

PROJECT DESCRIPTION

11/8/2023 (Revised 12/20/2023)

PROJECT NAME AND ADDRESS

Jessica Court Condominiums
3321 Jessica Court, Antioch, CA 94509

APPROVAL REQUEST

This application is seeking Design Review and Tentative Map approval for an 82 unit Condominium project

PROPOSED USE

Multi-Family Residential Condominiums

DESCRIPTION

The 3.05 Acre project site is accessed from both Filbert Street on the North and Oakley Road on the South and consists of three 3-story residential Condominium walk up buildings with a total of 82 dwelling units with an integrated approximately 2,500 square foot community space, two trash enclosures and 144 parking spaces. The project includes three unit types including 1 bed/1 Bath, 2 Bed/2 Bath, and 3 Bed/ 2 bath configurations ranging in size from approximately 600 square feet to approximately 1,118 square feet. The style of the buildings is modern farmhouse which is defined by a combination of cement plaster and vertical board and batten elements, vertical orientation of windows and trim. The roof form consists of shed, gable elements designed to adhere to the farmhouse style and provide varied massing and articulation.

DESIGN INTENT

Develop the land in accordance with its zoning as a R-35, high density residential district, complying with all City requirements for density, parking, usable open space for the residents, and landscaping.

DESIGN INTEGRATION

This multifamily project unites ten different properties into one development with vehicular connections to both Oakley Road and Filbert Street. Layout of buildings on the site respect the existing easements for PG&E overhead lines along Filbert Street and the slope easement along Oakley Road.

CONTEXTUAL RELATIONSHIP

The property is located in a transitional area on the east edge of town. To the north of the project: a neighborhood of single family detached homes, and the 3-story Antioch Family & Senior Apartments; to the immediate west: a few single family detached homes on larger lots, and further west: a large residential community; to the south: large parcel of undeveloped land; and to the east: currently Grace Bible Fellowship of Antioch.

ADDITIONAL DETAILS

See Design Review Booklet dated December 14, 2023 submitted with this application.