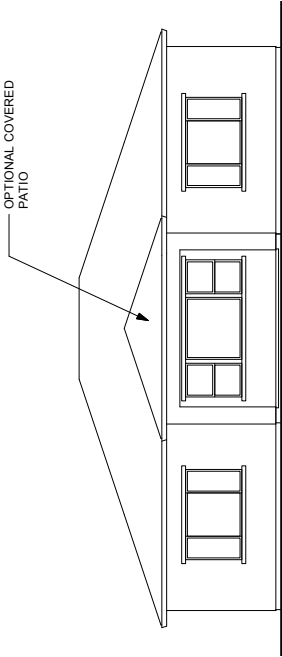
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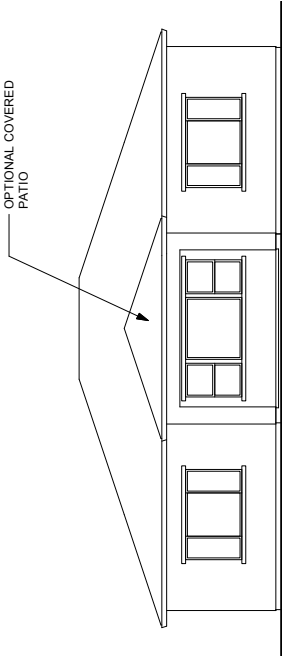
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(OPT. COVERED PATIO)



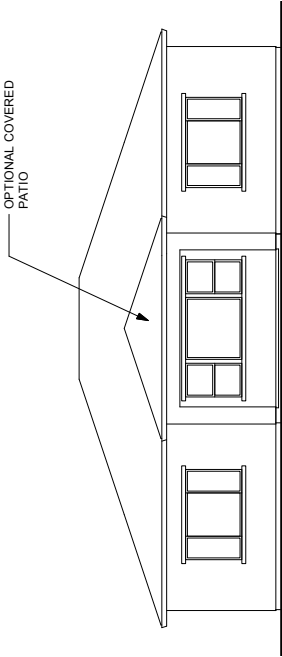
REAR "A"

(OPT. COVERED PATIO)



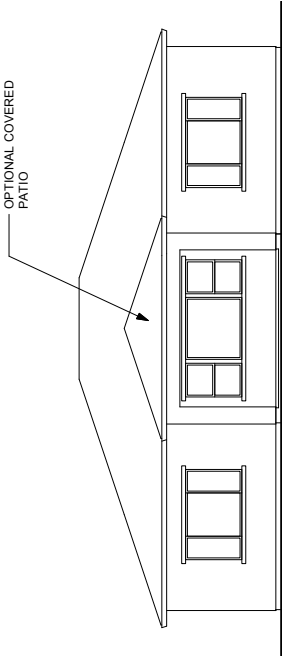
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(OPT. COVERED PATIO)



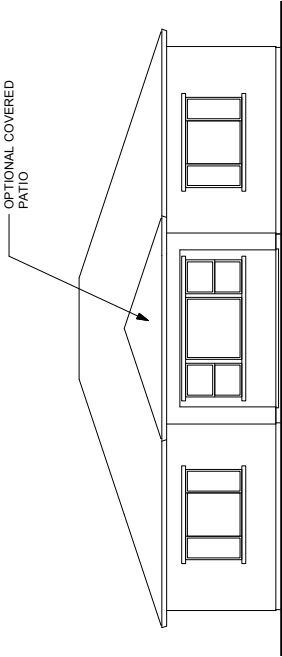
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(OPT. COVERED PATIO)



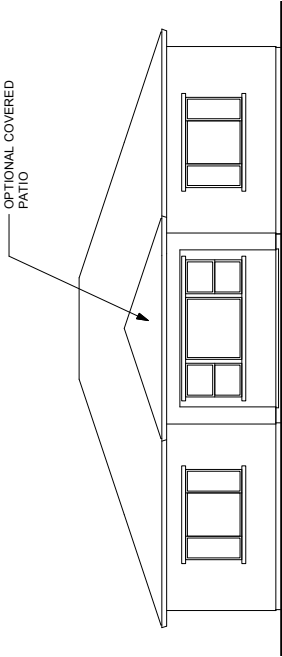
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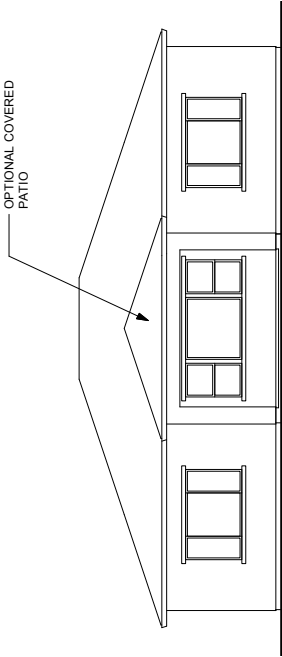
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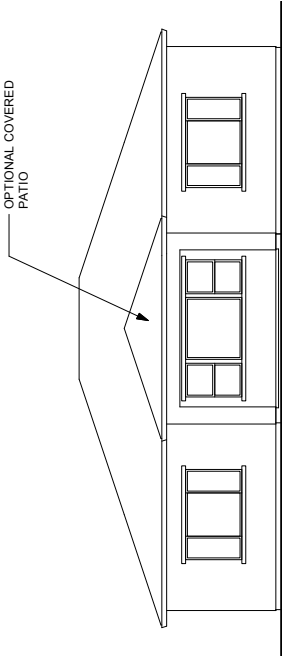
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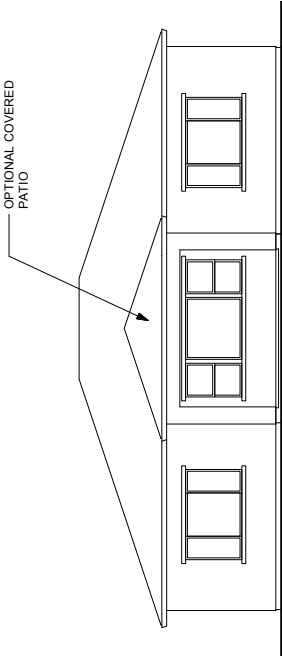
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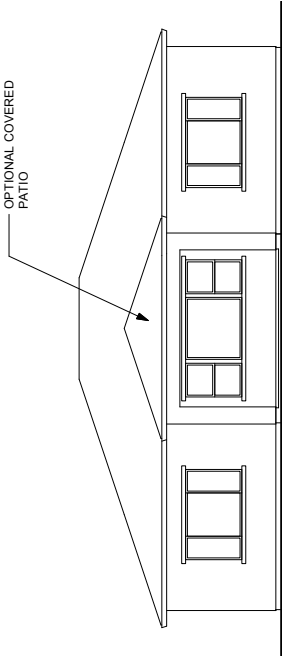
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(OPT. COVERED PATIO)



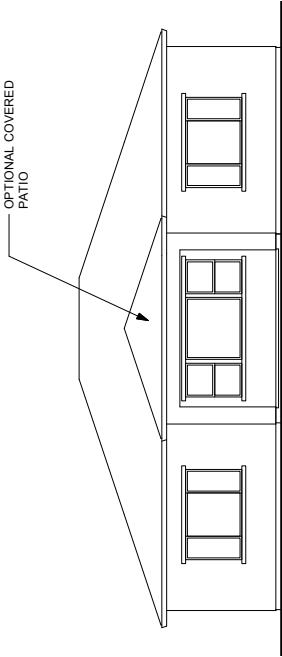
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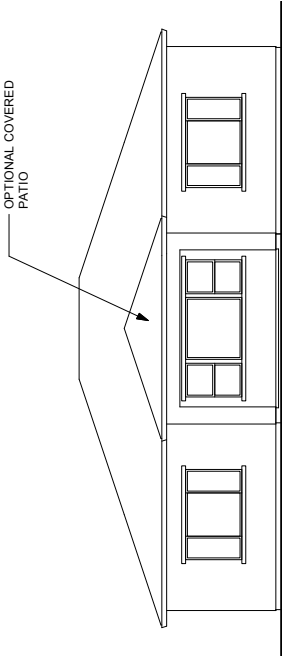
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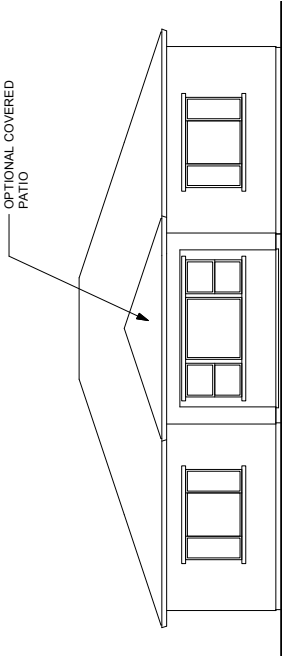
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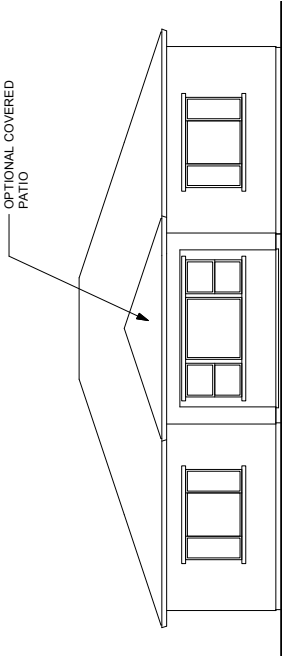
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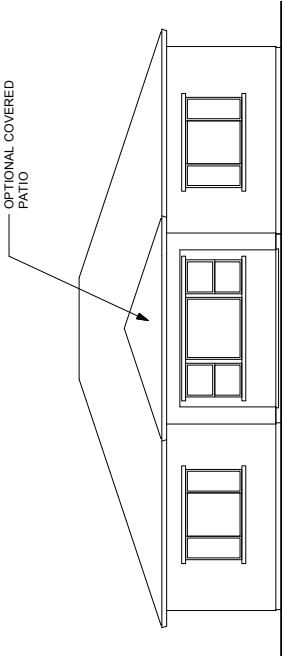
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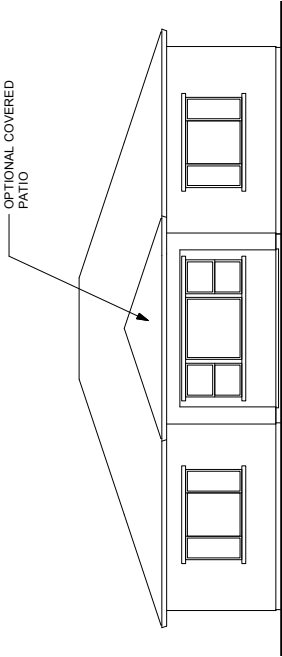
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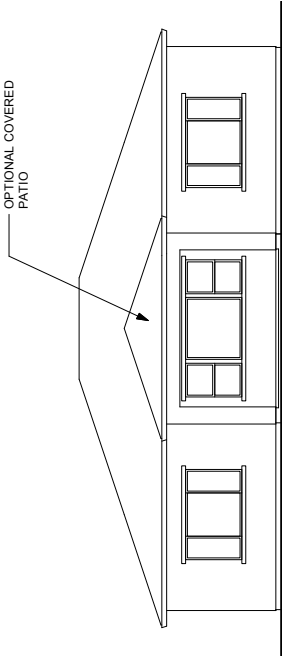
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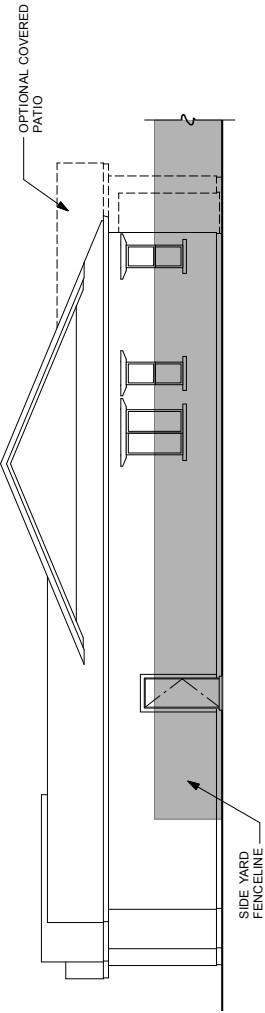
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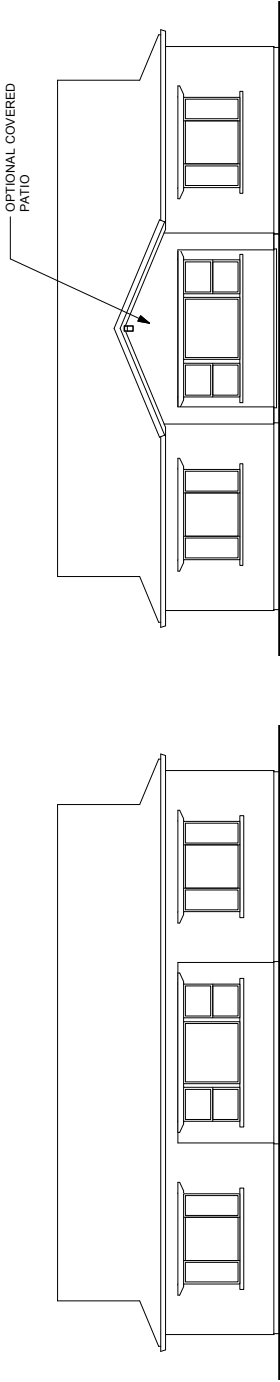
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(OPT. COVERED PATIO)



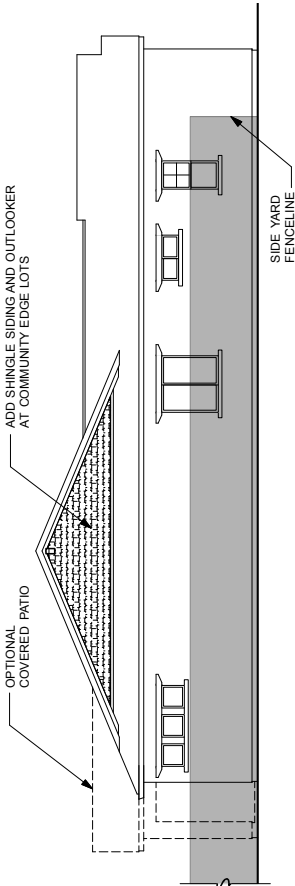


RIGHT SIDE "B"



REAR "B"

REAR "B"
(OPT. COVERED PATIO)



LEFT SIDE "B"

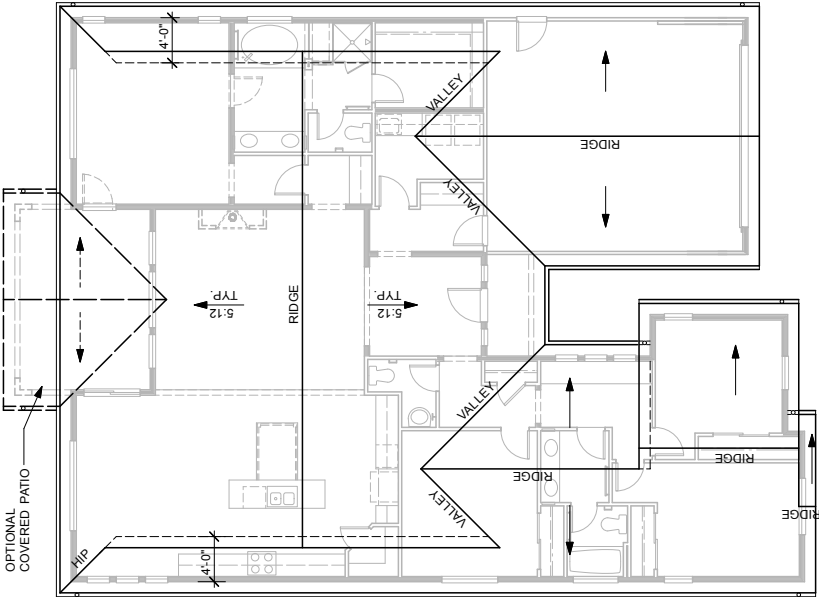
FRONT ELEVATION "B"
(CRAFTSMAN)

PLAN 1 (150-2320)
AVIANO 6000
Antioch, California

CRAFTSMAN

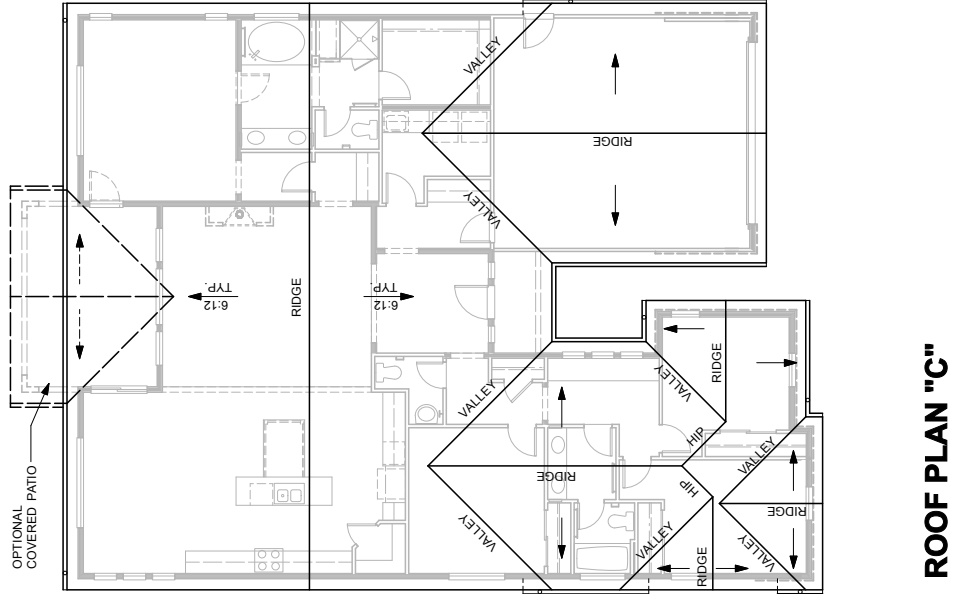
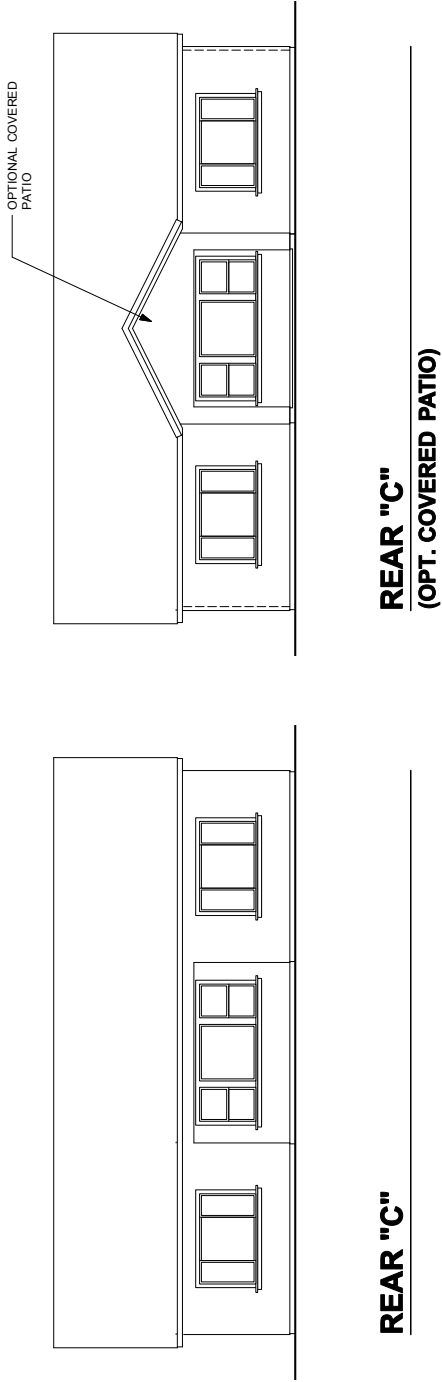
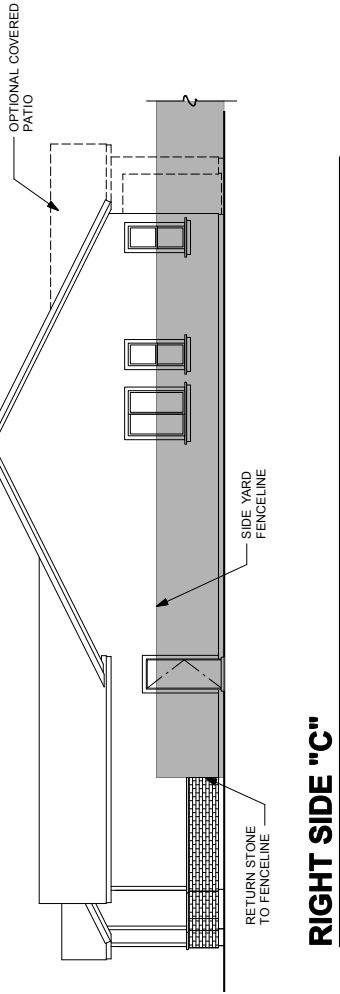
- STUCCO SIDING
- STUCCO O/ FOAM TRIM AT AREAS OF STUCCO SIDING
- SHINGLE SIDING AT GABLE ENDS AT
- WOOD TRIM AND OUTLOOKERS AT AREAS OF SHINGLE SIDING
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS



ROOF PLAN "B"

COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF Concrete Shake	5600 PEWTER BRONZE BLEND	5502 ARCADIA	5687 GRAY BROWN RANGE
TRIM COLOR #1 Cornels Eaves Shutters Garage Door Outlookers Posts	KM A75-5 CELLAR DOOR	KM 5748-5 NATURE'S GATE	KM 4820-5 CANNON BALL
TRIM COLOR #2 Shingle Siding @ Gables Trim	KM 5759-2 TOWNHOUSE TAUPE	KM 4602-3 PIE SAFE	KM 4748-3 WESTERN RESERVE
BODY COLOR Corner Boards Lap Siding Stucco	KM 5741-3 CRICKET 'S CROSS	HLS 4277-2 COTSWOLD DILL	KM W31-1 FRANKLY EARNEST
ACCENT COLOR Entry Door Shutters	KM A59-5 SECOND NATURE	KM A76-5 LOG CABIN	KM A68-5 LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLION FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE	Eagle	PAINT: Kelly Moore Environmental Stoneworks	STONE Brick Environmental Stoneworks

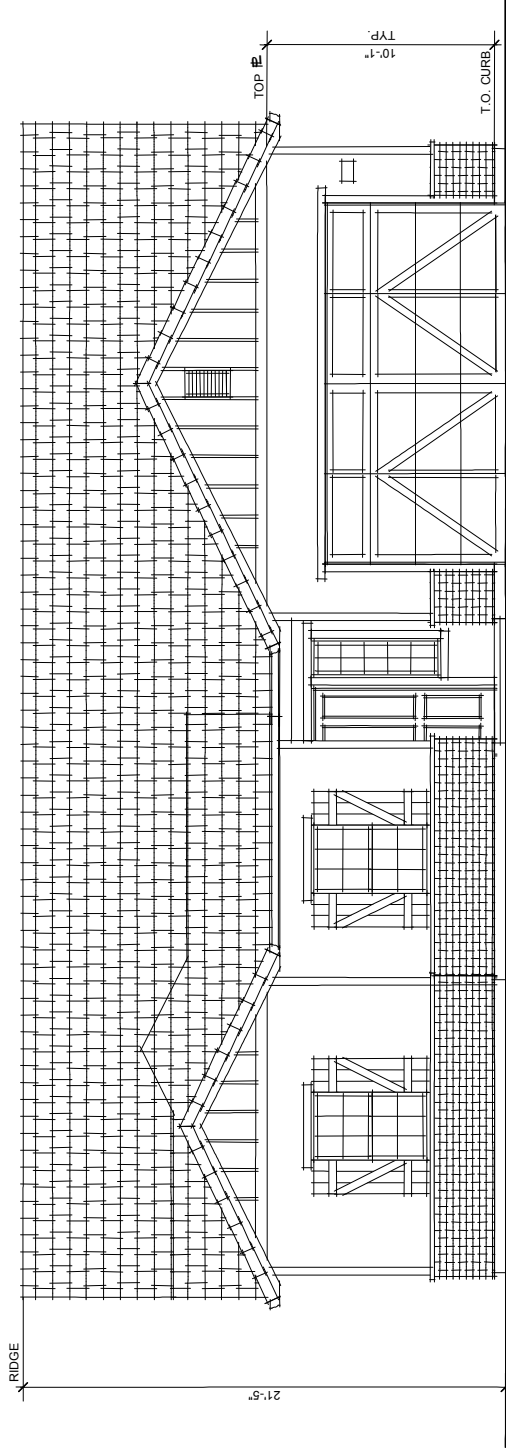


FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD AND BATTEN SIDING AT GABLE ENDS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- DECORATIVE PLANK SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- CULTURED THIN BRICK VENEER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

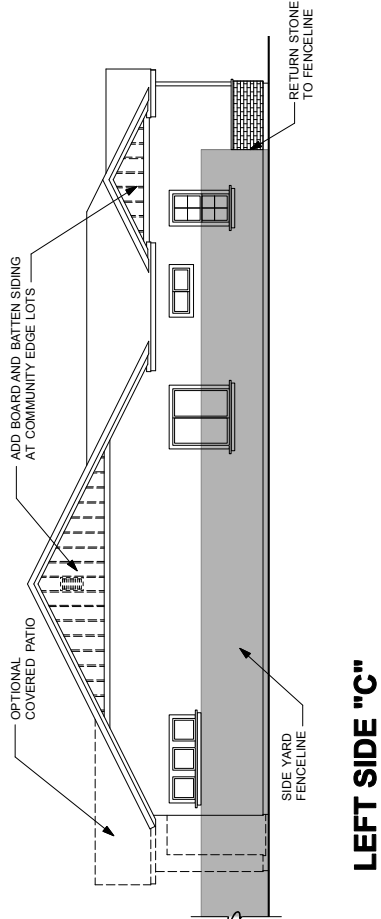
INDICATES RECESS

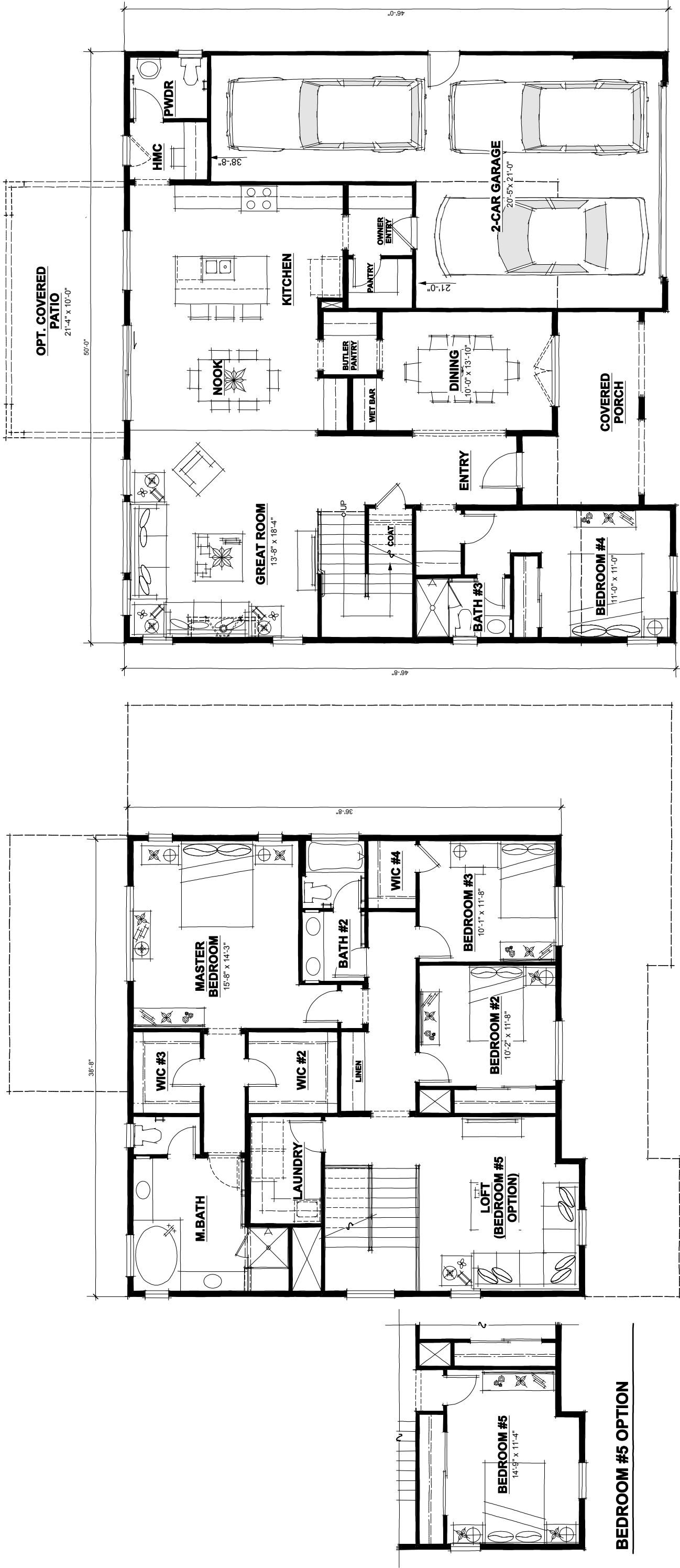
COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF	Concrete Slate	4687	SCB 8805
TRIM COLOR	KINGS CANYON BLEND	GRAY BROWN RANGE	SEATTLE BLEND
Body Color	KM 4731-1	KM W31-1	HLS 4286-1
Trim Color	GRASS SKIRT	FRANKLY EARNEST	ALHAMBRA CREAM
BODY COLOR #1	KM 4526-5	KM 5747-3	KM 4587-3
Body Color	COFFEE BAR	SUGAR PINE	SMOKY TOPAZ
BODY COLOR #2	KM 5764-3	KM 4580-2	KM 5828-2
Accent Color	MENDOCINO HILLS	FOGGY NIGHT	BIG BAND
Entry Door	KM A62-5	KM A69-5	KM A84-5
Shutters	PARKVIEW	ROASTED KONA	STARLIT EYE
BRICK	NEW ORLEANS	PEPPER	HIGH DESERT
	TUMBLE BRICK	TUMBLE CAST BRICK	CLEAN BRICK
ROOF TILE	Eagle	PAINT: Kelly Moore	STONE: Environmental Stoneworks
			BRICK: Environmental Stoneworks



FRONT ELEVATION "C"
(FARMHOUSE)

PLAN 1 (150-2320)
AVIANO 6000
Antioch, California





FIRST FLOOR PLAN

SECOND FLOOR PLAN

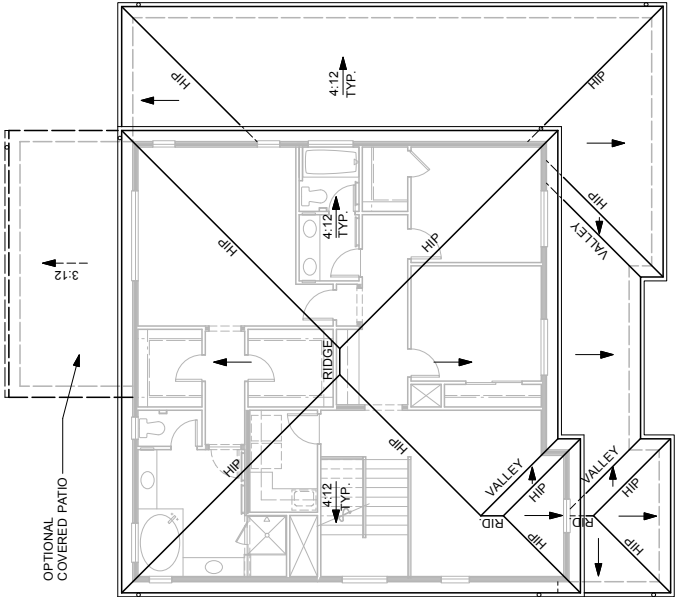
PLAN 2 (250-2851)
AVIANO 6000
Antioch, California



ITALIANATE

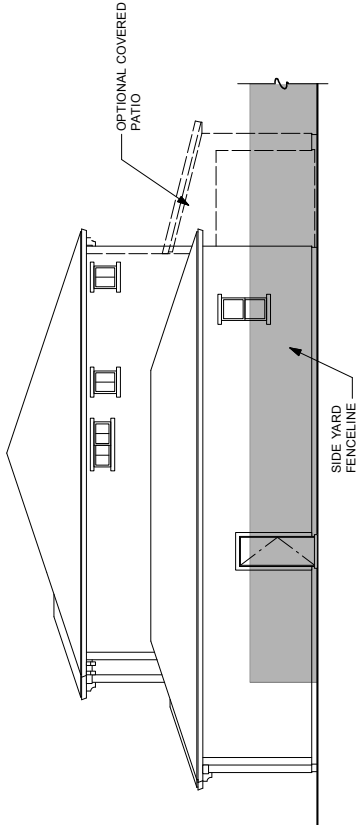
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO FRIEZE W/ CORBELS
- RECESSED PLANK PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS



ROOF PLAN "A"

RIGHT SIDE "A"



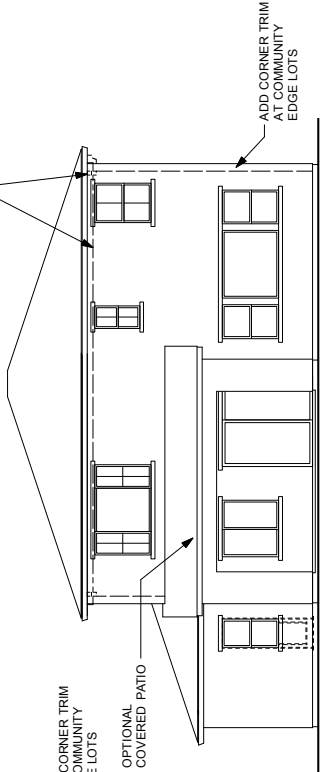
ADD BAND TRIM AND END CORBEL AT COMMUNITY EDGE (OMIT WDW. HEAD TRIM AT UPPER WINDOWS)

ADD CORNER TRIM AT COMMUNITY EDGE LOTS

OPTIONAL COVERED PATIO

ADD CORNER TRIM AT COMMUNITY EDGE LOTS

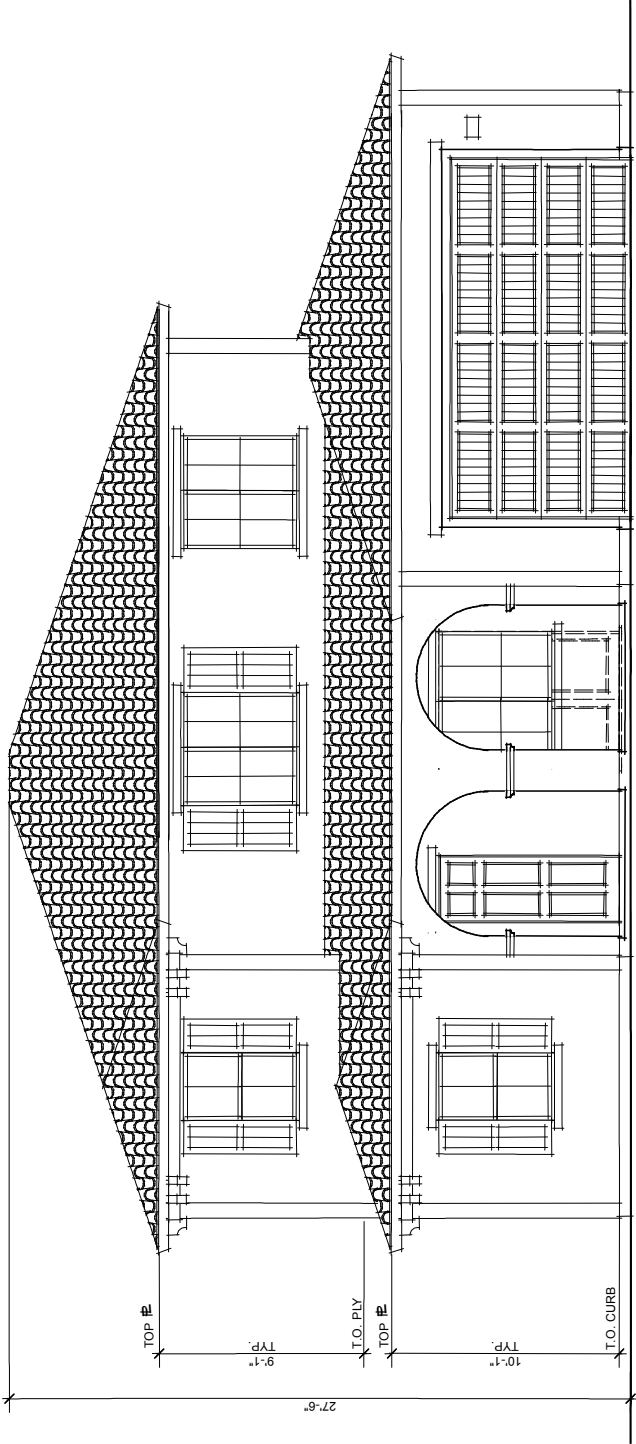
ADD BAND TRIM AND END CORBEL AT COMMUNITY EDGE (OMIT WDW. HEAD TRIM AT UPPER WINDOWS)



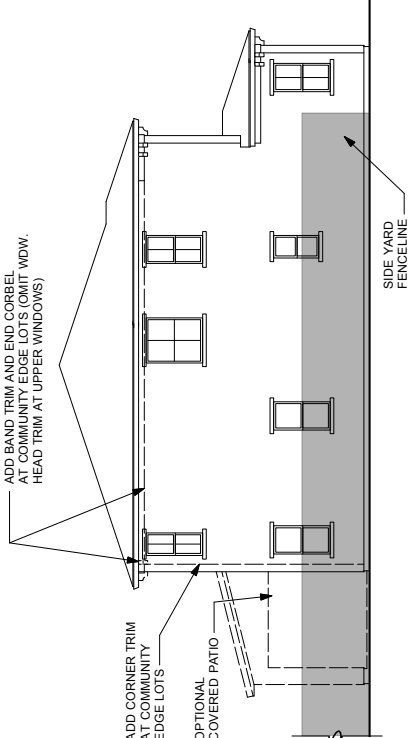
REAR "A"

REAR "A"

(OPT. COVERED PATIO)



LEFT SIDE "A"



FRONT ELEVATION "A"
(ITALIANATE)

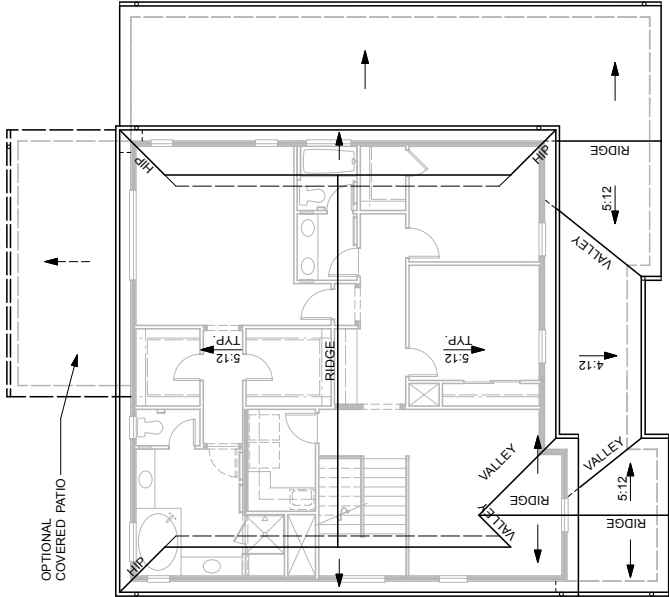
PLAN 2 (250-2851)
AVIANO 6000
Antioch, California

COLOR SCHEMES	SCHEME aa	SCHEME bb	SCHEME cc
ROOF	Concrete Low Profile	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND
TRIM COLOR #1			
Corbels			
Columns			
Eaves			
Fascia			
Trim			
TRIM COLOR #2			
Garage Door			
TRIM COLOR			
Stucco			
ACCENT COLOR			
Entry Door			
Shutters			
ROOF TILE	Eagle	PAINT: Kelly Moore	STONE: Environmental Stoneworks
BRICK: Environmental Stoneworks			

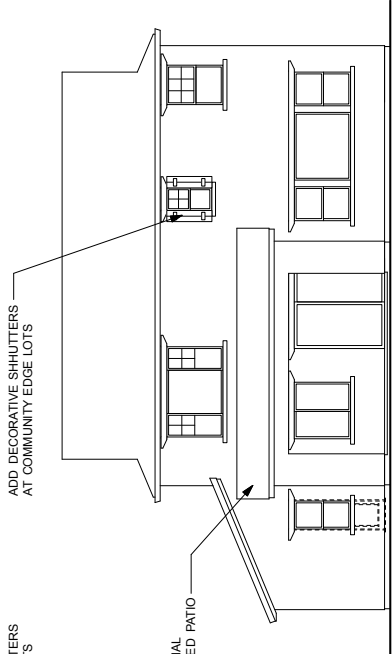
CRAFTSMAN

- STUCCO SIDING
- STUCCO O/ FOAM TRIM AT AREAS OF STUCCO SIDING
- SHINGLE SIDING AT GABLE ENDS
- WOOD TRIM AT AREAS OF LAP SIDING
- WOOD POSTS & OUTLOOKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- "SHAKE" TILE ROOFING -

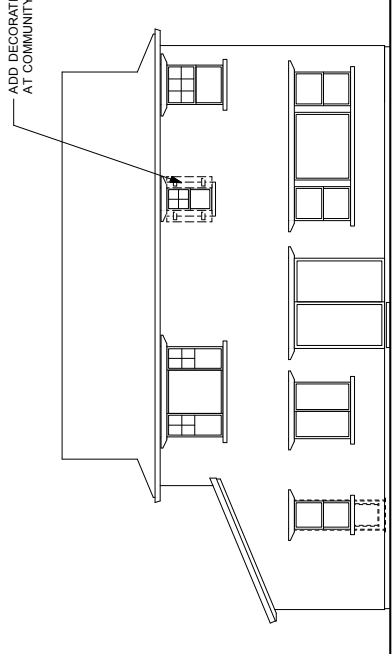
INDICATES RECESS



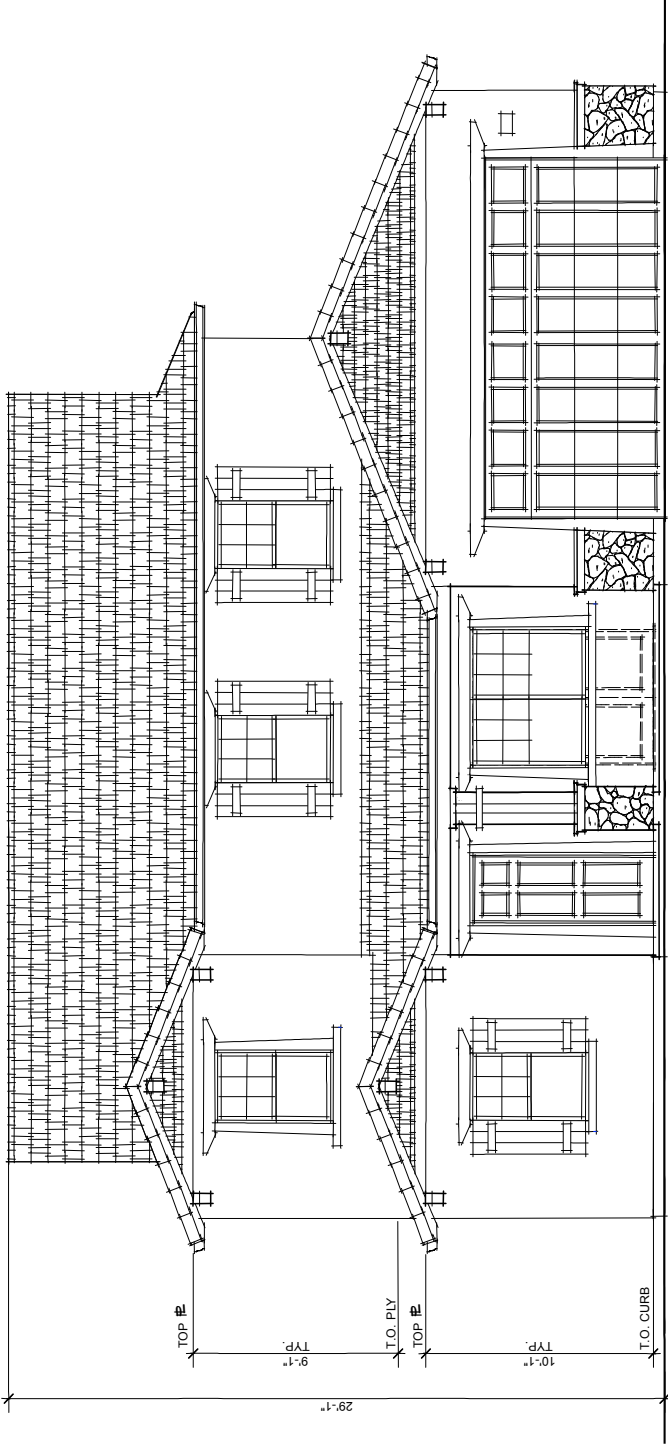
ROOF PLAN "B"



REAR "B"
(OPT. COVERED PATIO)

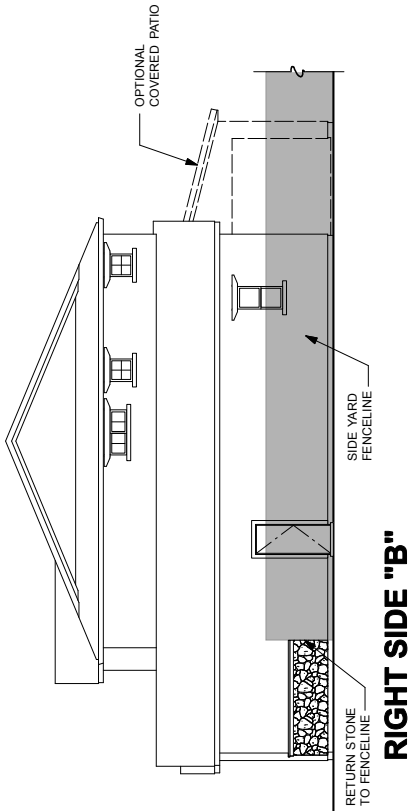


REAR "B"

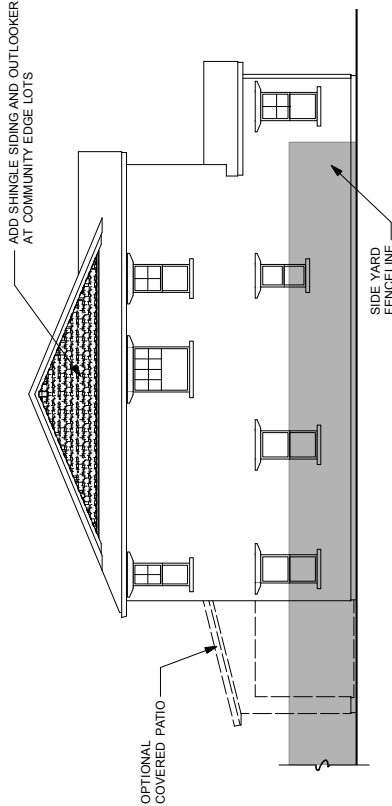


FRONT ELEVATION "B"
(CRAFTSMAN)

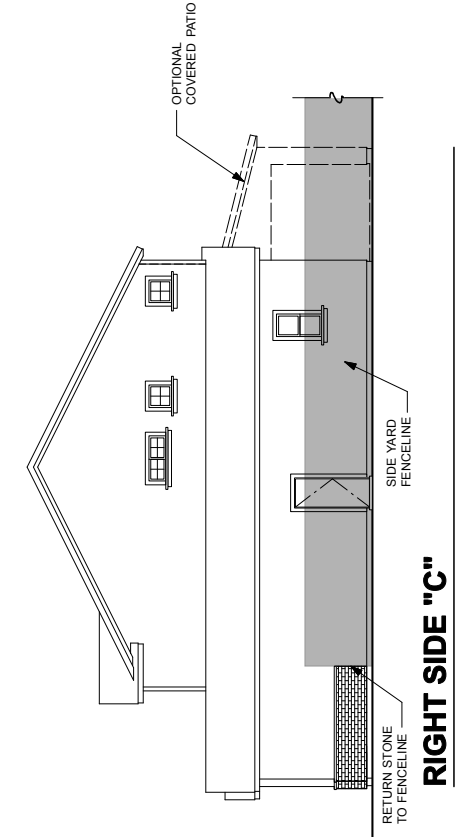
PLAN 2 (250-2851)
AVIANO 6000
Antioch, California



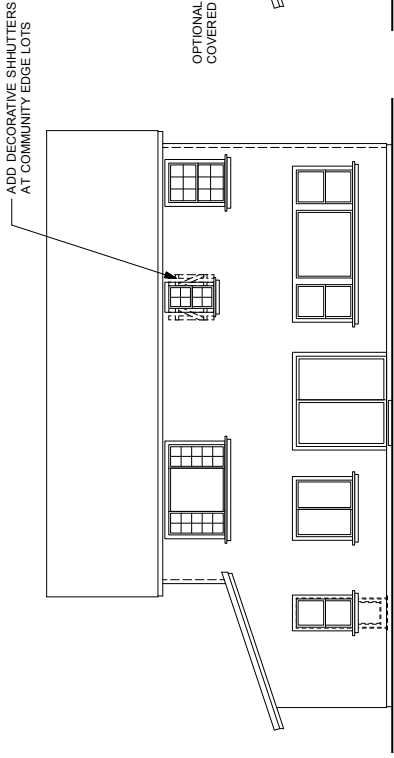
RIGHT SIDE "B"



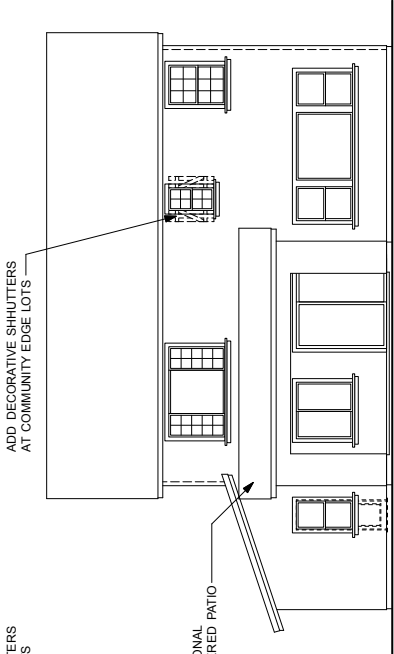
LEFT SIDE "B"



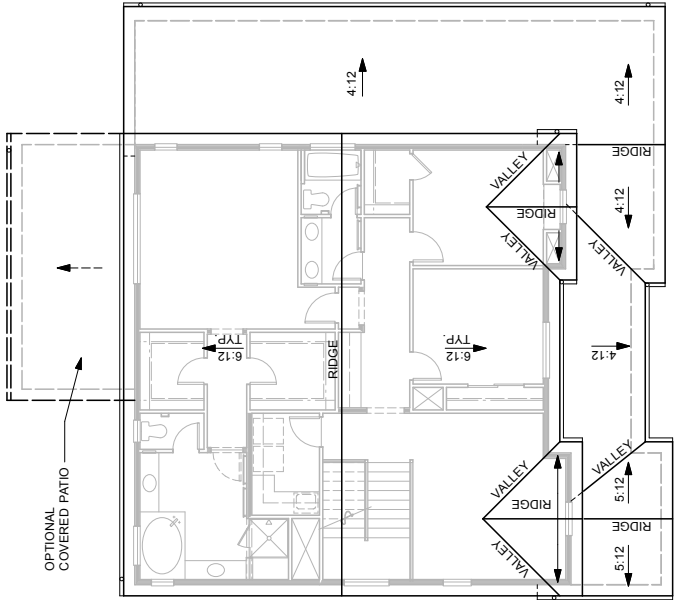
RIGHT SIDE "C"



REAR "C"



REAR "C"
(OPT. COVERED PATIO)



ROOF PLAN "C"

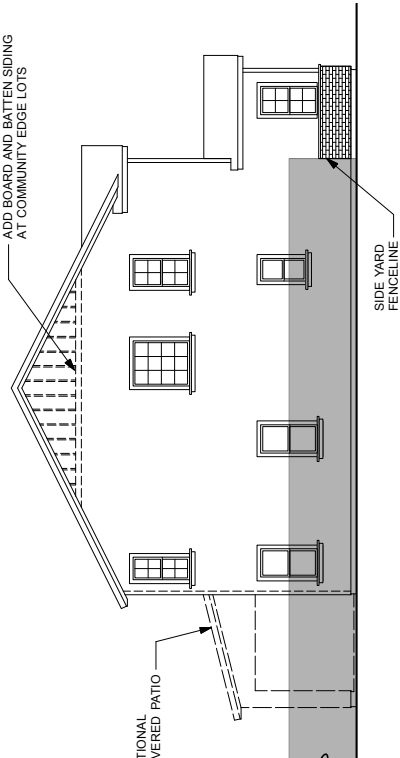
COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF Concrete Slate	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR Faces Garage Door Louvered Vents Posts Trim	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HL S 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Board & Batten Corner Boards Lap Siding	KM 4526-5 COFFEE BAR	KM 5747-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Stucco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A69-5 ROASTED KONA	KM A84-5 STARLITE
BRICK	NEW ORLEANS TUMBLE BRICK	PEPPER TUMBLE CAST BRICK	HIGH DESERT CLEAN BRICK
ROOF TILE	Eagle	PAINT: Kelly Moore	STONE: Environmental Stoneworks

FARMHOUSE

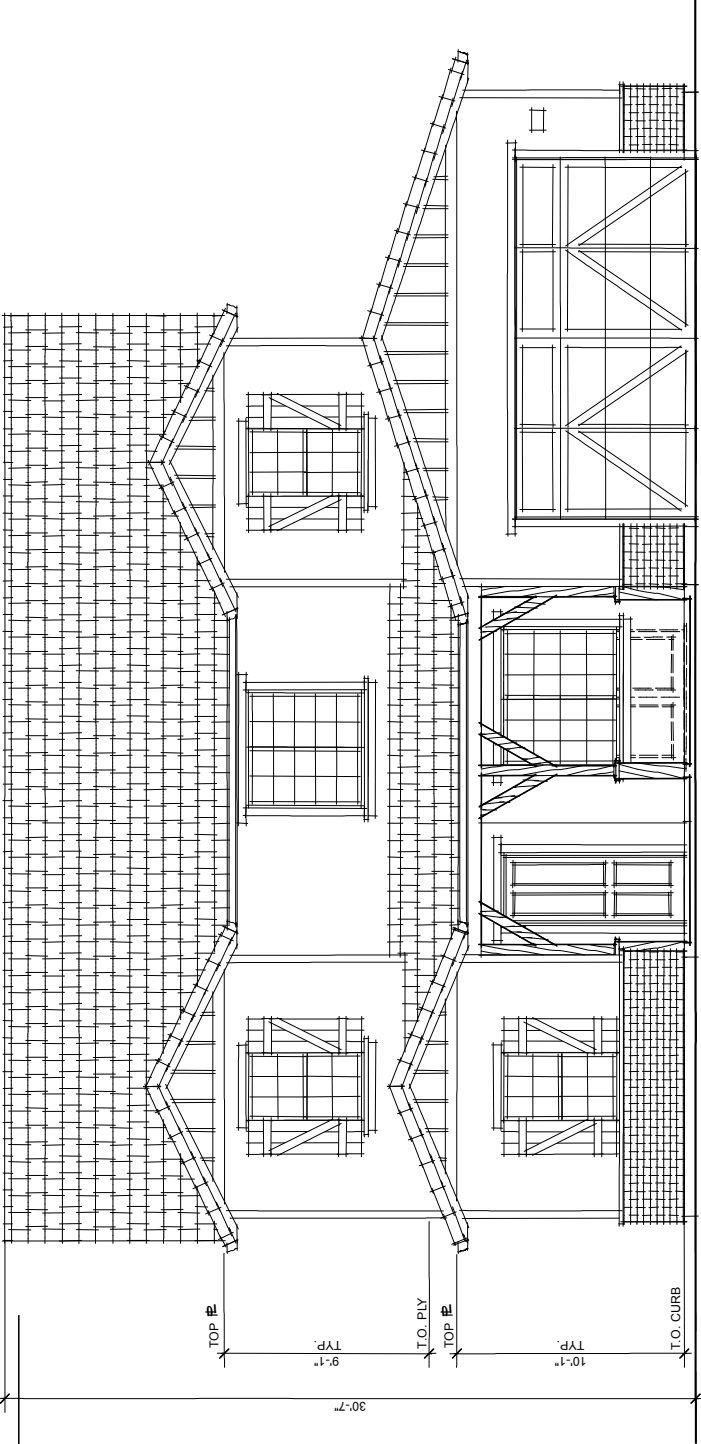
- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD AND BATTEN SIDING AT GABLE ENDS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS WITH KICKERS
- DECORATIVE PLANK SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS

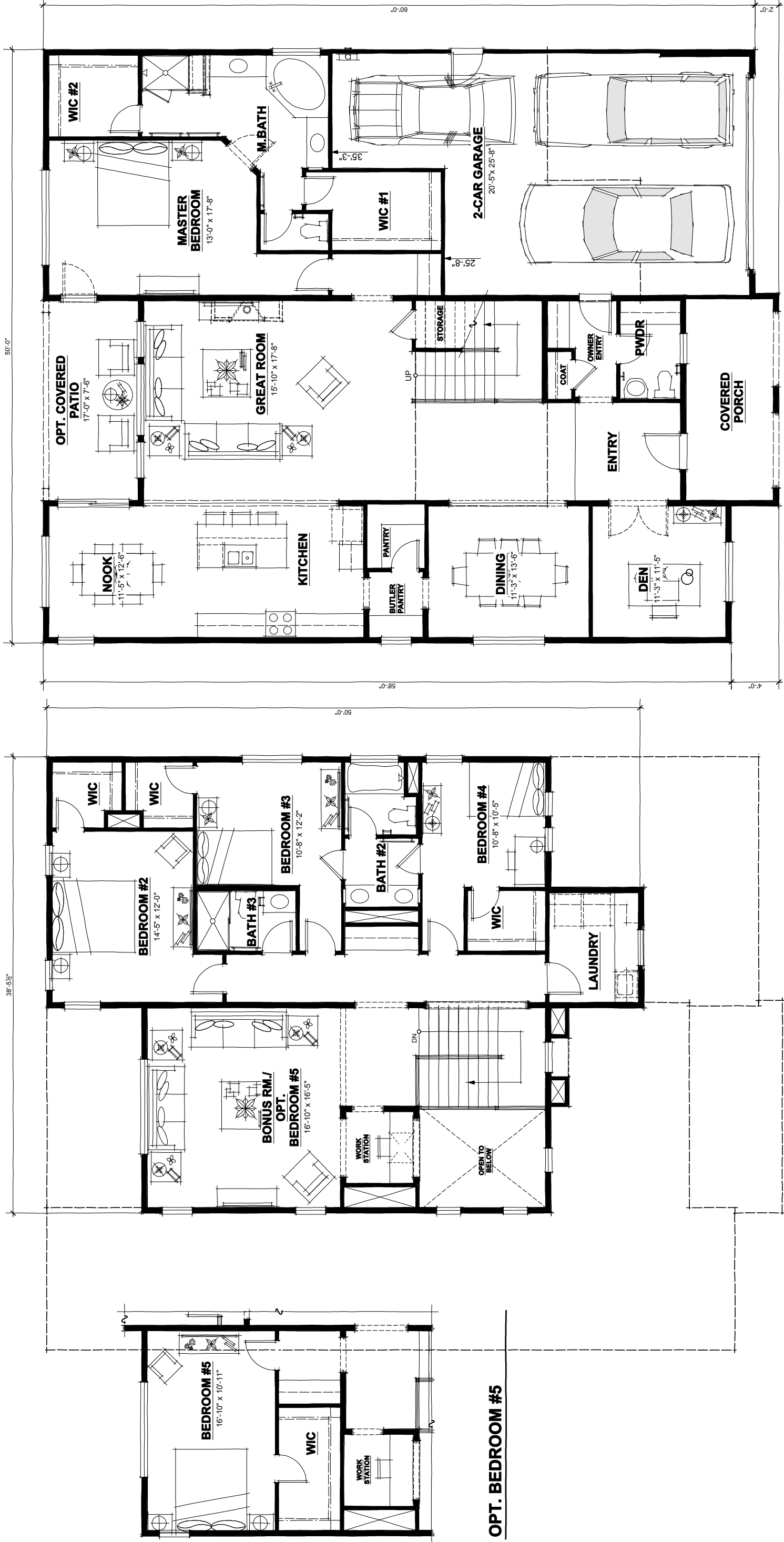
LEFT SIDE "C"



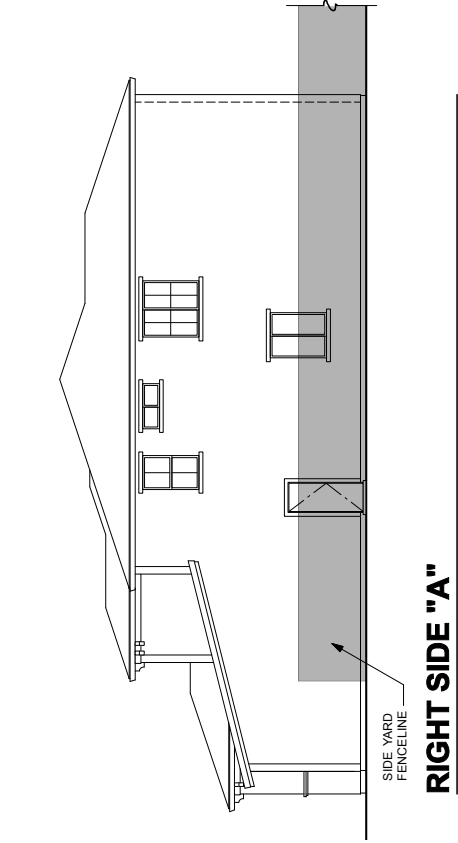
FRONT ELEVATION "C"
(FARMHOUSE)



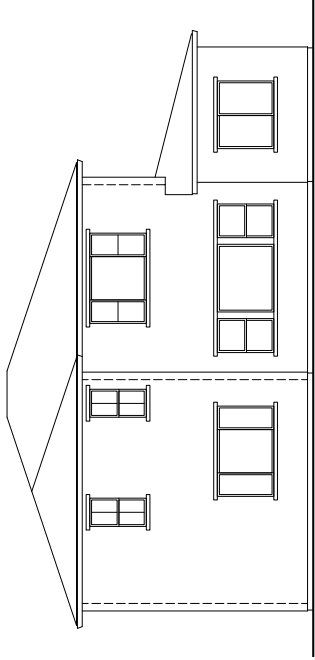
PLAN 2 (250-2851)
AVIANO 6000
Antioch, California



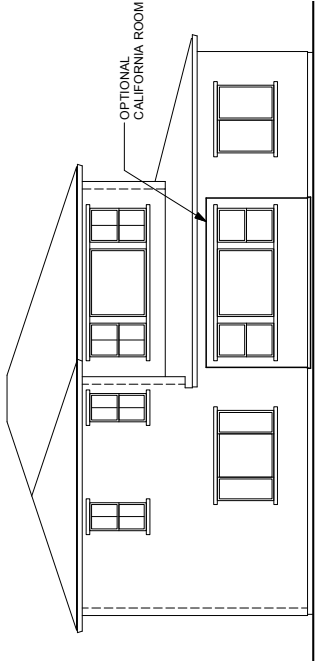
PLAN 3 (250-3479)
AVIANO 6000
Antioch, California



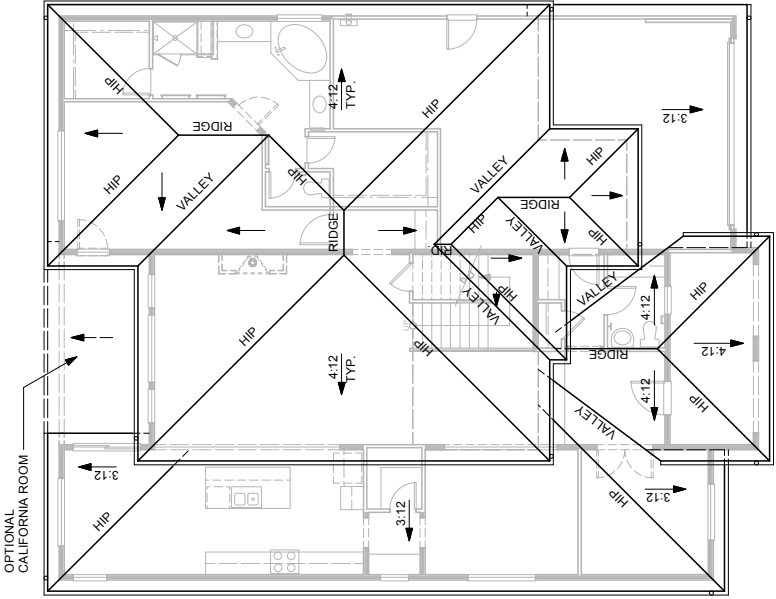
RIGHT SIDE "A"



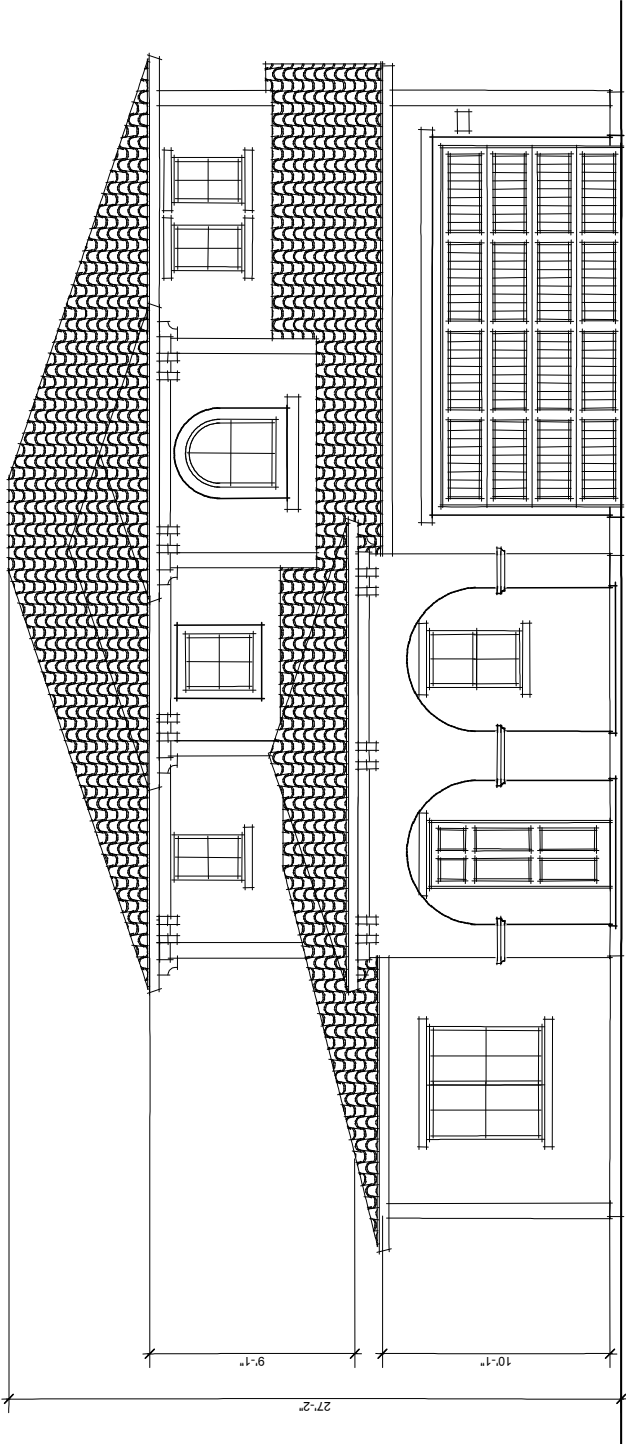
REAR "A"



REAR "A"
(OPT. COVERED PATIO)



ROOF PLAN "A"



FRONT ELEVATION "A"
(ITALIANATE)

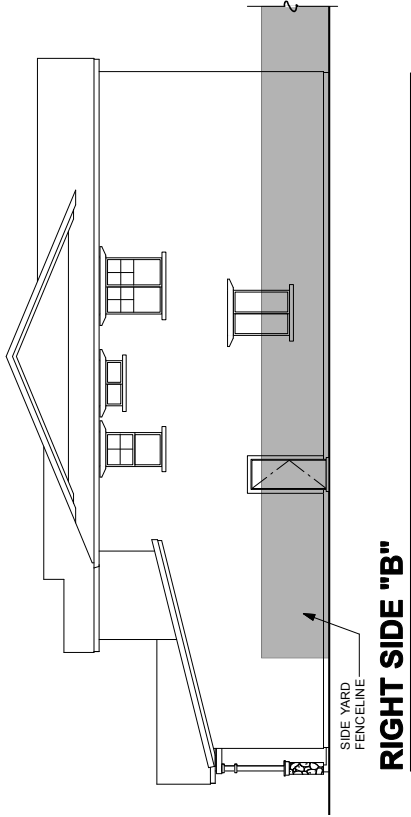
PLAN 3 (250-3479)
AVIANO 6000
Antioch, California

ITALIANATE

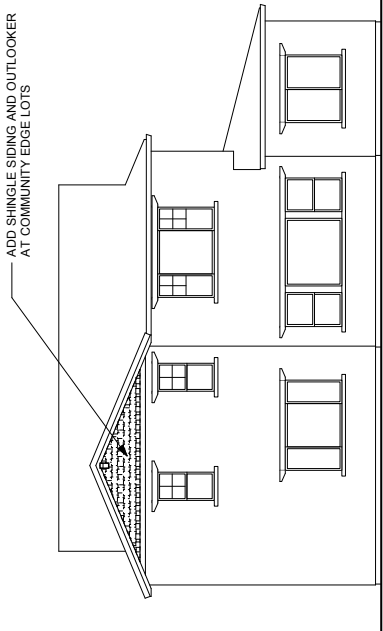
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO FRIEZE W/ CORBELS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

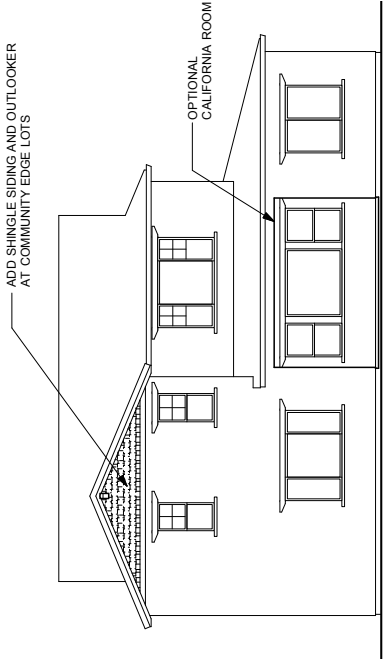
COLOR SCHEMES	SCHEME 8a	SCHEME 8b	SCHEME CC
ROOF	2645	2773	2723
Concrete Low Profile	SUNRISE BLEND	WALNUT CREEK BLEND	ADOBE BLEND
TRIM COLOR #1			
Corbels			
Columns			
Eaves			
Fascia			
Trim			
TRIM COLOR #2			
Garage Door			
BODY COLOR			
Stucco			
ACCENT COLOR			
Entry Door			
Shutters			
ROOF TILE	Eagle	PAINT: Kelly Moore	STONE: Environmental Stoneworks
			BRICK: Environmental Stoneworks



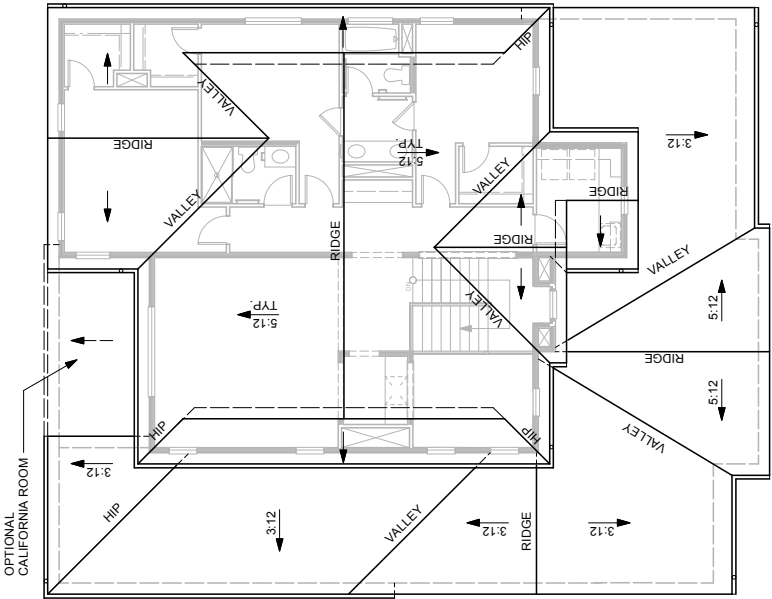
RIGHT SIDE "B"



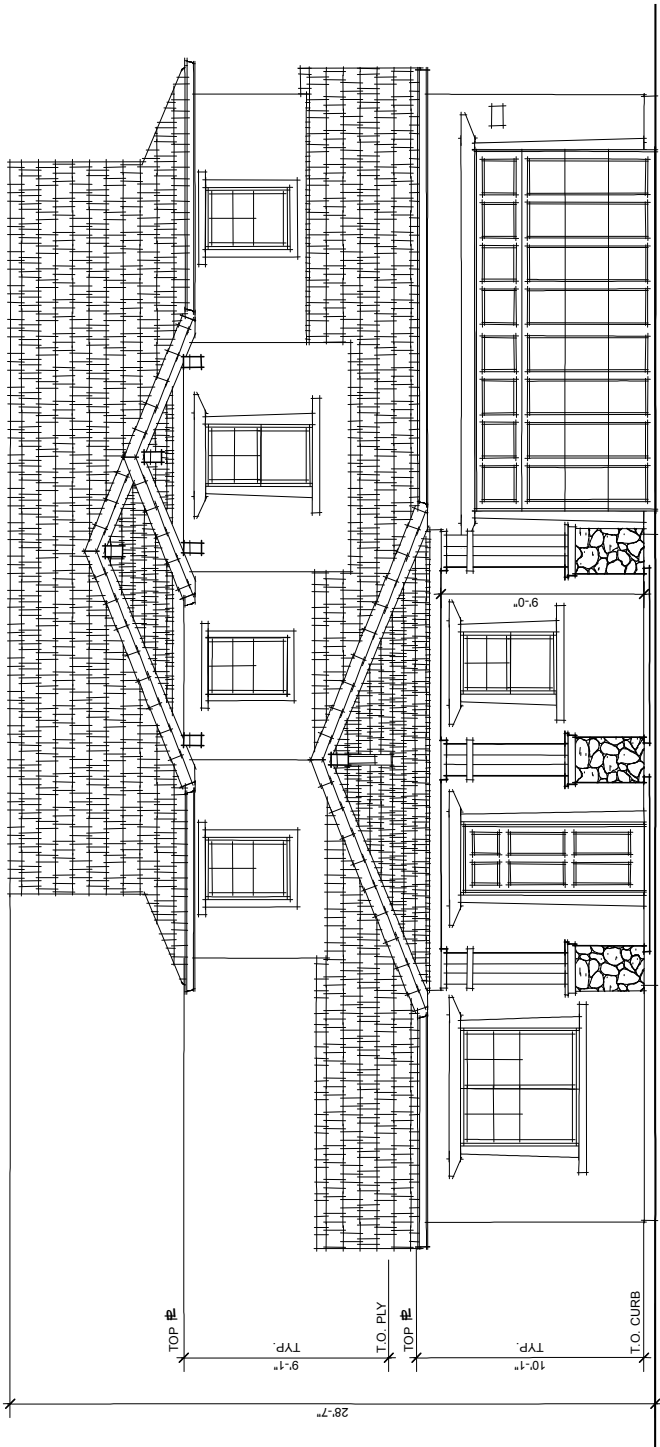
REAR "B"



REAR "B"
(OPT. COVERED PATIO)



ROOF PLAN "B"



LEFT SIDE "B"

FRONT ELEVATION "B"
(CRAFTSMAN)

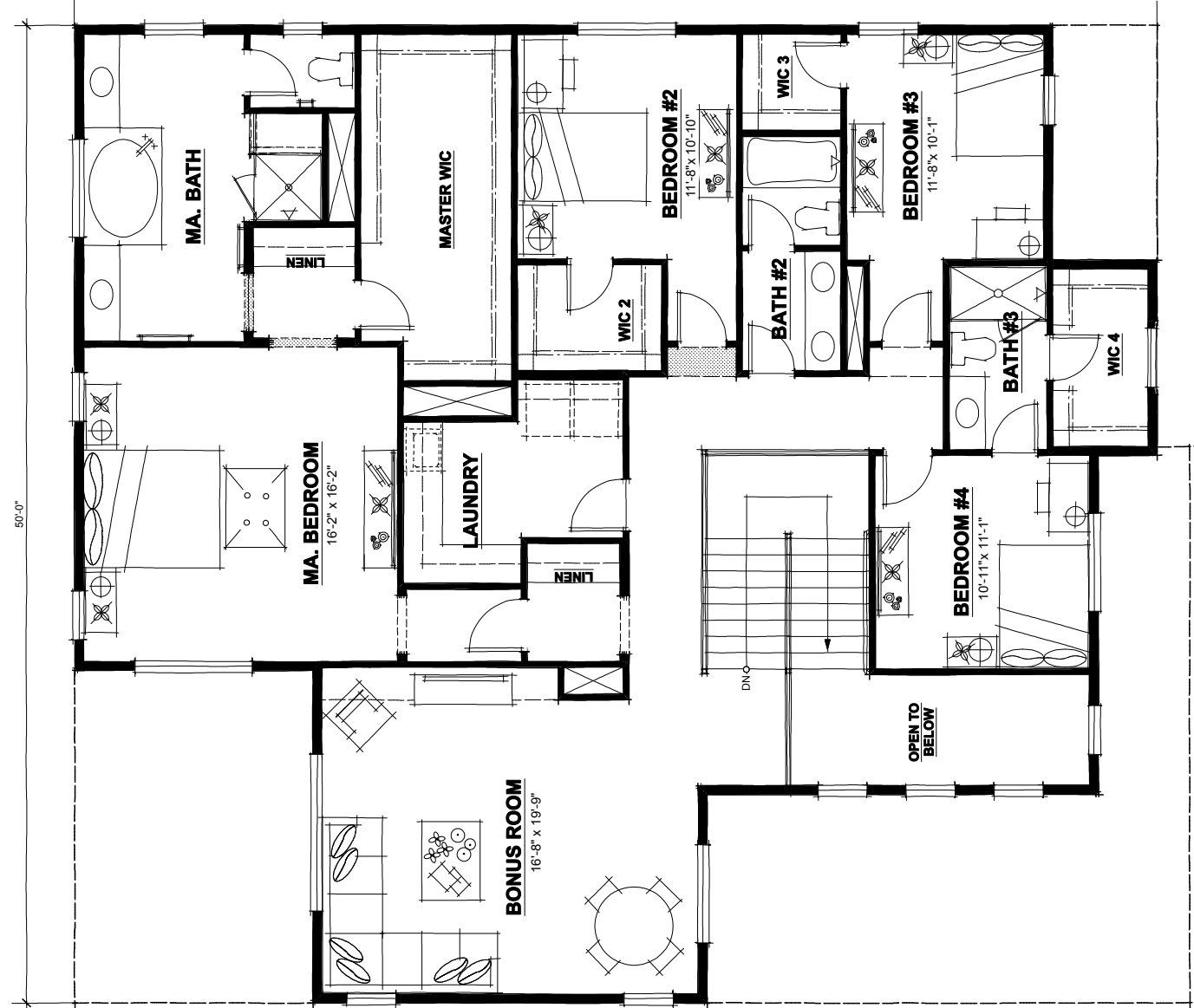
PLAN 3 (250-3479)
AVIANO 6000
Antioch, California

CRAFTSMAN

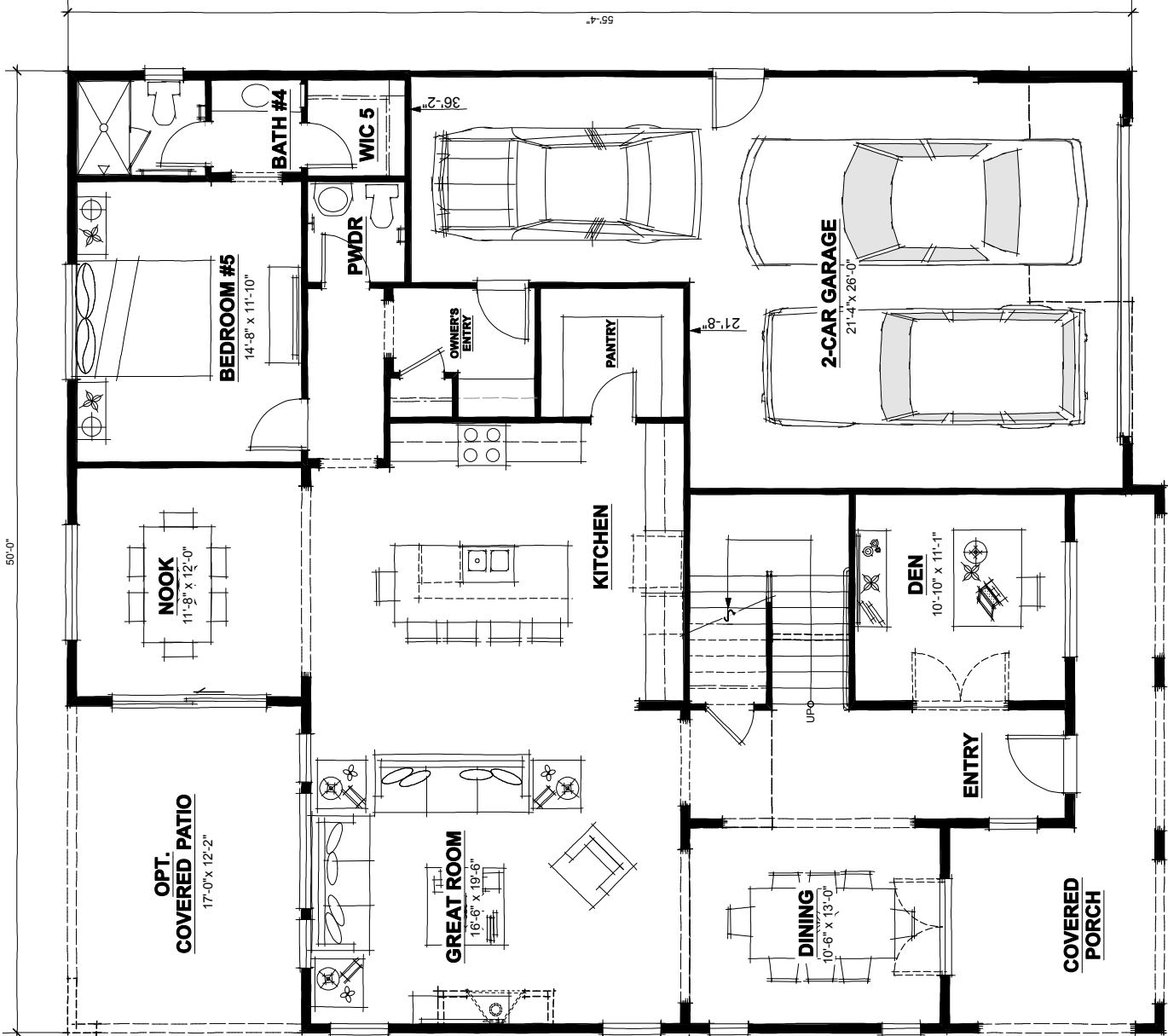
- STUCCO SIDING
- STUCCO O/ FOAM TRIM AT AREAS OF STUCCO SIDING
- LAP SIDING AT SELECT AREAS
- WOOD TRIM AT AREAS OF LAP SIDING
- SHINGLE SIDING AT GABLE ENDS
- WOOD POSTS & OUTLOOKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS

COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF Concrete Shake	5600 PEWTER BRONZE BLEND	5502 ARCADIA	5587 GRAY BROWN RANGE
TRIM COLOR #1 Corbels Eaves Fascia Garage Door Outlookers Posts	KM A75-5 CELLAR DOOR	KM 5748-5 NATURE'S GATE	KM 4820-5 CANNON BALL
TRIM COLOR #2 Shingle Siding @ Gables Trim	KM 5759-2 TOWNHOUSE TAUPE	KM 4602-3 PIE SAFE	KM 4748-3 WESTERN RESERVE
BODY COLOR Corner Boards Lap Siding Stucco	KM 5741-3 CRICKET'S CROSS	HLS 4277-2 COTSWOLD DILL	KM W31-1 FRANKLY EARNEST
ACCENT COLOR Entry Door Shutters	KM A59-5 SECOND NATURE	KM A76-5 LOG CABIN	KM A68-5 LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLON FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE	Eagle	PAINT Kelly Moore	STONE Environmental Stoneworks
		BRICK	Environmental Stoneworks

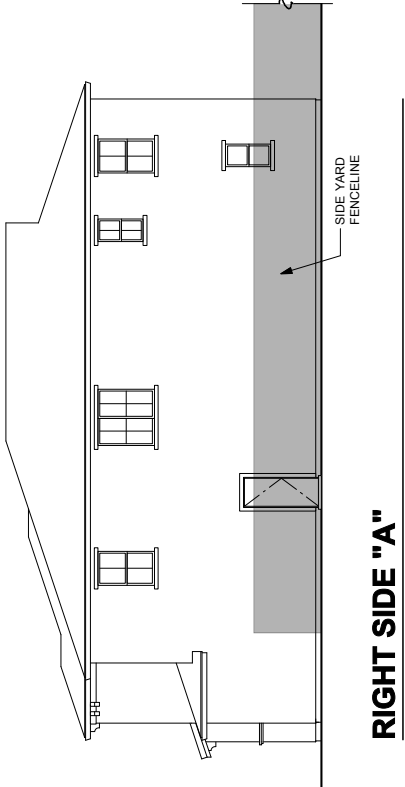


SECOND FLOOR PLAN

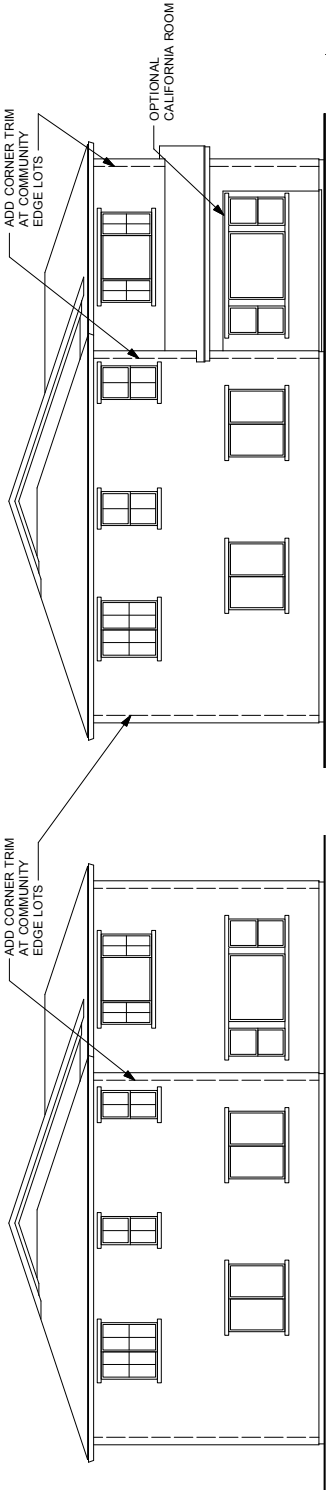


FIRST FLOOR PLAN

PLAN 4 (250-3758)
AVIANO 6000
Antioch, California

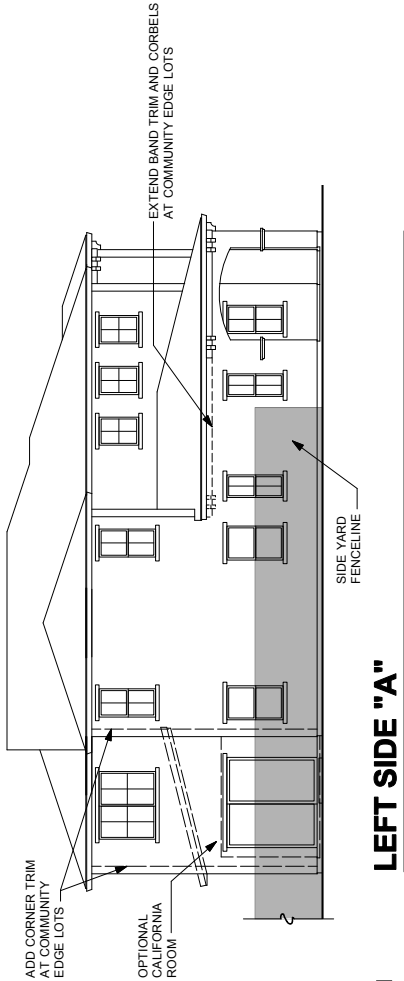


RIGHT SIDE "A"

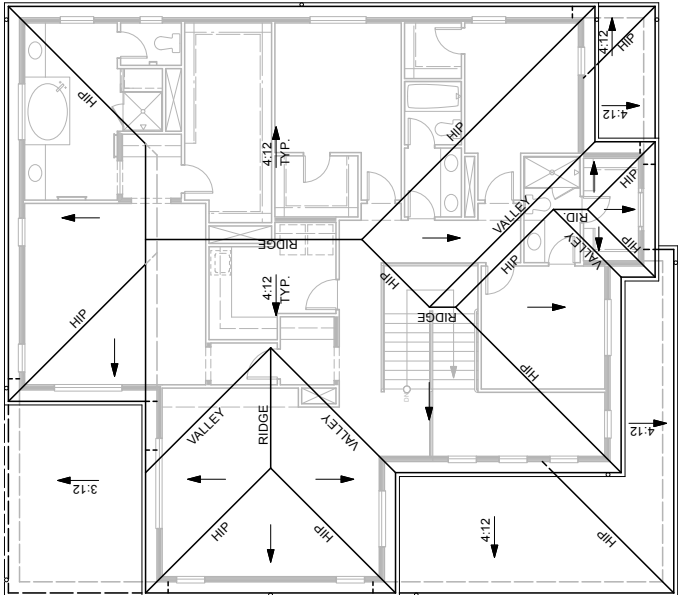


REAR "A"

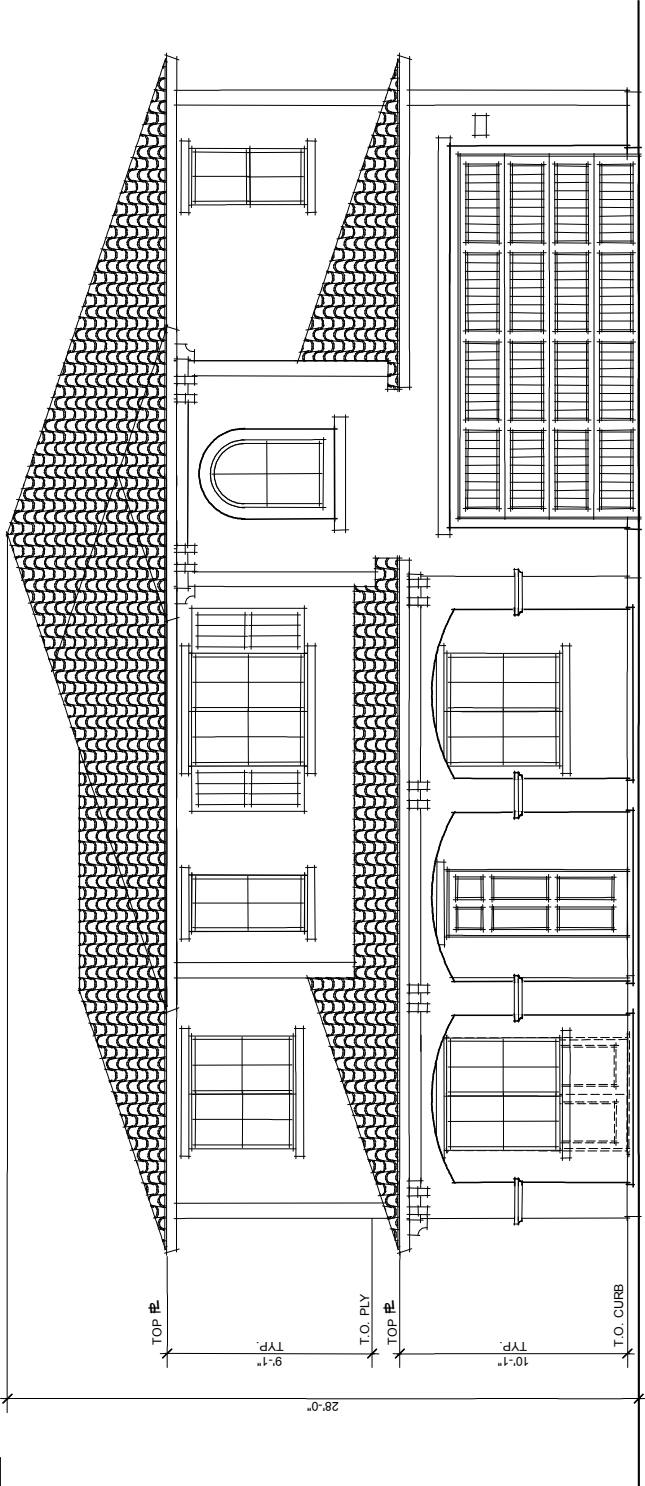
REAR "A"
(OPT. COVERED PATIO)



LEFT SIDE "A"



ROOF PLAN "A"



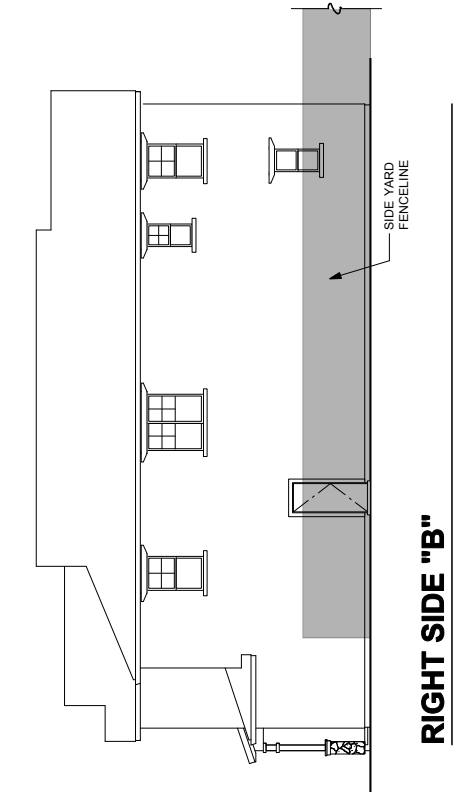
FRONT ELEVATION "A"
(ITALIANATE)

ITALIANATE

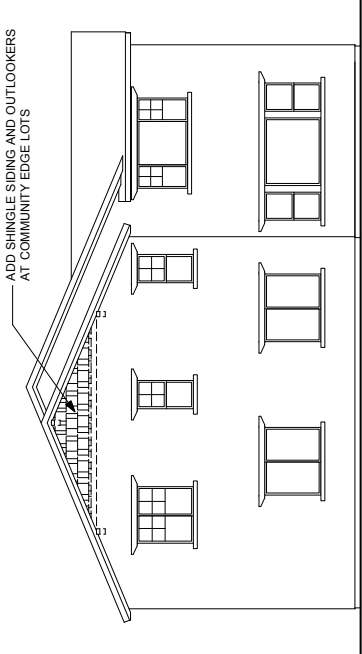
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO FRIEZE W/ CORBELS
- RECESSED PLANK PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS

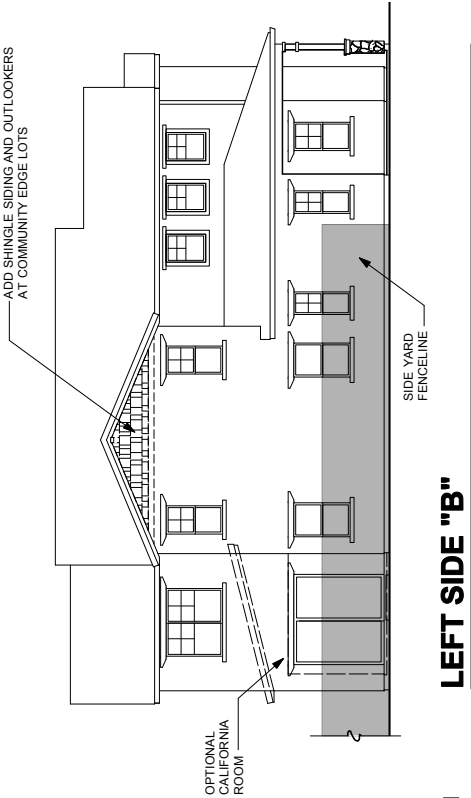
COLOR SCHEMES	SCHEME aa	SCHEME bb	SCHEME cc
ROOF Concrete Low Profile	2645 SUNRISE BLEND	2773 WALNUT CREEK BLEND	2723 ADOBE BLEND
TRIM COLOR #1 Corbels Columns Eaves Fascia Trim	KM 4647-2 PONY TAIL	KM 4599-2 FOSSIL	216 MALIBU BEIGE
TRIM COLOR #2 Garage Door	KM 4553-3 BRAUN	KM 5761-5 COLUSA WETLANDS	KM 5799-5 DOWNTOWN BENNY BROWN
BODY COLOR Stucco	KM 4620-3 TRADING POST	KM 4712-3 SONORA HILLS	KM 4712-3 COOKIE CRUMB
ACCENT COLOR Entry Door Shutters	KM 4810-3 APPALACHIAN FOREST	KM 4924-5 THUNDERSTRUCK	KM 4922-5 POMPEII RUINS
ROOF TILE: Eagle PAINT: Kelly Moore STONE: Environmental Stoneworks BRICK: Environmental Stoneworks			



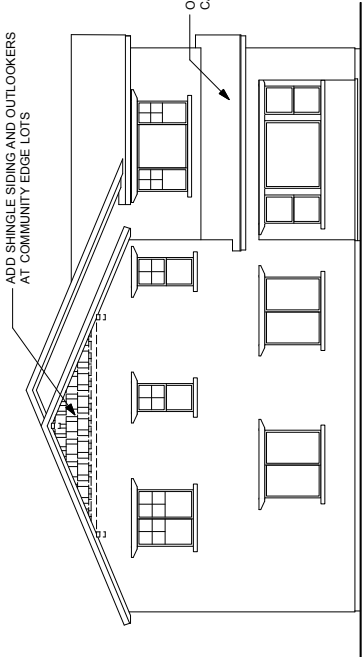
RIGHT SIDE "B"



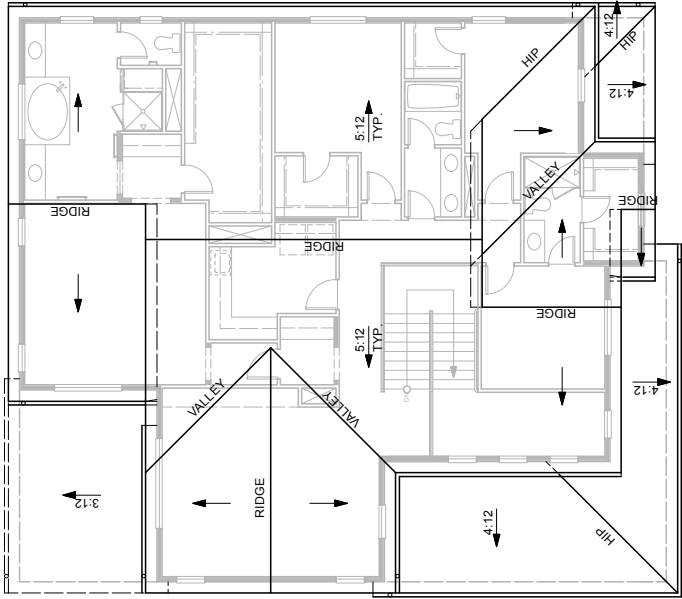
REAR "B"



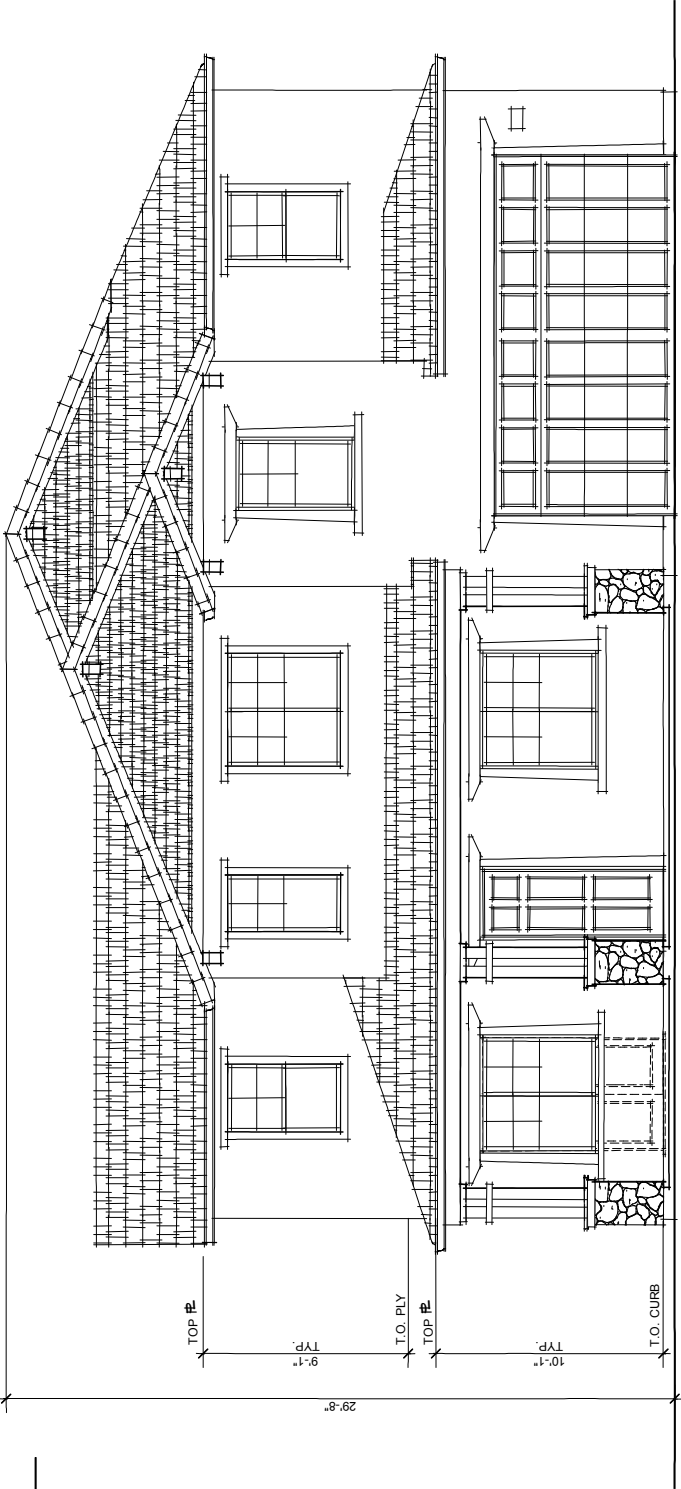
LEFT SIDE "B"



REAR "B"
(OPT. COVERED PATIO)



ROOF PLAN "B"



FRONT ELEVATION "B"
(CRAFTSMAN)

CRAFTSMAN

- STUCCO SIDING
- STUCCO O/ FOAM TRIM AT AREAS OF STUCCO SIDING
- LAP SIDING AT SELECT AREAS
- WOOD TRIM AT AREAS OF LAP SIDING
- SHINGLE SIDING AT GABLE ENDS
- WOOD POSTS & OUTLOOKERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

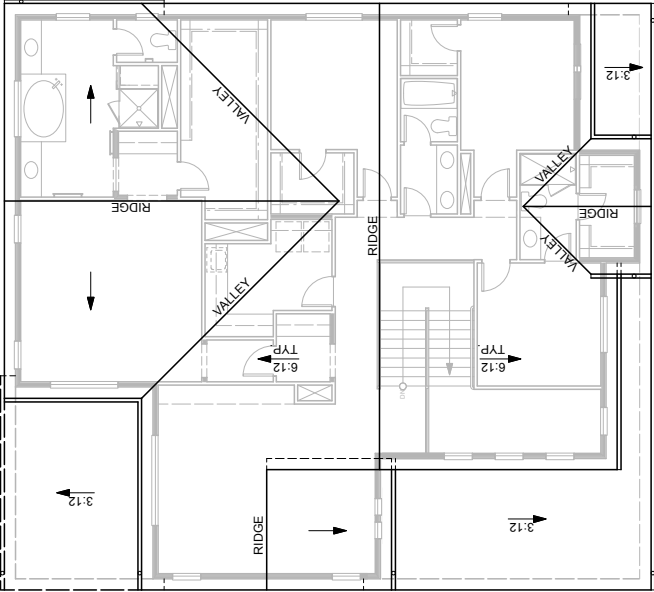
INDICATES RECESS

COLOR SCHEMES	SCHEME dd	SCHEME ee	SCHEME ff
ROOF Concrete Shake	5600 PEWTER BRONZE BLEND	5502 ARCADIA	5687 GRAY BROWN RANGE
TRIM COLOR #1 Corbels Eaves Fences Garage Door Outlookers Posts	KM A75-5 CELLAR DOOR	KM 5748-5 NATURE'S GATE	KM 4820-5 CANNON BALL
TRIM COLOR #2 Shingle Siding @ Gables Trim	KM 5759-2 TOWNHOUSE TAUPE	KM 4602-3 PIE SAFE	KM 4748-3 WESTERN RESERVE
BODY COLOR Corner Boards Lap Siding Stucco	KM 5741-3 CRICKET'S CROSS	HLS 4277-2 COTSWOLD DILL	KM W31-1 FRANKLY EARNEST
ACCENT COLOR Entry Door Shutters	KM A59-5 SECOND NATURE	KM A76-5 LOG CABIN	KM A68-5 LEATHER SATCHEL
STONE	50% EVERGREEN 50% GREY FIELDSTONE	SEMILLON FIELDSTONE	ASPEN FIELDSTONE
ROOF TILE	Eagle	PAINT Kelly Moore	STONE Environmental Stoneworks
		BRICK	Environmental Stoneworks

FARMHOUSE

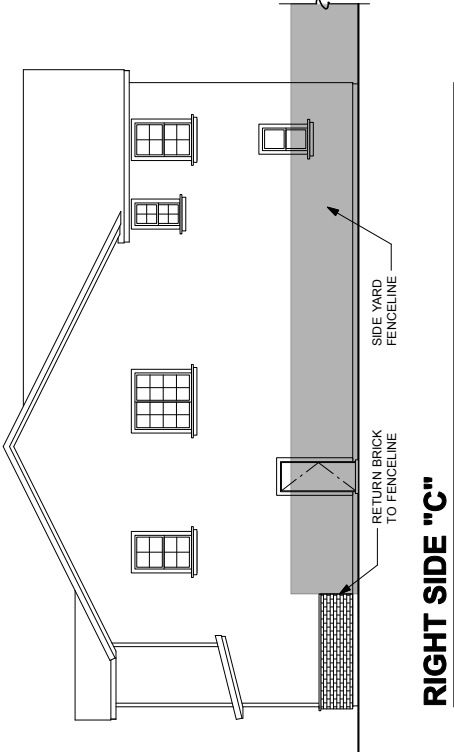
- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD AND BATTEN SIDING AT GABLE ENDS & SELECT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS WITH KICKERS
- DECORATIVE PLANK SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- CULTURED THIN BRICK VENEER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS

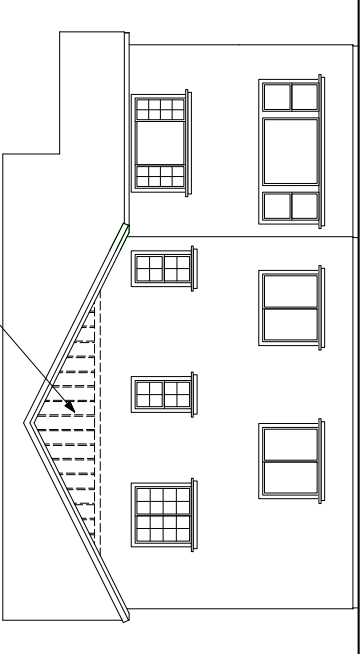


ROOF PLAN "C"

RIGHT SIDE "C"

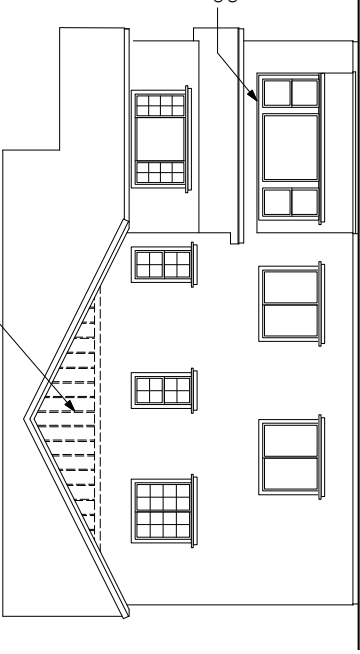


ADD BOARD AND BATTEN SIDING AT COMMUNITY EDGE LOTS



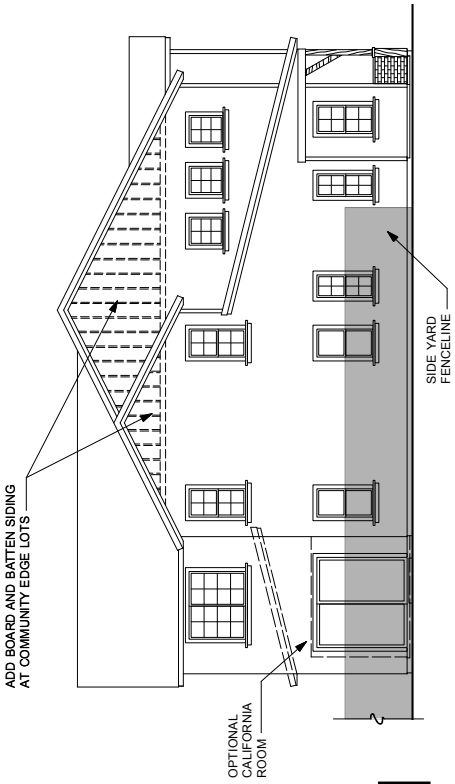
REAR "C"

ADD BOARD AND BATTEN SIDING AT COMMUNITY EDGE LOTS

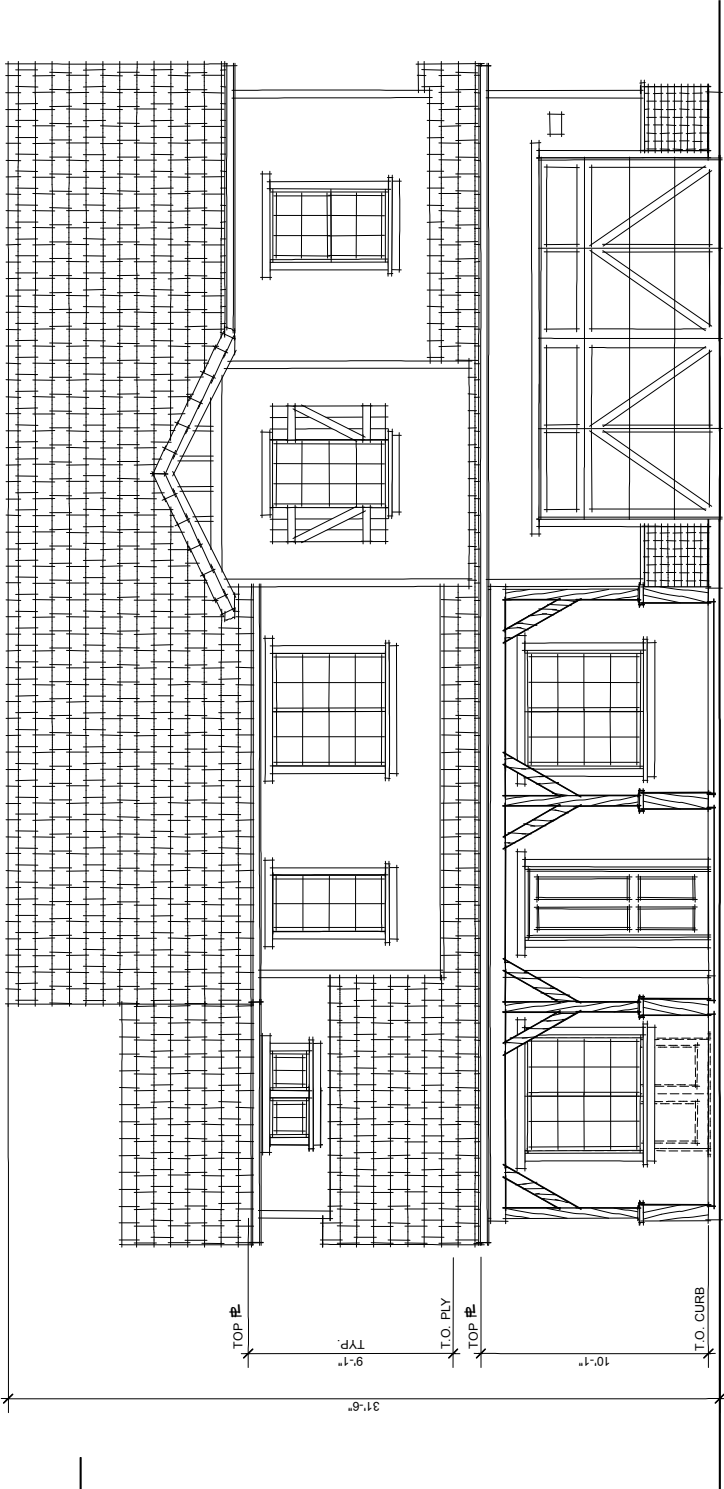


REAR "C"
(OPT. COVERED PATIO)

LEFT SIDE "C"



FRONT ELEVATION "C"
(FARMHOUSE)



COLOR SCHEMES	SCHEME gg	SCHEME hh	SCHEME ii
ROOF Concrete Slate	4634 KINGS CANYON BLEND	4687 GRAY BROWN RANGE	SCB 8805 SEATTLE BLEND
TRIM COLOR Eaves Garage Door Louvered Vents Posts Trim	KM 4731-1 GRASS SKIRT	KM W31-1 FRANKLY EARNEST	HLS 4286-1 ALHAMBRA CREAM
BODY COLOR #1 Board & Batten Corner Boards Lap Siding	KM 4526-5 COFFEE BAR	KM 5747-3 SUGAR PINE	KM 4587-3 SMOKY TOPAZ
BODY COLOR #2 Stucco	KM 5764-3 MENDOCINO HILLS	KM 4580-2 FOGGY NIGHT	KM 5828-2 BIG BAND
ACCENT COLOR Entry Door Shutters	KM A62-5 PARKVIEW	KM A69-5 ROASTED KONA	KM A84-5 STARLIT EVE
BRICK	NEW ORLEANS TUMBLE BRICK	PEPPER TUMBLE CAST BRICK	HIGH DESERT CLEAN BRICK
ROOF TILE Eagle	PAINT Kelly Moore	STONE Environmental Stoneworks	BRICK Environmental Stoneworks

ATTACHMENT “G”

PARCEL K

PARCEL L

PARCEL M

PARCEL N

PARCEL P

PARCEL O

ANTIOCH UNIFIED SCHOOL DISTRICT

PARCEL H

PARCEL Q

PARCEL R

HILLCREST AVENUE

SAND CREEK ROAD

LEGEND:

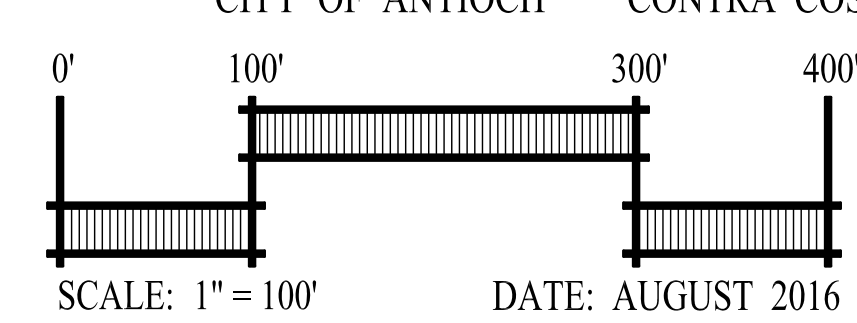
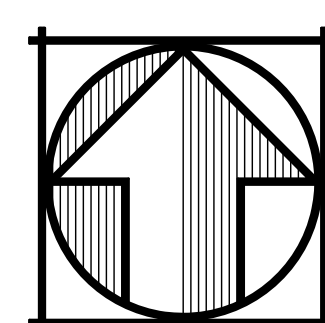
50' x 100' (322) (60%)
60' x 100' (211) (40%)

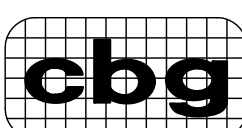
TOTAL - 533 LOTS

*
ENHANCED ELEVATION
(REAR AND/OR SIDE YARD)

LOT MIX EXHIBIT AVIANO

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA





Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

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SAN RAMON, CALIFORNIA 94583

(925) 856-0322
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**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 21, 2016**

Prepared by: Forrest Ebbs, Community Development Director

Date: October 10, 2016

Subject: Emergency Shelter Rezone (APN 074-080-034)

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

1. Approve the resolution recommending that the City Council rezone the property denoted as Assessor's Parcel Number 074-080-034 from Residential High Density Residential (R-35) to Residential High Density (R-35) and Emergency Shelter (ES) Overlay District.

REQUEST

The applicant and property owner, the City of Antioch, requests that the City Council rezone the property to include an Emergency Shelter (ES) Overlay. The ES Overlay will enable the potential development of an emergency shelter at this site.

BACKGROUND

The project site is vacant, undeveloped, contains approximately 4.89 acres, and is triangular in shape. Its northern boundary abuts Delta Fair Boulevard, its western boundary abuts a driveway associated with Los Medanos College, and its eastern boundary abuts an administrative office building owned and operated by Contra Costa County. The County operates multiple services from this building including, but not limited to, probation services, children and family services, workforce services, and aging and adult services. There is also a County-operated transitional housing facility on this adjacent site.

The western boundary of the site is the City limit boundary with the City of Pittsburg. Century Boulevard terminates into Delta Fair Boulevard at the northern boundary of the site.

California Government Code Section 65583 was amended in 2007 by Senate Bill 2 to require that each City provide at least one zoning district wherein an emergency shelter could be developed without a discretionary land use process. The intent of this regulation was to ensure that emergency shelters are possible in all California cities and to preclude cities from prohibiting such essential uses. Cities are permitted, however, to establish objective standards that would apply to emergency shelters to reduce off-site impacts and address other issues uniformly. The City of Antioch has adopted such

standards and they are contained in Antioch Municipal Code Section 9-5.3839, *Emergency Shelters*. They are also included as Attachment “A”.

Rather than create a stand-alone designation or modify just one zoning designation to include the emergency shelter provision, the City of Antioch elected to use an overlay approach, which could be applied to any zoning district. The Emergency Shelter (ES) Overlay does not affect the underlying base zoning designation, but simply allows for the additional emergency shelter uses that would not otherwise be permitted. Presently, the ES Overlay is applied to two parcels directly across Delta Fair Boulevard and to industrial properties near Wilbur Avenue. A map of these properties is provided as Attachment “C”.

ENVIRONMENTAL

The rezoning of this property is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The addition of an emergency shelter land use provision does materially change the development potential of the site, which is described under the R-35 Zoning Designation. Further, an emergency shelter, as restricted by the standards contained in Antioch Municipal Code Section 9-5.3839, would not likely create environmental impacts beyond the ordinary/baseline development potential of the site without the ES Overlay.

ANALYSIS

The site is currently zoned Residential High Density (R-35), which allows for a variety of residential uses with as many as 35 units per acre. As stated above, these uses would still be permitted with the ES Overlay in place.

The proposed rezoning would enable the development of an emergency shelter at this site without a Use Permit or other discretionary land use process. The development would simply be subject to the Emergency Shelter standards established in the Municipal Code. Further, any future emergency shelter would not necessarily occupy the entire 4.89-acre site and might use just a portion of the site. The ES Overlay would apply to the entire site to allow for the most productive and efficient site for a future emergency shelter.

As the City of Antioch is the property owner, the City Council would act as the landowner to negotiate any terms with a future user. The Planning Commission would not be engaged with that process.

ATTACHMENTS

- A: Complete Excerpts from Antioch Municipal Code addressing Emergency Shelters.
- B: Aerial Photos of Subject Site
- C: Map of All Sites with Emergency Shelter Overlay
- D: Proposed Zoning Map

**PLANNING COMMISSION
RESOLUTION NO. 2016-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL REZONE THE PARCEL DENOTED
AS APN 074-080-034 FROM RESIDENTIAL HIGH DENSITY (R-35) TO
RESIDENTIAL HIGH DENSITY (R-35) AND EMERGENCY SHELTER (ES) OVERLAY
DISTRICT**

WHEREAS, the City of Antioch, as applicant and property owner, proposes to rezone the parcel denoted as APN 074-080-034 from Residential High Density (R-35) to Residential High Density (R-35) and Emergency Shelter (ES) Overlay District; and

WHEREAS, the project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and the addition of an emergency shelter land use provision does materially change the development potential of the site, which is already available for development under the R-35 Zoning Designation, and an emergency shelter, as restricted by the standards contained in Antioch Municipal Code Section 9-5.3839, would not likely create environmental impacts beyond the ordinary/baseline development potential of the site without the ES Overlay; and

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

WHEREAS, on October 19, 2016, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended action to the City Council.

WHEREAS, the Planning Commission does determine:

1. That the proposed zone reclassification will allow uses more suitable for the area than the present classification. The Emergency Shelter (ES) Overlay will allow for the potential development of an Emergency Shelter at the project site. The site is located in an easily-accessible area, near important public services, and is appropriate for the additional uses permitted with the ES Overlay.
2. That uses permitted by the proposed zone will not be detrimental to adjacent or surrounding property. The State of California, through the adoption of Senate Bill 2 (2007) has determined that Emergency Shelters are not detrimental uses and need not be evaluated through a conventional Conditional Use Permit process.
3. That evidence has been presented documenting land use changes in the area to warrant a change of zone. The addition of the ES Overlay is a continuation and refinement of the mandate under Senate Bill 2 to accommodate emergency shelters by-right in specified zoning districts.

4. That the requested zone change is in conformance with the General Plan. The project site is located within the Western Gateway Focus Area and has a designation of Mixed Use Office/High Density Residential. A future emergency shelter at this site is consistent with the general direction contained in the General Plan, as an emergency shelter is complementary to the adjacent County operations.

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the City of Antioch does hereby recommend that the City Council rezone the parcel denoted as APN 074-080-034 from High Density Residential (R-35) to High Density Residential (R-35) and Emergency Shelter (ES) Overlay District.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of October, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

ATTACHMENT “A”

§ 9-5.3839 EMERGENCY SHELTERS.

Emergency shelters shall be located, developed, and operated in compliance with the following standards:

(A) Number of residents/beds. Each shelter shall contain a maximum of 50 beds and shall serve no more than 50 homeless persons.

(B) Length of occupancy. Occupancy by an individual or family may not exceed 180 consecutive days unless a management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program.

(C) Hours of operation. To limit outdoor waiting, the facility must be open each day for at least eight of the hours between 7:00 a.m. and 7:00 p.m.

(D) Waiting and intake areas. Each shelter shall include indoor waiting and intake areas for guests. Such intake and waiting areas shall be provided at a rate of ten square feet per bed and in any case, shall be at least 200 square feet in area. Waiting and intake areas may be used for other purposes as needed during operation of the shelter.

(E) Common facilities. The development may provide one or more of the following specific common facilities for the exclusive use of the residents:

- (1) Laundry facilities.
- (2) Central cooking and dining room(s).
- (3) Recreation rooms.
- (4) Counseling centers.
- (5) Child care facilities.
- (6) Other support services.

(F) Outdoor activities. All functions associated with the shelter, except for children's play areas, outdoor recreation areas, parking, and outdoor waiting must take place within the building proposed to house the shelter. Outdoor waiting for clients, if any, may not be in the public right-of-way, must be physically separated from the public right-of-way, and must be large enough to accommodate the expected number of clients.

(G) On-site parking. Parking spaces shall be provided according to the standards of Article 17, Parking Requirements.

(H) Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and shall be of an intensity that is comparable to surrounding uses.

(I) On-site security. On-site security must be provided at all times that the emergency shelter is in operation and according to the following standards:

(1) A safety and security plan for each shelter shall be submitted to the Community Development Department. The plan shall include information as specified by the Community Development Director.

(2) Security guards shall be provided at a ratio of at least one guard for every 25 shelter beds.

(3) Security guards shall be employed by a private patrol operator (security company) that is currently licensed with the California Department of Consumer Affairs. The following information shall be provided to the city: the name of the security company; proof of its liability insurance, including a copy of all exceptions; its state license number; and the guard registration numbers for all employed guards.

(4) Digital security cameras shall be installed and capture the activities of the shelter's waiting and intake area, as well as the entrance and exit from the shelter and the shelter parking lot. If the shelter includes a child care area as a common facility, then the child care area shall also be monitored via a digital camera system. Recordings from digital security cameras shall be maintained for no less than 14 days.

(J) Noise. The use must be conducted in conformance with the city's noise regulations pursuant to Article 19, Noise Attenuation Requirements, of this chapter.

(K) Refuse storage areas. A refuse storage area shall be provided consistent with the standards of Article 14, Refuse Storage Area Design Guidelines.

(L) Emergency shelter provider. The agency or organization operating the shelter shall comply with the following requirements:

(1) The operator shall be local provider designated under the applicable requirements of the State Emergency Housing and Assistance Program.

(2) Staff and services shall be provided to assist residents in obtaining permanent shelter and income.

(3) The operator shall not discriminate in any services provided.

(4) The operator shall not require participation by residents in any religious or philosophical ritual, service, meeting or rite as a condition of eligibility.

(5) The operator of the shelter shall submit a management plan for review by the Community Development Director. The plan must address issues identified by the Director, including transportation, client supervision, security, client services, staffing, and good neighbor issues.

(Ord. 2089-C-S, passed 6-24-14)

DEFINITION from §9-5.203

EMERGENCY SHELTER. A temporary, short-term residence providing housing with minimal support service for homeless families or individual persons where occupancy is limited to six months or less, as defined in Cal. Health and Safety Code § 50801.

Medical assistance, counseling, and meals may be provided.

DESCRIPTION OF DISTRICTS from §9-5.301

(S) MCR Mixed Commercial/Residential District. This district allows retail, office, and residential uses to exist in a compatible manner through the use of special design standards. The intent is to allow uses that do not contribute to the furthering of a commercial strip pattern. This district is compatible with the Transit-Oriented Development, General Plan Designation, as well as with Focused Planning Areas that permit mixed use development.

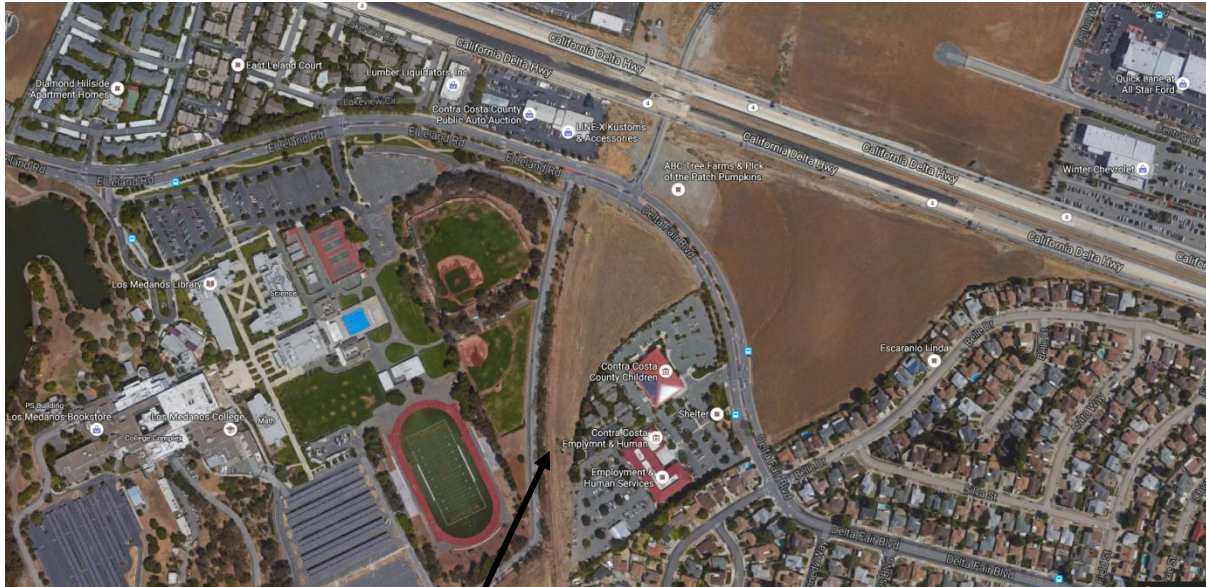
(DD) ES Emergency Shelter Overlay District. This overlay district provides sites suitable for the development of emergency shelters. It allows emergency shelters by right when they are developed in accordance with a set of standards and requirements. The allowance for emergency shelters supersedes any land use regulation for shelters of the base zone; otherwise, all regulations of the base zone apply

PARKING REQUIREMENTS from §9-5.1703.1 & 1707

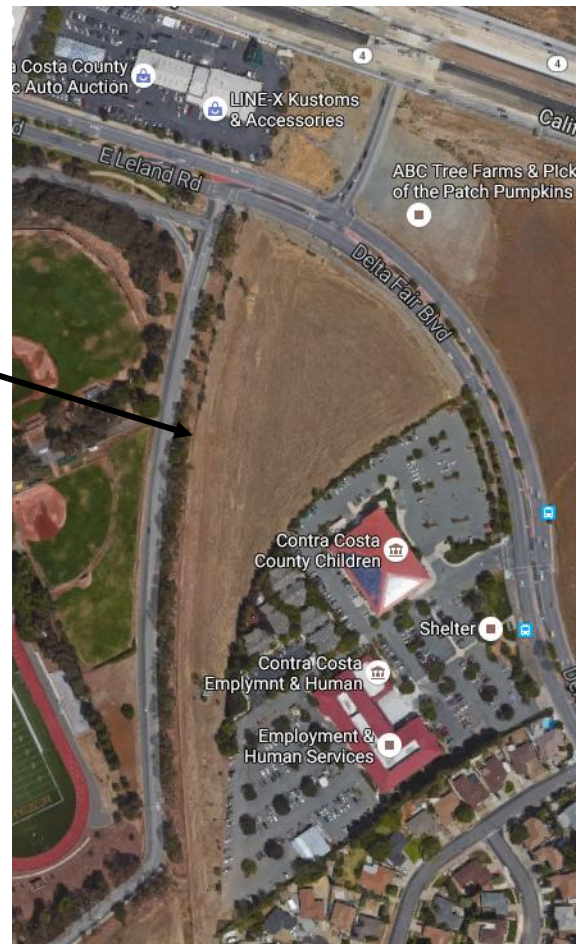
Emergency shelters	1 space per employee on the largest shift plus 0.30 spaces per bed
--------------------	--

(6) Emergency shelters. One bicycle parking space is required for every ten beds.

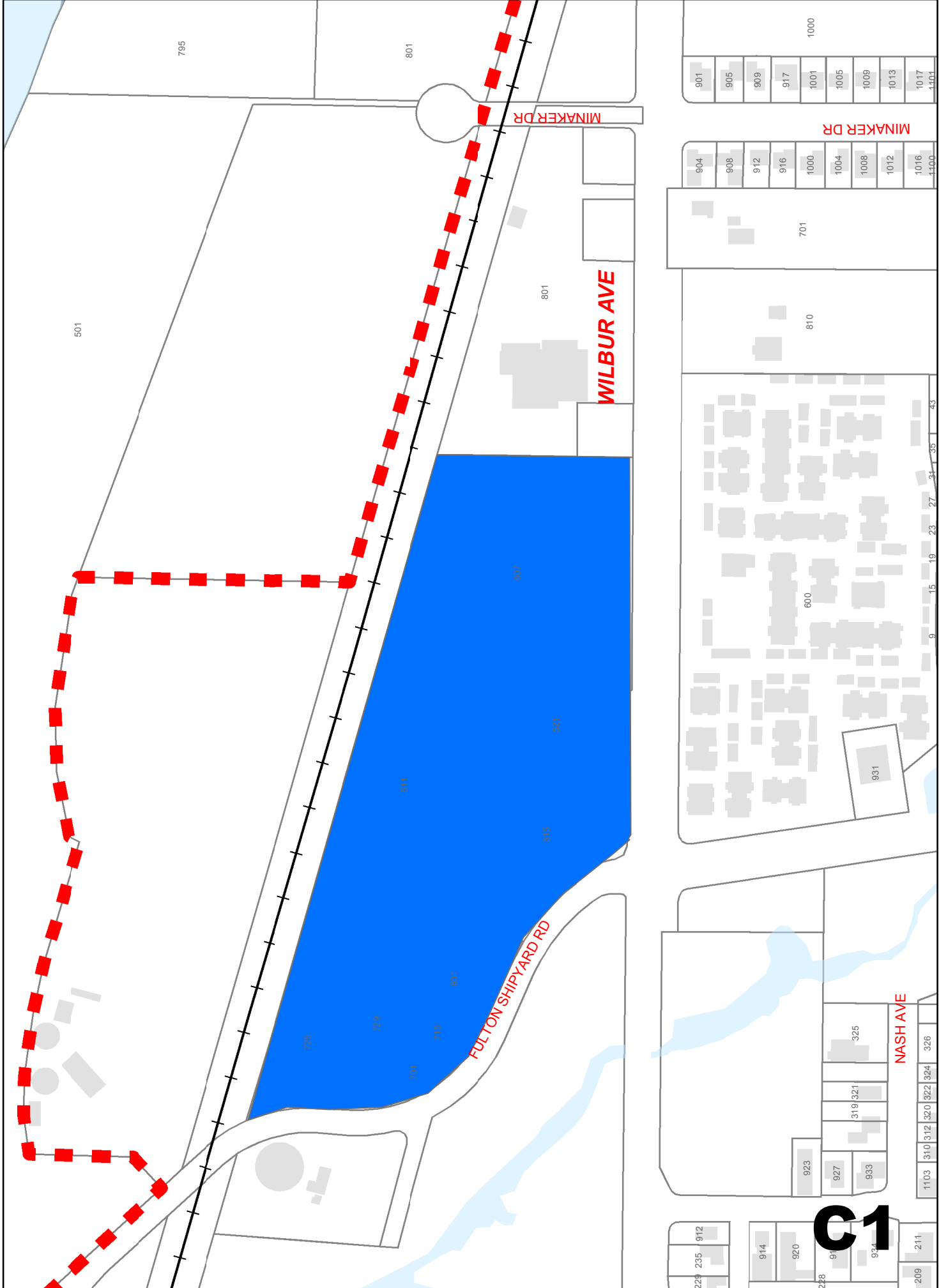
ATTACHMENT “B”



Project Site

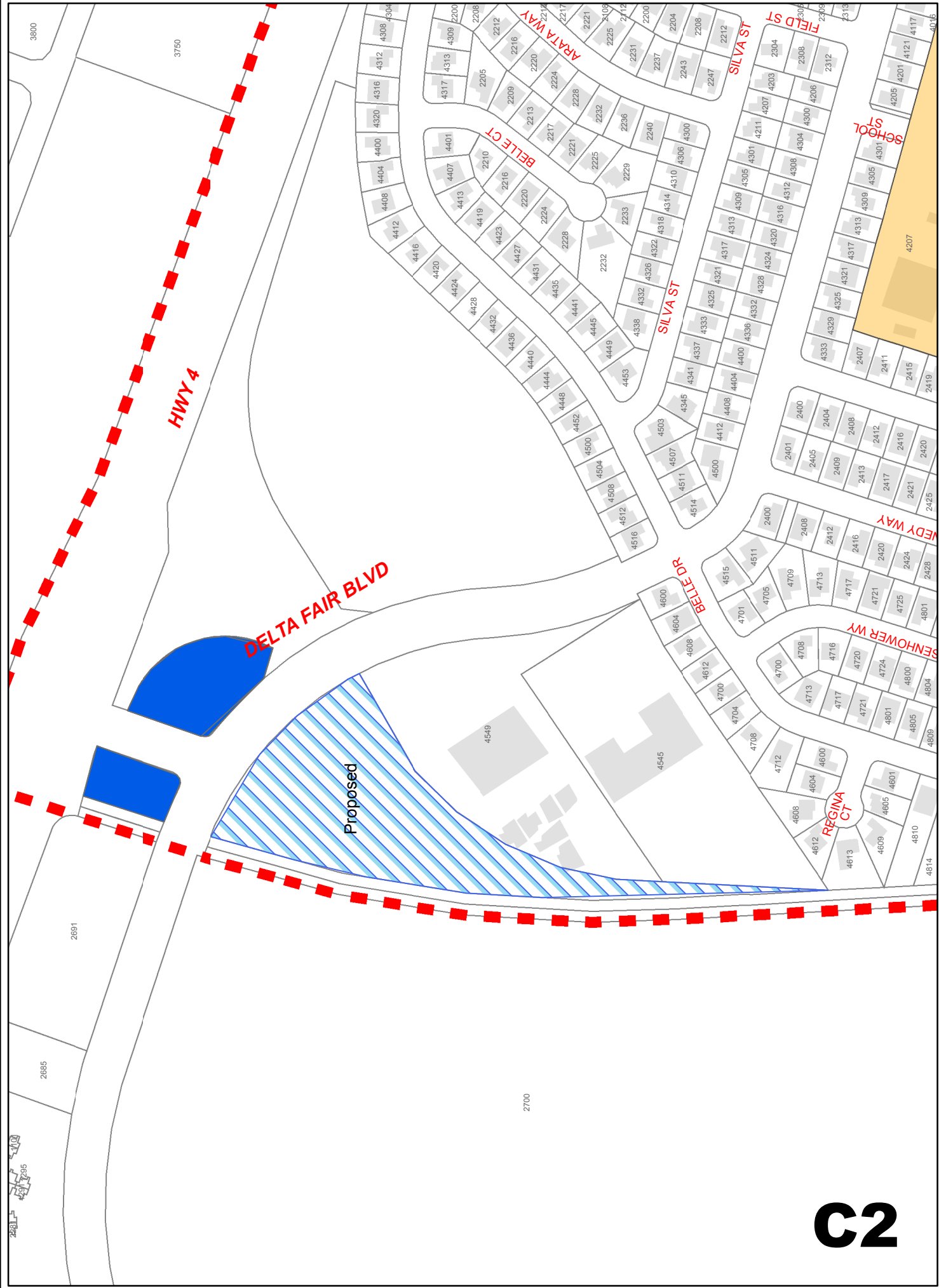


ATTACHMENT “C”



c1





ATTACHMENT “D”

