



June 13, 2023

Zoe Merideth
Senior Planner
City of Antioch
200 H Street
Antioch, CA 94509
VIA EMAIL AND DELIVERED HARD COPY

Re: Vineyard Crossing PDP Application (3001 Oakley Road)

Dear Ms. Meredith:

BrightSky Residential is proposing the Vineyard Crossing project, which involves subdivision of the project site into 71 lots and associated streets. The proposed single family lots are in conformance with the general plan, and entitlement of the project requests approval of a vesting tentative map, final development plan, and planned development rezone to permit the development. The development is on two parcels separated by a Pacific Gas & Electric owned utility easement. The west parcel is approximately 10.2 acres in size and the east parcel is approximately 4.7 acres in size. The utility easement bifurcating the project site will remain undeveloped other than a connecting street and footpath.

BrightSky Residential will retain ownership of all the proposed homes within Vineyard Crossing to manage the homes as a purpose-built single-family rental community. The homes will be best-in-class, generously amenitized rental homes with onsite management providing maintenance-free living to the residents.

BrightSky Residential is proposing three new house plans ranging in size from 1,492 sq. ft. to 1,6970 sq. ft., with 3 complimentary elevations each – farmhouse, transitional, and craftsman. Additionally, beyond the traditional construction of Single-Family Residences (SFRs), BrightSky is proposing two new Accessory Dwelling Units, (ADUs) ranging in size from 603 sq. ft. to 750 sq. ft., with three elevations matching the SFRs. ADUs are a unique opportunity to address a variety of housing needs and provide housing options for a broad spectrum of people.

These homes were designed to respond to the current market demands yet offer the long-term quality necessary for homes to stand the test of time. The homes are all on larger lots; the lot sizes ranging from 4,125 to 7,246 square feet.

BrightSky has designed the new homes to complement each other and provide a harmonious street scene that complements the surrounding developments yet retains distinct individual character. The exterior materials of these styles are stucco and siding bodies with metal and siding accents, based

on architectural styles. Additional detailing and enhanced articulation of the individual homes, such as asymmetrical massing and gables, metal awnings and standing seam metal roofing, complete the elevations. All elevations have concrete roof tile, and great attention was paid to high-end finishes throughout. The homes feature three different color palettes for each elevation style.

To enhance the residents day-to-day living, each proposed home provides many included features. Each house plan provides a unique interior layout with standard amenities for the resident.

Access to the proposed private streets within the project will be from Phillips Lane and Oakley Road. The private streets will be 47' wide with parking on both sides and 43' wide with parking on one side.

The homes feature fully landscaped front and backyards. The front yards, which BrightSky will maintain, feature street and accent trees, a dense variety of drought tolerant and adapted ornamental shrubs and groundcovers, and hardscape walking paths. The backyards feature hardscape, ground cover, and drought tolerant and adapted ornamental shrubs.

Thank you for your consideration of this application. We look forward to continuing to work with you to bring this project to fruition.

My Best,

Reggie Decker

Reggie Decker