

# 6

## ADEQUATE SITES

State Housing Element Law (Government Code Sections 65583(a)(3)) requires that ~~cities~~Cities demonstrate they have adequate sites to meet their housing obligations. The City must complete an analysis of land resources to demonstrate capacity to meet the projected housing needs during the planning period, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The inventory includes vacant sites that can be developed with housing within the planning period and non-vacant (i.e., underutilized) sites having potential for redevelopment. California Department of Housing and Community Development (HCD) guidance also states that the inventory can include sites that are in the process of being made available for residential development (i.e., through rezoning), provided that the Housing Element includes a program that “commits the local government to completing all necessary administrative and legislative actions early in the planning period.” The ~~housing projection~~planning period for this Housing Element is January 2023 to January 2031.

The analysis in this chapter demonstrates that there is adequate supply of suitable land to accommodate the City’s housing allocation of 3,016 units, including housing for very low- and low-income households. The chapter starts with a description of the City’s housing target for the 2023-2031 planning period, called the Regional Housing Needs Allocation (RHNA). It then provides an analysis of suitable sites, including residential units in the pipeline, anticipated Accessory Dwelling Units (ADUs), and vacant and non-vacant sites where housing is or will become an allowed use before the start of the planning period.

### A. REGIONAL HOUSING NEEDS ALLOCATION ~~(RHNA)~~

RHNA is the State-required process that seeks to ensure each California jurisdiction is planning for enough housing capacity to accommodate their “fair share” of the state’s housing needs for all economic segments of the community. The RHNA process for the nine-county Bay Area is described below.

- **Regional Determination.** The ~~California Department of Housing and Community Development (HCD)~~HCD provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination. ~~HCD provided ABAG a regional determination of 441,176 units.~~ This is the number of units the Bay Area must plan for between 2023 and 2031. It represents the number of

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additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The Regional Housing Needs Determination for the first time ever also included adjustments related to the rate of overcrowding and the share of cost-burdened households, which resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

- **RHNA Methodology.** ABAG developed a RHNA methodology to allocate the Regional Housing Needs Determination across all cities, towns, and counties in the region. The RHNA methodology must be consistent with State objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. The allocation also ~~takes into account~~ **considers** factors such as employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. ABAG developed the RHNA methodology in conjunction with a committee of elected officials, ~~staff from~~ jurisdictional **staffs**, and ~~other related~~ stakeholders called the Housing Methodology Committee. More information about ABAG’s RHNA methodology is available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.
- **Housing Element Updates.** Each jurisdiction ~~much then~~ **must** adopt a Housing Element that demonstrates how it can accommodate its assigned RHNA for each income category through its zoning. HCD reviews each jurisdiction’s Housing Element for compliance with State law. Antioch’s Housing Element must demonstrate capacity to accommodate **3,016 units** as further described below.

### 1. ANTIOCH’S FAIR SHARE

In determining a jurisdiction’s share of new housing needs, ABAG splits each jurisdiction’s allocation into four income categories:

- Very Low-Income – 0 to 50 percent of Area Median Income (AMI)
- Low-Income – 51 to 80 percent of AMI
- Moderate-Income – 81 to 120 percent of AMI
- Above Moderate-Income – more than 120 percent of AMI

In addition, each jurisdiction must also address the projected need of extremely low-income households, defined as households earning 30 percent or less of AMI. The projected extremely low-income need is assumed to be 50 percent of the total RHNA need for the very low-income category. As such, there is a projected need for 396 extremely low-income housing units.

In December 2021, ABAG identified the City of Antioch’s fair share of the region’s housing needs as 3,016 new housing units, as shown in Table 6-1. This allocation represents a planning goal by requiring the City to demonstrate sufficient development capacity through the identification of potential site and zoning, and not a goal for actual production of housing within the planning period.

#### INCOME LEVELS IN CONTRA COSTA COUNTY

The Area Median Income (AMI) in Contra Costa County for a family of four is \$125,600. ~~This is broken down into~~ **How this breaks down into** income categories for different household sizes ~~is shown~~ below.

Income Level	Persons Per Household		
	1	2	4
Very Low	\$47,950	\$54,800	\$68,500
Low	\$76,750	\$87,700	\$109,600
Moderate	\$105,500	\$120,550	\$150,700

Source: Department of Housing and Community Development, 2021.

Where this Housing Element refers to housing that is affordable to the different income levels shown above, ~~we mean it means~~ **a household spends no more than 30 percent of their income**

**TABLE 6-1 CITY OF ANTIOCH REGIONAL HOUSING NEEDS ALLOCATION, 2023-2031**

Income Category	Units	Percent of Total
Very Low-Income (0-50% AMI)	792	26%
Low-Income (51-80% AMI)	456	15%
Moderate-Income (81-120% AMI)	493	16%
Above Moderate-Income (Over 120% of AMI)	1,275	42%
<b>Total</b>	<b>3,016</b>	<b>100%</b>

Note: AMI = Area Median-Income. Percentages may not add up to 100 percent due to rounding.  
 Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation (RHNA) Plan, 2021.

## RHNA BUFFER

Recent changes to State law require jurisdictions to continually maintain adequate capacity in their **Housing Sites** inventories to meet their RHNA. ~~In the event that~~ if a site is developed below the density projected in the Housing Element or at a different income level than projected, the ~~City~~ **City** must have adequate sites available to accommodate the remaining balance of the RHNA. If a ~~city~~ **City** does not have adequate sites, it must identify and rezone for new sites that can accommodate the remaining need. To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the ~~Planning~~ **planning Period**, HCD recommends that jurisdictions create a buffer of at least 15 to 30 percent more capacity than required by RHNA.

**RHNA CYCLES**

This current RHNA cycle is the sixth time the State has gone through the RHNA/Housing Element process. When referring to the current RHNA and current Housing Element planning period, the term “6<sup>th</sup> **cycle**” may be used.

For these reasons, the City is including an additional capacity buffer of at least 20 percent above the RHNA in each income category to avoid and minimize the risk of “no net loss.” The buffer ranges from 20 percent for low-income units to 92 percent for moderate-income units.

## B. CREDITS TOWARD THE RHNA

Per HCD guidance, housing units that are proposed, approved, or under construction are counted towards the current RHNA so long as a Certificate of Occupancy is not issued before the projection period start date, June 30, 2022. Projects that receive a Certificate of Occupancy before June 30, 2022, count towards the previous RHNA cycle. Antioch’s pipeline projects are described below, including the City’s assumptions around ADU production for the eight-year planning period.

### 1. PIPELINE PROJECTS

Projects that were approved but had not been issued building permits prior to June 30, 2022, are included in the RHNA as credits. The list of approved projects ~~by~~ is shown in Table 6-2. In total, the ~~City~~ **City** has ~~recently~~ approved 394 units, ~~referred to as the AMCAL Project. The project, (91 very low-income units, 299 low-income units, and 4 above moderate-income units), which are is~~ expected to be constructed during the 6<sup>th</sup> ~~eye~~ **cycle** production period at approximately 26.5 dwelling units per acre (du/acre), will

## 6. ADEQUATE SITES

consist of 91 very low-income units, 299 low-income units, and 4 above moderate-income units. These units were issued building permits in November 2020 and are currently under construction.

**TABLE 6-2 APPROVED UNITS UNDER CONSTRUCTION**

Project Name	Address	Description	Status	Income Level	Number of Units
AMCAL	3560 E. 18 <sup>th</sup> St.	Affordable housing development with mix of family and senior units on a previously vacant, approximately 15-acre site. Senior housing density bonus used to reach a density of 26.5 units/acre.	Approved in May 2019 and currently under construction. Certificate of Occupancy anticipated after June 2022.	<ul style="list-style-type: none"> <li>▪ 91 very low-income units</li> <li>▪ 299 low-income units</li> <li>▪ 4 above moderate-income units</li> </ul>	394
<b>Total</b>					<b>394</b>

Source: Urban Planning Partners and City of Antioch, 2022.

The City does not have any active applications for pending residential developments projects. These pending projects are included below in Table 6-3 and propose development on five of the City's housing sites which are mapped below in Figure 6-3. Together these pending projects total 290 residential units, inclusive of 286 above moderate-income units and four very low-income units.

## 2. PENDING PROJECTS

**TABLE 6-3 APPROVED UNITS UNDER CONSTRUCTION**

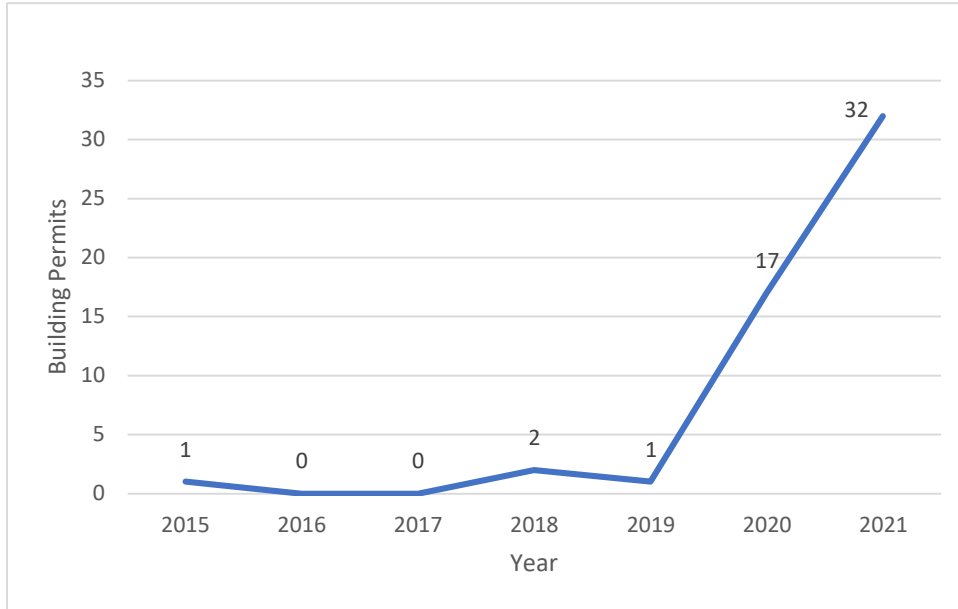
Project Name	Address	Description	Status	Income Level	Number of Units
Site 113-115, 184	Neroly Road & Country Hills Drive	SB 330 housing development proposed to be consolidated on four housing sites at approximately 11 du/acre gross density and 7.15 du/acre net density.	City received application for development in November 2022. Anticipated to obtain entitlement approval during the planning period.	<ul style="list-style-type: none"> <li>▪ 216 above moderate-income units</li> </ul>	216
123	810 Wilbur Avenue	State Density Bonus housing development proposed at approximately 26 du/acre.	City received application for development in November 2022. Anticipated to obtain entitlement approval during the planning period.	<ul style="list-style-type: none"> <li>▪ 4 very low-income units</li> <li>▪ 70 above moderate-income units</li> </ul>	74
<b>Total</b>					<b>290</b>

Source: City of Antioch, 2022



### 2.3. ACCESSORY DWELLING UNITS

In addition to pipeline projects, HCD guidance stipulates that a projection of **Accessory Dwelling Units (ADUs)** expected to be built within the eight-year planning period can also be counted as part of the inventory. The **City** has seen a dramatic increase in ADU production in recent years, particularly since 2018 State legislation was enacted to facilitate the construction of ADUs. Figure 6-1 shows the City's issuance of ADU building permits since 2015. An average of 17 building permits were issued for ADUs over the last three years, with the biggest growth in the last two years. If only looking at 2020 and 2021, the two-year average is 25 permits.



**Figure 6-1 ADU Permit Trends**

Source: City of Antioch and Urban Planning Partners, 2022.

The significant growth in ADUs indicates that the **City** can reasonably expect increased ADU production above the 2021 rate through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. However, for the purposes of the **Housing Sites** inventory, the **City** is utilizing an annual production rate of 17 ADUs based on the three-year average. At a rate of 17 ADUs/year, a total of 136 ADUs would be constructed in Antioch during the eight-year planning period this cycle. This number is conservative given additional changes in State law and the City's efforts to further facilitate ADU construction and actual ADU production over the last two years. The **City** currently has a handout explaining what an ADU is, ADU development standards, and the permitting process. The **City** also has a submittal checklist and simple, one-page application form for ADUs. In addition, *Program 2.5-21.8.a. Promote Development of ADUs as Affordable Housing and Program 2.1.8.b. ADU/ADU Loans* is intended to increase ADU production for affordable housing. For these reasons, a production rate of 17 ADUs/per year is a conservative estimate for future production in the planning period.

In order to determine assumptions around ADU affordability in the Bay Area, ABAG further examined the data from a survey conducted by the University of California at Berkeley's Center for Community Innovation in collaboration with Baird + Driskell Community Planning. The survey received responses from 387 Bay Area homeowners who had constructed ADUs in 2018 or 2019. The analysis found that

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many ADUs are made available to family members, often ~~at no rent~~with no monthly rent obligation. Of the ADUs that were on the open market (i.e., not rented to family or friends), most charged rents between \$1,200 and \$2,200. The ABAG analysis found that these market rate units were usually affordable to low- or moderate-income households. Table 6-43 shows the assumptions for affordability based on the survey findings and Antioch's estimated ADU projections based on the data. ABAG concluded that 60 percent of ADUs were affordable to lower-income (i.e., very low- and low-income households). Based on these affordability assumptions, Antioch's 136 ADUs projected in this planning period are estimated to fall into the income categories as follows: 41 ADUs would be affordable to ~~very~~ ~~very~~-low-income households, 41 ADUs would be affordable to low-income households, 41 ADUs would be affordable to moderate-income households, and 13 ADUs would be affordable to above moderate-income households.

**TABLE 6-34 ESTIMATED AFFORDABILITY OF PROJECTED ADUs**

Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income (0-50% AMI)	30%	41
Low-Income (51-80% AMI)	30%	41
Moderate-Income (81-120% AMI)	30%	41
Above Moderate-Income (Over 120% AMI)	10%	13
<b>Total</b>	<b>100%</b>	<b>136</b>

Notes: AMI = Area Median Income.

Source: Association of Bay Area Governments, 2021.

### 3.4. RHNA CREDITS SUMMARY

As shown in Table 6-45, when the pipeline and pending projects and projected ADUs are credited towards the RHNA, there is a remaining need to accommodate 2,486 units through the ~~s~~Housing Sites ~~l~~inventory. The following section describes ~~how the City~~city ~~has~~the land availability to accommodate the remaining RHNA.

**TABLE 6-45 RHNA CREDITS**

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
<b>RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1,275</b>	<b>3,016</b>
Pipeline Units	91	299		4	394
Projected ADUs	41	41	41	13	<del>316</del> 136
<b>Pending Units</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>286</b>	<b>290</b>
<i>Subtotal: RHNA Credits</i>	<del>132</del> 136	340	41	<del>173</del> 03	<del>530</del> 820
<b>Remaining RHNA</b>	<b>660</b> 656	<b>116</b>	<b>452</b>	<b>1,725</b> 8972	<b>2,486</b> 196

Source: Urban Planning Partners and City of Antioch, 2022.

## C. SITES INVENTORY METHODOLOGY

The ~~City~~City has identified adequate sites to accommodate the remaining RHNA and a healthy buffer for all income categories after credits are applied. To identify suitable sites, the ~~City~~City and its consultant team used Geographic Information Systems (GIS) mapping software to identify vacant and non-vacant sites that currently allow residential uses or are appropriate to rezone to allow residential uses. Sites that are appropriate for residential development include the following:

- Vacant, residentially zoned sites;
- Vacant, non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

From the remaining sites, the City and consultant team used HCD guidance and trends from recent projects to calculate the realistic capacity of sites, as described in this section.

### 1. RECENT DEVELOPMENT TRENDS

The ~~City~~City has ~~experienced approved~~ several multi-family projects in recent years, including the AMCAL project, ~~a 100 percent affordable housing project~~discussed below. Table 6-56 presents recent multi-family projects within the city limits.

The AMCAL project, ~~as previously mentioned~~, is a 100 percent affordable project. A senior density bonus request was approved to achieve a yield of 106 percent of the maximum allowed by the underlying zoning. Overall, recent project yields range from 80 percent to 106 percent of the allowed density, with an average yield of 92 percent across all recent projects. However, many of the projects are in Planned Development (P-D) Districts, which use varying residential densities as established in a Preliminary Development Plan. Projects are reviewed on a case-by-case basis. Given the discretionary density maximums that apply in P-D ~~Districts~~zones, these examples may not accurately reflect development trends. ~~in~~

## 6. ADEQUATE SITES

**TABLE 6-56 RECENT MULTI-FAMILY PROJECTS**

Project Name	Site Size (Acre)	Zoning District	Allowed Density (Units)	Unit Count	Built Density (du/ac)	Yield	Status
AMCAL	14.9	R-25	25	394	26.5	106%	Under Construction
Wildflower Station (Multi-Family)	7.0	P-D	As Built	98	14	--	Under Construction
Wildflower Station (Single-Family)	4.5	P-D	As Built	22	4.9	--	Completed October 2020
Almond Knolls	2.9	R-20	20	58	20	100%	Completed May 2020
Deer Valley Estates	37.6	P-D	3.6	121	3.22	89%	Entitled August 2021
The Ranch	253.5	P-D	As Built	1,177	4.6		Entitled July 2020
Quail Cove	5.6	P-D	6	30	5.4	90%	Completed July 2021
Oakley Knolls	5.6	P-D	6	28	5	83%	Under Construction
Creekside Vineyards at Sand Creek	59.0	P-D	4.6	220	3.7	80%	Entitled March 2021
Average Yield						92%	
Average Yield Excluding P-D zones						100%	

Notes: Ac= acres. Du/ac = dwelling units per acre.

Source: City of Antioch and Urban Planning Partners, 2022.

In addition, the Housing Element is primarily focused on multi-family development planned in the following medium- and high-density residential districts:

- R-20 Medium-Density Residential District: 11-20 dwelling units per acre (du/acre) (R-20)
- R-25-25 High-Density Residential District: 20-25-25 du/acre (R-25)
- R-35 High-Density Residential District: 30-35 du/acre (R-35)

When looking only at recent projects in these zones, the average yield is 100 percent. However, in order to be conservative, a yield of 100 percent was not used. As explained in the following sections, conservative estimates were baked into used for the capacity calculations.

## 2. REALISTIC CAPACITY

All sites in the sites-Housing Sites inventory have an existing or proposed zoning district of R-20, R-25, or R-35. As shown in Table 6-67, there are required minimum densities in R-25 and R-35 zoning districts. Consistent with HCD guidance, housing capacities on sites zoned R-25 or R-35 utilize these required minimum densities to calculate realistic capacity. Sites identified in R-20 zones used input from developers, economists, and architects to calculate the realistic capacity, as explained below.

**TABLE 6-67 RESIDENTIAL ZONING DISTRICTS AND DENSITY REQUIREMENTS**

Zoning District	Minimum Density (du/ac)	Maximum Density (du/ac)	Density Used for Realistic Capacity	Notes on Realistic Capacity
R-4	--	4	N/A	The site inventory does not include sites with this zoning.

R-6	--	6	N/A	The site inventory does not include sites with this zoning. Seven parcels currently zoned R-6 are identified to be rezoned as R-20 (one parcel) or R-35 (six parcels).
R-10	--	10	N/A	The site inventory does not include this zone.
R-20	--	20	0-20	Densities of 0, 6, 12, or 20 du/ac were utilized for capacity calculations based on input from development professionals (as explained in the section below).
R-25	20	25	20	Required minimum density utilized for capacity calculations per HCD guidance.
R-35	<del>30</del> 25	35	<del>30</del> 25	<del>Required minimum density utilized for capacity calculations per HCD guidance</del> Reflects density of recent development projects, such as the AMCAL Apartments in the city, which include lower income units.

Source: City of Antioch and Urban Planning Partners, 2022.

## R-20 ASSUMPTIONS

The realistic development capacity on sites with R-20 zoning was calculated on a case-by-case basis. Existing uses, surrounding uses, and the proposed building typology of future development were evaluated. Three different scenarios applied.

1. **Missing Middle Housing.** This Housing Element seeks to facilitate the redevelopment of underutilized sites clustered around Viera Avenue and along East 18<sup>th</sup> Street between Trembath Lane and St Claire Drive (see sites I-104 on Figure 6-3). These clusters would be rezoned to R-20, which allows densities up to 20 du/acre, to enable small infill and missing middle projects. In consultation with Mogavero Architects, it was determined that some of these sites would not be redeveloped, given their size and existing uses, and those sites were not included in determining the realistic capacity. In order to be conservative, smaller sites (typically 0.25 acres or less) were assumed to have a yield of zero. They are included in the Housing Sites Inventory since the sites will be rezoned before the Planning Period commences. Denser residential use would be allowed if proposed, but the unit yield is not included in the realistic capacity calculations. More typically, Mogavero Architects found that sites in these clusters could accommodate 8 or 9 units and the larger sites could even accommodate up to 15 or 20 units. Medium and larger sites in these clusters used a density of 6 du/acre to calculate the realistic capacity, which is a conservative estimate given this is only 30 percent of the allowed density.
2. **Townhomes.** The City commissioned a study on the financial feasibility of infill housing, which found townhomes at densities of 16 du/acre to be a viable building typology in Antioch from a financial feasibility perspective.<sup>1</sup> This density is consistent with feedback from local developers, who cited ranges of 15 to 30 du/acre as the “sweet spot” for development in Antioch. However, townhome projects are typically designed between 12 and 14 du/acre. Therefore, in order to be conservative, the Housing Sites Inventory used a density of 12 du/acre to calculate the realistic capacity of sites where townhome type development is anticipated. This is a conservative assumption given that 12 du/acre is only 60 percent of the allowable density in the R-20 zone. The parcels identified to develop with townhomes were selected based primarily on the surrounding land uses; R-20 parcels that primarily abut single-family homes were selected for townhome development. Consideration was also given to the site size and shape. Sites identified as townhome sites are identified in the Section D, Adequate Sites section of this chapter in this chapter.

<sup>1</sup> BAE Urban Economics, 2021. Antioch Infill Housing Financial Feasibility Analysis, July.

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3. **Medium-Density Residential.** Some parcels zoned for R-20 are anticipated to develop with medium-density apartments. According to input from local developers, densities from 18 to 30 du/acre are appropriate for three-story, medium-density projects depending on the parking configuration (e.g., tuck under, surface parking). For these projects, a density of 20 du/acre was used to calculate the realistic capacity. However, a capacity yield of 80 percent was applied ~~in order to~~ not overinflate the numbers. The 80 percent yield is conservative given that the development trends shown in Table 6-56 (above) indicate an average yield above 90 percent. Parcels selected to develop with medium-density apartment projects (rather than townhomes) were identified based primarily on the surrounding land uses and existing zoning district; parcels already zoned R-20 have previously been identified as sites that are appropriate for medium-density residential (as opposed the townhome sites above which all require rezoning). Consideration was also given to the site size and shape. These sites are discussed further in ~~Section D, Adequate Sites in this chapter.~~ ~~the Adequate Sites section.~~

### 3. DENSITIES AND AFFORDABILITY

In general, ~~in order to~~ make it feasible to develop housing that is affordable to ~~very-very~~ low- and low-income households, housing must be built at higher densities. HCD has published guidance that specifies the minimum residential densities deemed necessary to accommodate lower-income households. Antioch is considered a jurisdiction in a metropolitan county and has a “default density” of 30 du/acre. This means that sites that allow denser development of at least 30 du/acre are considered able to accommodate lower-income unit. All lower-income sites on the inventory are therefore in the R-35 district, which has a minimum density of ~~30-25~~ du/acre and a maximum of 35 du/acre.

Consistent with HCD guidance, sites on R-20 and R-25 districts are used to accommodate the moderate- and above moderate-income RHNA.

~~No housing sites included within the eCity’s sHousing Sites inventory are developed with multi-family or deed-restricted affordable units.~~

### 4. SITE SIZE

Consistent with HCD guidance, sites used to accommodate ~~lower-income~~ housing ~~affordable to lower-income households~~ are between 0.5 acres and 10 acres, with some exceptions, ~~including sites proposed for consolidated development and sites larger than 10 acres~~, explained below. ~~To encourage the development of housing affordable to lower-income units on both large and small sites, this update to the hHousing eElement will be accompanied by several rezonings as outlined below in Table 6-9. These rezonings will upzone 166 housing sites to allow residential uses at increased densities than currently allowed. There are 46 housing sites that are being rezoned to the R-25 zoning district which will allow the development of residential uses between 25 to -35 du/acre. Given the City’s “default density” of 30 du/acre, as described above, these up-zonings will encourage the development of housing affordable to lower-income households.~~

### CONSOLIDATED SITES

The City also considered adjacent parcels less than 0.5 acres in size with common ownership as eligible to accommodate lower-income units. While these individual parcels do not meet the size requirements, they collectively function as a single site and add up to over 0.5-acre and would not require consolidation. Since the sites have common ownership, there would be no constraint or required parcel assembly ~~in order to~~ achieve the size of 0.5 acres, which is presumed to be a realistic size for lower-income sites

pursuant to State law. Additionally, the City can meet its lower-income RHNA without these sites, but they are included due to their high potential and likelihood of redevelopment during the near future. These sites include Consolidated Site B at Windsor Drive and Consolidated Site G at Jessica Court, as shown in Figure 6-2. Overall, the Housing Sites Inventory utilizes 10 parcels less than 0.5 acres that can accommodate lower-income units as part of a consolidated site greater than 0.5 acres. The Assessor's Parcels Numbers (APNs) are as follows: 068-252-042, 051-390-006, 051-390-005, 051-390-004, 051-390-003, 051-390-002, 051-390-016, 051-390-011, 051-390-010, and 051-390-009.

## LARGE SITES

As shown in Table 6-56 above, the AMCAL 100-100-percent affordable project is being constructed on an approximately 15-acre site. In fact, in consulting with the developer, the large size of the site was cited as a positive factor to provide the desired amount of parking solely through surface parking. More costly tuck-under or podium parking is not currently feasible in Antioch. The project provides almost 400 affordable units. The example of AMCAL illustrates that sites greater than 10 acres can accommodate affordable housing in Antioch.

Given the example of AMCAL, there is one 12.3-acre site (APN 074-080-026) included in the Housing Sites Inventory for affordable units. This site is near single-family and multi-family housing and a short walk from amenities and services including the Contra Costa County Antioch Service Complex (which includes Children and Family Services and Employment and Human Services Department), Turner Elementary School, and several daycare centers. The site is also near Marchetti Park, Kaiser Permanente Delta Fair Medical Offices, and several banks, grocery stores, shops, and restaurants. The Tri Delta Transit Line 391 stops at the southwestern corner of the site at Delta Fair Boulevard and Belle Drive. Given the site's proximity to amenities and services, it was identified as an ideal location for affordable housing. The size of the site would not preclude or prevent development of lower-income housing production given the City's track record of affordable housing on larger sites. If necessary to facilitate affordable housing development, regulation would allow the sites to be subdivided.

## D. ADEQUATE SITES

A site-by-site listing of adequate sites identified by the city for inclusion within the Housing Site Inventory is included as an attachment to this Element as Appendix C. Figure 6-3 shows all maps the city's Housing Site Inventory housing opportunity sites within the City of Antioch and Table 6-78 summarizes how the City will meet its RHNA. Based on pipeline and pending projects, projected ADU production, and the realistic capacity of the sites-Housing Sites Inventory, the City has capacity to accommodate 4,715 531 housing units, including 1,597 lower-income units. The development capacity within Antioch—illustrated in the Housing sites-Sites inventory—allows for a 27 to 29 percent “no net loss” buffer for lower-income units, as explained at the beginning of this chapter under RHNA Buffer in Section A, Regional Housing Needs Allocation in this chapter.

Table 6-89 shows the realistic yield by zoning district. The City will accommodate its lower-income units on sites between 0.5 and 10 acres<sup>2</sup> in the R-35 zoning district, where a minimum density of 30-25 du/acre applies. Recent development trends experienced within the city, including the 394-unit AMCAL project

<sup>2</sup> Except for one 12.3-acre site (APN 074-080-026), as explained earlier under “Large Sites” of Section C, Sites Inventory Methodology of this chapter.

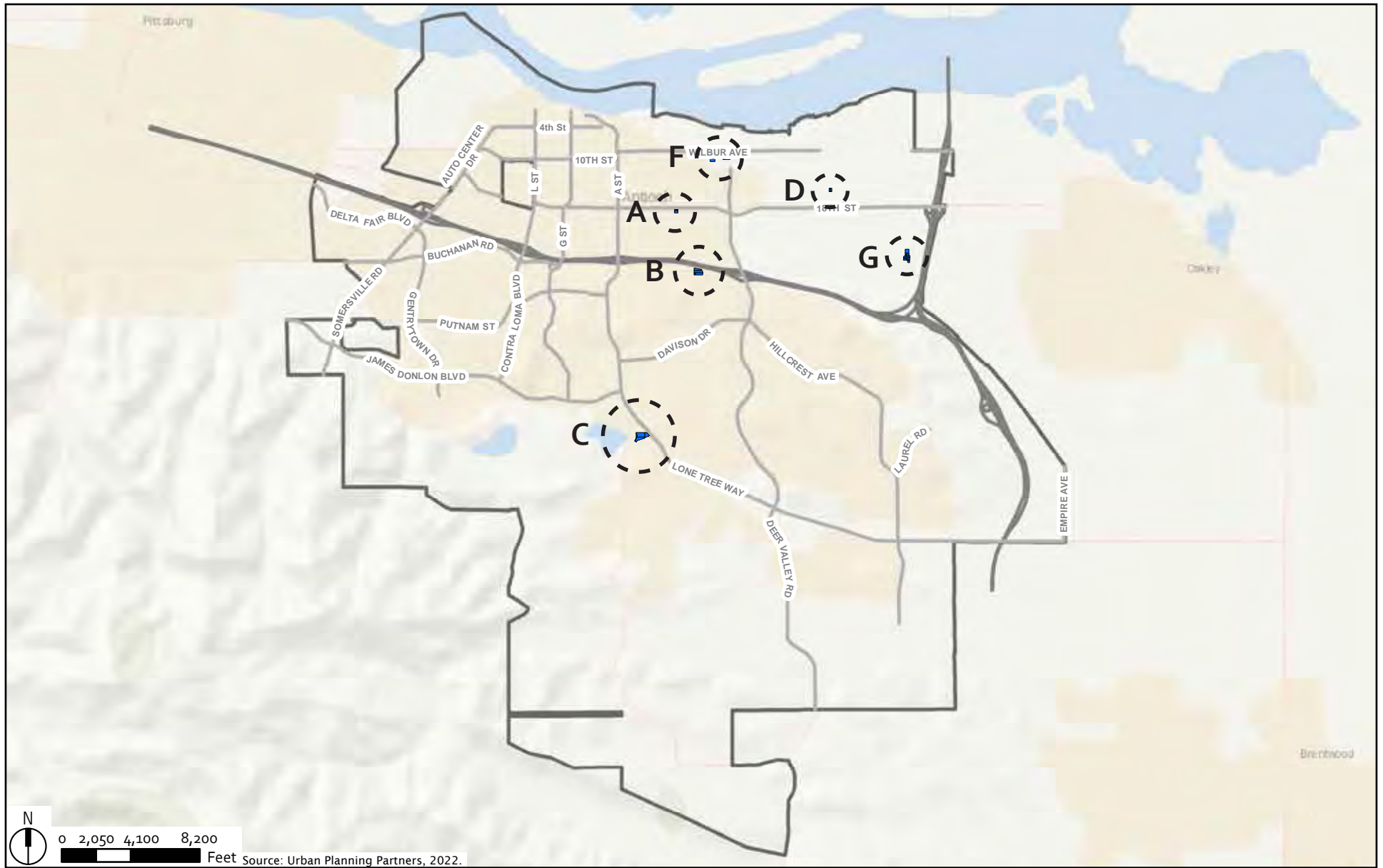
## 6. ADEQUATE SITES

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~~described within Section B, Credits Toward the RHNA in the RHNA Credits section of this Chapter, indicate that lower income units are being developed within the city at around 25 du/acre. See page 6-4.~~

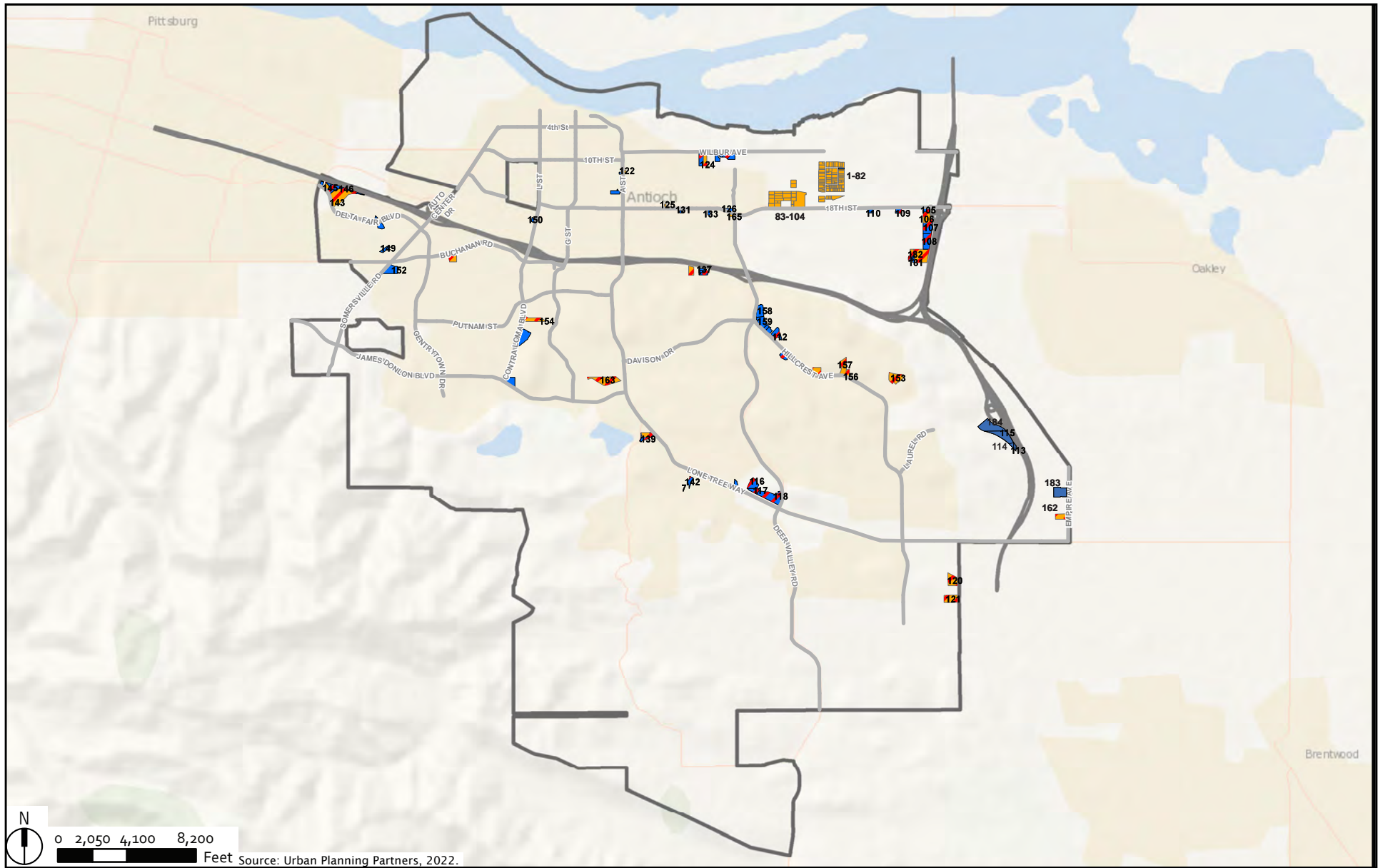
As shown in Table 6-89, there are 57 sites totaling over 130 acres that are identified to housing ~~extremely extremely-low-, very-very-low-, and low-income~~ households in the R-35 district. Moderate- and ~~above above-~~moderate-income units are accommodated on sites that are less than 0.5 acres and/or sites that are zoned for medium-density residential uses (i.e., R-20 and R-25 zones). ~~Additionally, no sites included within the Housing Sites Inventory are developed with housing affordable to individuals and families of lower- or very-low-income households, or subject to any other form of rent or price control through a public entity's valid exercise of its police power.~~





Consolidated Sites

Figure 6-2  
Consolidated Sites




-  Nonvacant Sites
-  Vacant Sites
-  Affordable Housing Sites

Figure 6-3  
Sites Inventory

**TABLE 6-78 SUMMARY OF RESIDENTIAL SITES INVENTORY**

	Very-Low-Income Units	Low-Income Units	Moderate-Income Units	Above-Moderate-Income Units	Total Units
<b>2023-2031 RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1,275</b>	<b>3,016</b>
Pipeline Units	91	299	0	4	394
Projected ADUs	41	41	41	13	136
<b>Pending Units</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>286</b>	<b>290</b>
Future Multi-Family Development	967746	548420	947804	2,1132,091	4,7575,4,061
<b>Total</b>	<b>1,099,882</b>	<b>888,760</b>	<b>988,845</b>	<b>2,130,394</b>	<b>5,105,4,881</b>
Surplus	30790	432304	495352	8551,119	2,0891,865
Buffer Percentage	3911%	9567%	10071%	6788%	6962%

Source: ABAG Association of Bay Area Governments, 2021; City of Antioch and Urban Planning Partners, 2022.

**TABLE 6-89 RESIDENTIAL CAPACITY BY ZONING**

Zoning District	Permitted Density	Number of Parcels	Acreage	Realistic Yield				Total
				Very Low	Low	Mod.	Above Mod.	
R-20	0-20 du/acre	121120	85.3	0	0	207	323	530
R-25	20-25 du/acre	57	13-522.7	04	0	133	133337	266474
R-35	25-35 du/acre	5753	130-8119.6	967742	548420	607464	1,657215	3,7792,841
S-P	Net 15 du/acre*	4	18.6				216	216
<b>Total</b>		<b>182184</b>	<b>229-6246</b>	<b>967746</b>	<b>548420</b>	<b>947804</b>	<b>2,113091</b>	<b>4,575061</b>

Note: Assumes the rezonings shown in Table 6-910.

Housing sites designated S-P within the Housing Sites Inventory represent sites no. 1113-115, 184 which are included within a development application received by the City during the public review of the Draft Housing Element which proposes the development of 216 above-moderate-income units at approximately 15 du/acre.

Source: ABAG Association of Bay Area Governments, 2021; City of Antioch and Urban Planning Partners, 2022.

## 1. REZONING

As part of the Housing Element Update, the City will adopt a series of General Plan amendments required to facilitate rezonings related to meeting the City's RHNA requirements. As shown in Figure 6-4, the Housing Sites Inventory includes several housing sites that will be upzoned concurrent with adoption of this Housing Element to allow the development of greater residential density as well as sites that will be rezoned to allow residential uses, or to allow residential development at greater densities, to satisfy the City's RHNA obligations as demonstrated in Table 6-89 above. Rezonings will allow for the development of sites with 100 percent residential uses. None of the housing sites contained within the City's Housing Sites Inventory will be zoned a district which allows for non-residential uses.

Consistent with AB 725, which requires at least 25 percent of a jurisdiction's moderate and above moderate RHNA obligations be provided on sites allowing development of at least 4, but no greater than 100, du/acre; the Housing Sites Inventory proposes 50 percent, or 66 out of the 133 sites proposed to accommodate moderate- and above-moderate-income units, to allow development of greater than 4, but less than 100 dwelling units.

## 6. ADEQUATE SITES

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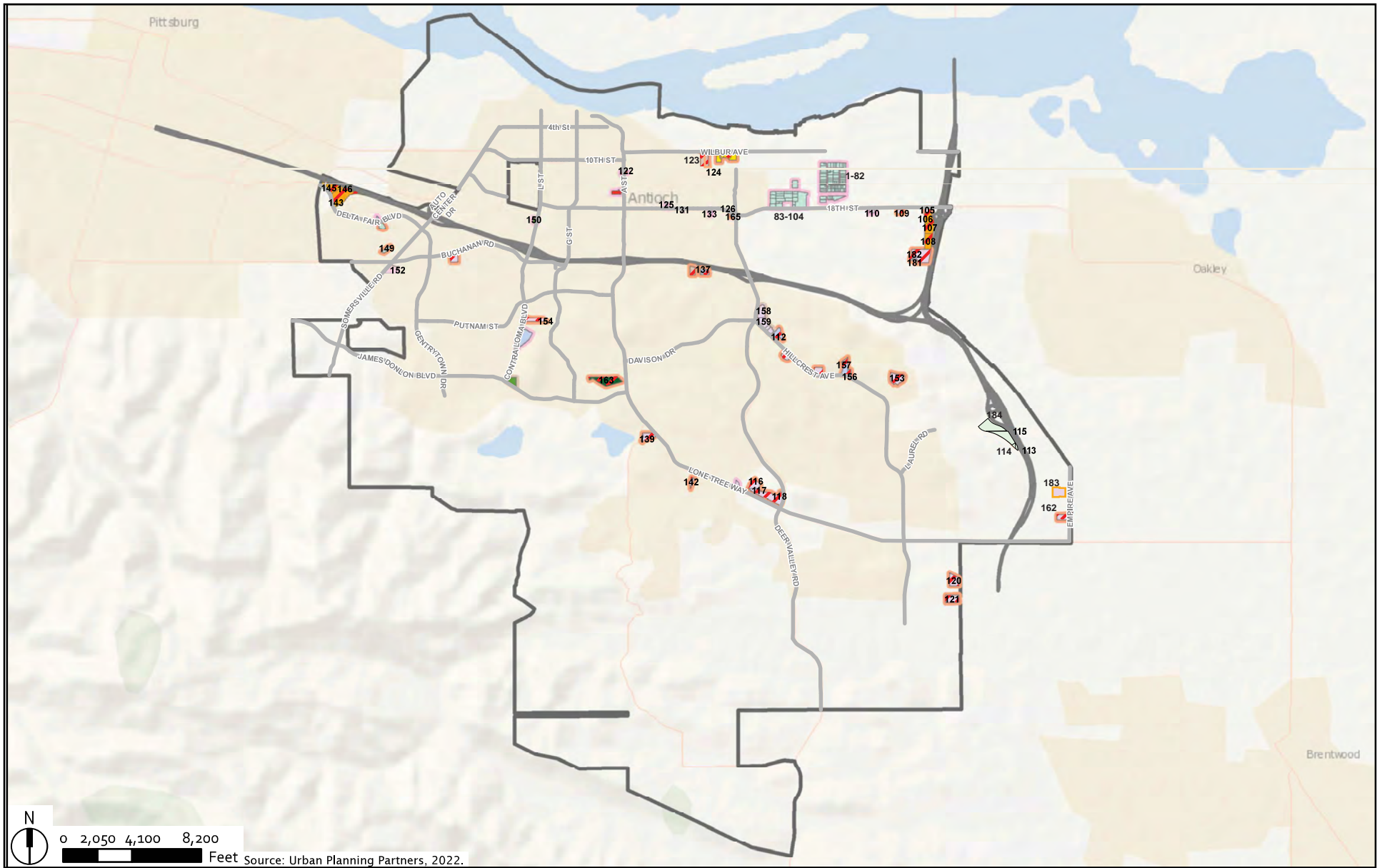
To ensure these rezonings are consistent with the eCity's General Plan, the Housing sSites inventory also includes several associated General Plan Amendments as well. These rezonings and general plan amendments are outlined in *Program 4.1.14, Rezoning and Specific Plan and General Plan Amendments of Chapter 7, Housing Goals, Policies and Programs* of this Element and will ~~All All rezonings and associated General Plan amendments advanced under Impelmentation Program 4.1.14 (Rezoning and Specific Plan and General Plan Amendments)~~ will be adopted prior to the start of the 6th Cycle are anticipated to be completed before the beginning of the Pplanning Period period in January 2023. The properties that are being rezoned, ~~and undergoing General Plan and Amendments, and long with their their~~ residential capacities, are listed in Table 6-9|10.

~~2.~~

### ~~3.2.~~ BY-RIGHT SITES

State legislation requires special treatment for non-vacant sites that are repeated from the 5<sup>th</sup> ~~eyele-Cycle~~ Housing Element and vacant sites that are repeated from the 4<sup>th</sup> and 5<sup>th</sup> ~~eyele-Cycle~~ Housing Elements. This Housing Element reuses eight sites that were used in previous Housing Element(s). Half of the previously used sites are vacant sites that were used in the two consecutive previous Housing Elements and the other half are non-vacant sites that were used in the prior ~~5th eCycle~~, 2015-2023 Housing Element. Table 6-10| provides an overview of the eight recycled sites.





Existing Zoning

- |     |                        |      |     |
|-----|------------------------|------|-----|
| C-1 | P-D                    | R-25 | S-P |
| C-2 | P-D / S-H              | R-35 |     |
| C-3 | PBC / Cannabis Overlay | R-6  |     |
| C-O | R-20                   | S    |     |

Proposed Zoning

- |                          |
|--------------------------|
| R-20                     |
| R-25                     |
| R-35                     |
| Affordable Housing Sites |

Figure 6-4  
Rezoned Sites

## 6. ADEQUATE SITES

**TABLE 6-910 REZONING**

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
051-200-076	Holub Ln & E 18 <sup>th</sup> St	1.08	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
051-230-028	3200 E 18 <sup>th</sup> St	1.286	Eastern Waterfront Employment Focus Area – Business Park	High-Density Residential	P-D	--	R-35	35
051-400-027	Wilson St & E 18 <sup>th</sup> St	1.204	Eastern Waterfront Employment Focus Area – Business Park	Medium-Density Residential	P-D	--	R-20	20
052-042-044	3901 Hillcrest Ave	1.62	Open Space	High-Density Residential	P-D	6	R-35	35
052-342-010	Wildflower Dr & Hillcrest Ave	3.77	Low Density Residential	High-Density Residential	R-6		R-35	20
<del>053-060-055</del>	<del>Neroly Rd &amp; Country Hills Dr</del>	<del>0.525</del>	<del>East Lone Tree Specific Plan Focus Area</del>	<del>High-Density Residential</del>	<del>S-P</del>		<del>R-35</del>	<del>35</del>
<del>053-060-056</del>	<del>Neroly Rd &amp; Country Hills Dr</del>	<del>0.606</del>	<del>East Lone Tree Specific Plan Focus Area</del>	<del>High-Density Residential</del>	<del>S-P</del>		<del>R-35</del>	<del>35</del>
<del>053-060-057</del>	<del>Neroly Rd &amp; Country Hills Dr</del>	<del>7.219</del>	<del>East Lone Tree Specific Plan Focus Area</del>	<del>High-Density Residential</del>	<del>S-P</del>	<del>--</del>	<del>R-35</del>	<del>35</del>
055-071-106	Lone Tree Way & Country Hills Dr	3.628	Business Park	High-Density Residential	P-D	--	R-35	35
055-071-107	Lone Tree Way & Country Hills Dr	2.322	Business Park	High-Density Residential	P-D	--	R-35	35
055-071-108	Lone Tree Way & Deer Valley Rd	9.54	Business Park	High-Density Residential	P-D	--	R-35	35
055-071-113	Lone Tree Way & Country Hills Dr	0.96	Business Park	Medium-Density Residential	P-D	--	R-20	20
056-130-014	5200 Heidorn Ranch Rd	1.95	Medium Low Density Residential	High-Density Residential	P-D	--	R-35	35
056-130-011	5320 Heidorn Ranch Rd	5.04	Medium Low Density Residential	High-Density Residential	P-D	--	R-35	35
065-071-020	1205 A St	0.31	A Street Interchange Focus Area – Residential	Medium-Density Residential	C-0	25	R-20	20

TABLE 6-910 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
<del>065-110-006</del>	<del>810 Wilbur Ave</del>	<del>2.86</del>	<del>High-Density Residential</del>	<del>High-Density Residential</del>	<del>R-25</del>	<del>25</del>	<del>R-35</del>	<del>35</del>
065-110-007	701 Wilbur Ave	2.5	High-Density Residential	High-Density Residential	R-25	0	R-35	35
065-161-025	301 E 18 <sup>th</sup> St	0.31	Medium Low Density Residential	Medium-Density Residential	C-0	0	R-20	20
067-093-022	A St & Park Ln	0.32	A Street Interchange Focus Area – Commercial and Residential	Medium-Density Residential	C-0	0	R-20	20
067-103-017	A St	1.774	A Street Interchange Focus Area – Commercial and Residential	Medium-Density Residential	C-0	0	R-20	20
068-082-057	Terrace Dr & E 18 <sup>th</sup> St	0.659	Neighborhood Community Commercial	Medium-Density Residential	C-2	6	R-20	20
068-252-041	2721 Windsor Dr	1.57	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252-042	Windsor Dr & Iglesia Ct	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252-043	Windsor Dr & Iglesia Ct	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252-045	2709 Windsor Dr	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
071-370-026	3351 Contra Loma Blvd	1	Public/Institutional	Medium-Density Residential	R-6	--	R-20	20
072-400-036	Cache Peak Dr & Golf Course Rd	2.01	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
072-400-039	4655 Golf Course Rd	2	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
072-400-040	Cache Peak Dr & Golf Course Rd	0.212	Convenience Commercial	High-Density Residential	P-D	--	R-35	35

## 6. ADEQUATE SITES

**TABLE 6-910 REZONING**

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
072-450-013	Dallas Ranch Rd	1.5	Office	High-Density Residential	P-D	0	R-35	35
074-122-016	Delta Fair Blvd	0.6	Western Antioch Commercial Focus Area – Regional Commercial	Medium-Density Residential	C-3	0	R-20	20
074-123-004	Delta Fair Blvd & Fairview Dr	1.75	Western Antioch Commercial Focus Area – Regional Commercial	High-Density Residential	C-3	0	R-35	35
074-123-005	Fairview Dr	1.45	Western Antioch Commercial Focus Area – Regional Commercial	High-Density Residential	C-3	0	R-35	35
074-343-034	2100 L St	1.5	Convenience Commercial	Medium-Density Residential	C-1	0	R-20	20
075-460-001	James Donlon Blvd & Contra Loma Blvd	3.13	Office	High-Density Residential	C-1	--	R-25	25
052-061-053	4325 Berryessa Ct	5	Low Density Residential	High-Density Residential	P-D	20	R-35	35
071-130-026	3195 Contra Loma Blvd	2.9	High-Density Residential	High-Density Residential	R-20	25	R-35	35
068-251-012	620 E Tregallas Rd	0.86	High-Density Residential	High-Density Residential	R-25	--	R-35	35
052-061-014	4215 Hillcrest Ave	0.998	Open Space	High-Density Residential	S	6	R-35	35
052-042-037	4201 Hillcrest Ave	4.39	Open Space	High-Density Residential	R-6	--	R-35	35
052-140-013	Wildflower Drive	4.18	Mixed Use	High-Density Residential	P-D	--	R-25	25
052-140-014	Wildflower Drive	3.95	Mixed Use	High-Density Residential	P-D	--	R-25	25
052-140-015	Wildflower Drive	0.91	Mixed Use	High-Density Residential	P-D	--	R-25	25
052-140-016	Wildflower Drive	1.31	Mixed Use	High-Density Residential	P-D	--	R-25	25



TABLE 6-910 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
056-120-096	2721 Empire Ave	3.3	East Lone Tree Focus Area	High-Density Residential	P-D	--	R-35	35
072-011-052	3950 Lone Tree Way	4.2	Medium-Density Residential	High-Density Residential	P-D/S-H	--	R-35	35
051-200-065	3415 Oakley Rd	4	Public/Institutional	High-Density Residential	P-D	6	R-35	35
068-091-043	1018 E 18 <sup>th</sup> St	0.84	Neighborhood Community Commercial	High-Density Residential	R-6	--	R-35	35
076-231-007	1919 Buchanan Rd	1.5	Public/Institutional	High-Density Residential	P-D	0	R-35	35
065-122-023	Apollo Ct	1.6	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122-029	Apollo Ct	1.7	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122-030	Apollo Ct	2.1	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122-028	Apollo Ct	0.6	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	--	R-35	35
052-370-009	Hillcrest Ave	2.13	Office	High-Density Residential	P-D	--	R-35	35
<u>056-120-098</u>	<u>Empire Ave</u>	<u>6.4</u>	<u>East Lone Tree Focus Area</u>	<u>N/A</u>	<u>P-D</u>	<u>--</u>	<u>R-25</u>	<u>25</u>

## 6. ADEQUATE SITES

**TABLE 6-910 REZONING**

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
051-390-006, 051-390-005, 051-390-004, 051-390-003, 051-390-002, 051-390-001, 051-390-016, 051-390-011, 051-390-010, 051-390-009	3301-3333 Jessica Ct & 3345 Oakley Rd	2.98	Medium-Density Residential	High-Density Residential	P-D	--	R-35	35
<del>076-010-039</del>	<del>Somersville Rd and Buchanan Rd</del>	<del>4.77</del>	<del>Western Antioch Commercial Focus Area - Regional Commercial</del>	<del>Medium-Density Residential</del>	<del>R-20</del>	<del>20</del>	<del>No change<sup>1</sup></del>	<del>No change</del>

Rezoning of these sites will take place prior to January 31, 2023.

<sup>1</sup>This parcel currently has a mismatch between its General Plan designation and zoning. The zoning is not proposed to change but clean-up is needed to make the General Plan consistent with the zoning.

Source: City of Antioch, 2022.

TABLE 6-101 REUSED SITES AND REZONING

APN	Address	Acreege	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element	Current Zoning	Current Allowed Density	Proposed Zoning	Proposed Allowed Density
051-200-037	1841 Holub Ln	4.4	Vacant and single-family residential <sup>a</sup>	N/A	Non-Vacant	R-35	35 du/ac	--	--
065-110-006	810 Wilbur Ave <sup>3</sup>	2.86	Non-Vacant: Single-family residential	Vacant	Vacant.	R-25	25 du/ac	<del>--R-35</del>	<del>35-25</del> du/ac
065-110-007	701 Wilbur Ave	2.5	Non-Vacant: Single-family residential	N/A	Non-Vacant.	R-25	25 du/ac	R-35	35 du/ac
065-262-035	1015 E 18 <sup>th</sup> St	0.68	Vacant	Vacant	Vacant.	R-20	20 du/ac	--	--
067-103-017	A St	1.77	Vacant	Vacant	Vacant.	C-0	0 du/ac	R-20	20 du/ac
068-252-045	2709 Windsor Dr	0	Vacant	Vacant	Vacant.	R-6	6 du/ac	R-35	35 du/ac
074-080-026	Delta Fair Blvd & Belle Dr	12.26	Vacant	N/A	Non-Vacant.	R-35	35 du/ac	--	--
068-251-012	620 E Tregallas Rd	0.86	Non-vacant. Religious institution	Non-vacant. Church	Non-Vacant. Church	R-25	25 du/ac	R-35	35 du/ac

Notes: -- = no change; BMR = below market rate

<sup>a</sup> Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

Source: City of Antioch, 2022.

<sup>3</sup> During the public review of the dDraft Housing Element, the City of Antioch received a development application on 810 Wilbur Avenue which proposes the development of 74 dwelling units, consistent with the site's existing zoning designation and relevant sState laws. Accordingly, this site is no longer proposed to be rezoned as part of the housing element. It is still included within the Housing Sites Inventory as a pending project.

## 6. ADEQUATE SITES

Per State law, sites that are reused from previous Housing Element(s) must establish a program to rezone these sites to allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households. However, the program is not necessary if sites are rezoned to a higher density as part of a General Plan update. Since five of the eight sites [included within Table 6-101, above](#), are proposed to be rezoned prior to the beginning of the [Planning Period](#), they are treated as new sites and therefore do not need by-right zoning. Three sites are subject to by-right zoning, as listed in [Table 6-112, below](#). By-right programs are established in [Program 54.1.7, Streamlined Approvals of the Housing Element in Chapter 7, Housing Goals, Policies, and Programs](#).

**TABLE 6-112 BY-RIGHT SITES**

APN	Address	Acreage	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element
051-200-037	1841 Holub Ln	4.4	Vacant and single-family residential <sup>a</sup>	N/A	Non-Vacant. Proposed for lower-income units.
065-262-035	1015 E 18 <sup>th</sup> St	0.68	Vacant	Vacant	Vacant. Proposed for moderate and above-moderate units given the density, but by-right approval will be required for projects with 20% of units BMR.
074-080-026	Delta Fair Blvd & Belle Dr	12.26	Vacant	N/A	Non-Vacant. Proposed for lower-income units.

<sup>a</sup> Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

<sup>b</sup> Since the adoption of the 2015-2023 Housing Element, this site was developed with solar panels. Because it is now a non-vacant site that has been repeated in two consecutive elements, it is conservatively assumed to be subject to by-right requirements.

Source: City of Antioch and Urban Planning Partners, 2022.

### 4.3. NON-VACANT SITES

The degree of a site's underutilization was a consideration within the site identification process. This was measured using the land to improvement ratio (also called the improvement ratio) from ABAG's Housing Element Site Selection Tool (HESS). This measurement which was compiled by dividing improvement value by the improvement value added with land value. A lower improvement ratio indicates that a property is underutilized [relative to the property's land values](#), with values less than 1.0 indicating underutilization and [demonstrating potential market interest in future redevelopment for further development](#). All non-vacant sites [on-in the inventory Housing Sites Inventory](#) have a land to improvement ratio less than 1.0, with values ranging from 0 to 0.95. The improvement ratios of each non-vacant site [is-are](#) included in the discussion of RHNA sites later in this document.

Less than half of the sites included in the [Housing Sites Inventory](#) are non-vacant. As shown in [Table 6-123](#), the majority (53 percent) of the [1,515-166](#) affordable units (i.e., very low- and low-income units) are accommodated on vacant sites. The non-vacant sites identified in the [Housing Sites Inventory](#) were selected based on environmental constraints and infrastructure capacity, existing land uses, developer/property owner interest, and surrounding land uses. The selected non-vacant sites are underutilized based on the existing site use compared to what is allowed under existing or proposed zoning. Non-vacant sites [on-the inventory in the Housing Sites Inventory](#) are typically developed with 1) aging single-family homes, 2) religious institutions that are interested in or attractive candidates to add housing to their properties, or 3) minor improvements such as sheds or billboards that would impose an obstacle to redevelopment. Although Antioch does not have recent experience with housing redevelopment (all the projects on [Table 6-67](#) are on vacant sites), the City has made a diligent effort to ensure that non-vacant sites in the [Housing Sites Inventory](#) have the potential to [be](#) [redeveloped](#). [The](#)

City and has included programs to assist in the sites’ redevelopment, such as programs to facilitate missing middle housing in the Viera and Trembath clusters and programs to facilitate the development of housing on lots owned by religious institutions.

**TABLE 6-123 VACANT AND NON-VACANT SITES BREAKDOWN**

	On Vacant Parcels	On Non-Vacant Parcels	Total	Percentage Vacant	Percentage Non-Vacant
Very low-income units	515369	452377	967746	5349%	4751%
Low-income units	292206	257214	548420	5349%	4751%
Moderate-income units	562467	385337	947804	5958%	4042%
Above moderate-income units	1,156257	957834	2,113091	5560%	4440%
<b>Total for Affordable Units</b>	<b>806575</b>	<b>709591</b>	<b>1,516,166</b>	<b>53%</b>	<b>47%</b>
<b>Total for All Units</b>	<b>3,344,299</b>	<b>2,760,762</b>	<b>6,094,061</b>	<b>5557%</b>	<b>4443%</b>

Note: Assumes the rezonings shown in Table 6-910. Affordable units include very low- and low-income units.  
Source: City of Antioch and Urban Planning Partners, 2022.

**5.4. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS**

All sites shown in the Housing Sites Inventory are infill sites located within urbanized areas of the city and overall, do not have environmental or infrastructure constraints that would preclude future development. This includes any sites in the Housing Sites Inventory which are eCity-owned or dedicated to institutional uses.

**INFRASTRUCTURE CONSTRAINTS**

The sites either already have infrastructure service or are located close to other properties with existing services. Many sites would require lateral expansions or mainline utility expansions to connect to existing utilities. However, these expansions are a standard and inexpensive component of nearly all housing construction. Capacity issues have not been identified in the locations where lateral expansions or mainline expansion would be required.

As part of the 6th eCycle Housing Element Update process, the eCity commissioned Sherwood Engineers to conduct a wet utility analysis of the city’s water, sewer, and stormwater systems. This analysis is contained within an Infrastructure Report from Sherwood Engineers dated May 2022 which evaluated the city’s wet system utilities against the eCity’s 6th eCycle RHNA obligations. The Infrastructure Report determined that there is sufficient utility capacity to accommodate the City’s RHNA obligations. It was determined that any required infrastructure upgrades or improvements that may be required in specific areas of the city to allow for housing site development would include lateral and mainline extensions which are typical requirements of the development process and provided by developers.

There are two areas of the city where greater infrastructure expansion may be necessary to accommodate future development: sites near the intersection of Deer Valley Road and Lone Tree Way (see sites 116-119 in Figure 6-3) and sites along the eastern edge of the city along Highway State Route 4 (see sites 113-115 in Figure 6-3). There have been sewer deficiencies identified in the area around the Deer Valley Road and Lone Tree Way intersection but analysis from Sherwood Engineers indicates that

## 6. ADEQUATE SITES

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they are still feasible sites. Sites near [Highway State Route 4](#) on the west edge of Antioch would require some utility expansions, including potential pump station or force main requirements. This does not preclude development and the [CityCity](#) has recently received a development inquiry for one of the [Highway State Route 4](#) sites, indicating there is development interest.

~~Development across the city has demonstrated that infrastructure expansion is not a constraint to development, and it~~ is anticipated that even the sites with larger infrastructure expansions would still be feasible given the recent experience of the AMCAL ~~Pproject, and~~ Wildflower Station, and The Ranch, which included the provision of infrastructure such as water lines, sewer lines, drainage facilities, and/or circulation improvements.

### ENVIRONMENTAL CONSTRAINTS

There are various environmental constraints throughout ~~the City of Antioch~~[Antioch](#) which must be considered as part of the analysis of adequate sites to ensure feasibility of housing development. Environmental constraints which have the ability to influence or impede development in certain parts of the city are described below.

#### Flood Zones

The city's location along the San Joaquin River-Sacramento River Delta, as well as its inland creek systems mean portions of the city are located with Federal Emergency Management Agency (FEMA) flood zones and may experience seasonal or regular flooding. While some of the sites are near flood zones, no sites themselves are located within a flood zone. Additionally, future development of housing on these adequate sites will be in compliance with Section 6-9, Stormwater Management and Discharge Control, of the City's Municipal Code which requires compliance with the Contra Costa Clean Water Program Stormwater C.3. Guidebook. The City will also continue cooperative flood management planning with Contra Costa County Flood Control and Water Conservation District (CCCFCWCD) to ensure appropriate flood control improvements are implemented citywide to mitigate any additional storm flows created by the development of adequate sites.

#### Earthquakes

While there are no active fault lines within Antioch, the city's proximity to various fault lines throughout the larger region leave it vulnerable to dangerous seismic hazards. These hazards may include extreme ground-shaking, soil liquefaction and/or settlement, and subsequent structural damage which poses a hazard to human life. Additionally due to the abundance of earthquake fault lines in the region, a majority of Antioch, as well as the adequate sites, are located within a California Geological Survey (CGS) Liquefaction Zone. During a violent earthquake, these areas are at risk of experiencing liquefaction, a phenomenon where saturated soils take on the characteristic of liquid and no longer can support structures, leading to property damage and potential casualties.

The City of Antioch outlines several actions within its Climate Action and Resilience Plan to mitigate the potential harmful effects of earthquakes which may pose as a constraint to future housing development. These actions focus on proactive measures the [Citycity](#) can take to better prepare for earthquakes and that allow the [Citycity](#) to adapt and recover from earthquakes more effectively and with minimized losses. These measures include building earthquake resiliency into the City's development code requirements for new developments, retrofitting older structures, and educating the public regarding emergency shelters and evacuation transportation options. These measures are in addition to existing building codes and construction standards established in the California Building Code, the requirements of the City of

Antioch Municipal Code, and City's General Plan which are intended to increase building resiliency to earthquake hazards.

### **Other Constraints**

Other environmental constraints that have the potential to influence development of housing sites. Housing Sites in general may include hazardous material contamination, dedicated easements, and other encumbrances or title conditions, or the presence of sensitive natural habitats or biological resources. To accommodate the City's RHNA obligations and potential site constraints upon individual housing site development, the realistic capacity of the Housing Site inventory is calculated using the minimum permitted density threshold allowed by each Housing Site's zoning district. Accordingly, future residential development of Housing Sites will be able to design around any unique site constraints while still maintaining the development's ability to accommodate the realistic capacity included in the Housing Sites inventory.

### **6.5. RHNA SITES**

As shown in Figure 6-3, the proposed Housing Sites are evenly distributed throughout the city. This section describes the various pockets of sites-Housing Sites that can be categorized based on their proximity to one another. The descriptions in this section reference below median income neighborhoods and environmental justice (EJ) areas. The relationship of the sites-Sites to these and other AFFH factors is described more thoroughly in *Chapter 3, Affirmatively Furthering Fair Housing*.

VIERA SITES



**Sites 1-82 (-82 Total Sites)**

The area was annexed into Antioch in 2013 and is currently underutilized in regards to housing development. The **sHousing Sites** in this cluster are proposed to be rezoned to the R-20 district with the understanding that increased density could promote housing development in the area and that larger lots in this area have the capacity to redevelop. Although no affordable housing units are planned for this area, these **sites-Housing Sites** will support the development of missing middle housing sites. The rezoning determination was made in consultation with Mogavero Architects. Given there is no minimum density requirement in the R-20 zone, larger properties could develop with medium-density, multi-family projects up to 20 du/acre while smaller **Housing Sites** could utilize the provisions of SB 9 or add ADUs to **more** modestly increase density. **Because-Since** the R-20 district allows multiple building typologies, property owners will be able to assess the market for what makes the most sense on their property.

As mentioned under Realistic Capacity earlier in this chapter, the **Housing Sites** to the south around Bown Avenue and Vine Lane are more densely developed and are assumed to have a realistic capacity of zero. Other **Housing Sites** in this area are conservatively assumed to develop with a density of 6 du/acre, which is equivalent to 30 percent of the allowed density in the R-20 zone.





*Aerial view of typical non-vacant sites along Viera Ave.*

#### **Non-Vacant (81 Sites) (1-69, 71-82)**



*Aerial view of typical non-vacant sites along Viera Ave.*

These **sHousing Sites** are **currently** residential lots occupied primarily by single-family residences. The **Housing Ssites** are located north of State Route 4 and east of State Route 160. The **Housing Ssites** in this area are currently zoned **asS: Zoning Study District(S) District**, with areas to the west zoned **PBC: Planned Business Center (PBC)**, **M-2-Heavy Industrial (M-2)** to the north, **PBC: Planned Business Center (PBC)** to the east, and **P-D: Planned Development (P-D) District** to the south.

The **Housing Ssites** range in size from 0.2 acres to 1.6 acres and the improvement ratios range from 0.13 to 0.89. The few buildings within this area with documented building ages listed with the County Assessor

## 6. ADEQUATE SITES

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list them as being built between 1950-1953. The age of the homes, underutilization of many sites, and access to infrastructure and utilities make these [Housing Sites](#) suitable for redevelopment.



Site 70 / APN: 051-082-010

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### **Vacant (1 Site) (70))**



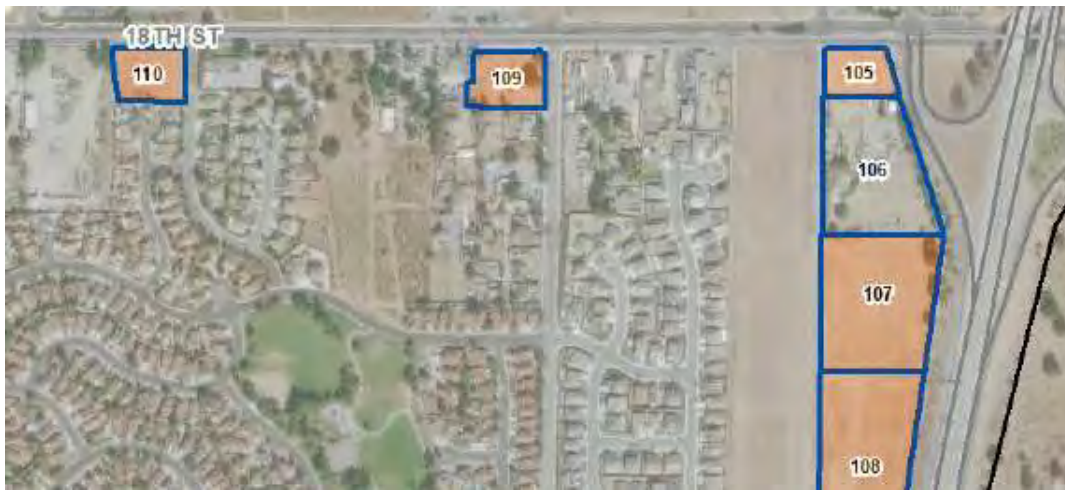
Site 70 (~~APN: 051-082-010~~)

~~Site number~~Site 70 is vacant. The Viera information from earlier is consistent with this [Housing Site](#), with the only difference is that this is the only [Housing Site](#) within this area that is vacant. As a 0.43-acre lot, this ~~site~~[Housing Site](#) is anticipated to develop with two units.





18<sup>TH</sup> STREET AREA



**Sites 105-110, 125-127, 130-133, 165 (-14 Total Sites)**

18<sup>th</sup> Street is major road in Antioch located north of State Route 4 and east of State Route 160. The street runs horizontally, from west to east, cutting through low-income neighborhoods and **environmental justice-(E)** neighborhoods in the western half. The **Housing Sites** in this area are currently zoned P-D, R-

## 6. ADEQUATE SITES

20, R-35, C-2, and R-6. Areas to the north and south of the street, near the east are largely zoned C-3, PBC, and S: ~~Zoning Study District~~. As the street progresses west, the area takes on commercial and residential zoning districts such as C-1, C-2, and R-20.

The proposed zoning for these ~~Housing Ssites~~ will primarily be R-20 except for ~~sites-Housing Sites~~ farther east that are outside of or on the periphery of the EJ area. The R-20 zoning will promote the development of medium-density units for moderate- and above moderate-income households. Sites 125 and 133 (APNs 065-161-025 and 068-082-057) are both surrounded by single-family homes on most sides and are smaller ~~sitesHousing Sites~~. For these reasons, a density of 12 du/acre was used to calculate a realistic capacity of 2 units and 6 units for ~~sSites~~ 125 and 133, respectively. All other R-20 ~~sHousing Sites~~ in the East 18<sup>th</sup> Street Area utilized a density of 20 du/acre to calculate their allowed capacity and a yield of 80 percent of that capacity was conservatively used to calculate the realistic capacity. The ~~Housing Ssites~~ that utilized 20 du/acre for their capacity calculations are typically better-served by transit and services and farther and/or easier to buffer from existing single-family homes than their R-20 townhome counterparts that used 12 du/acre in their calculation.

### Non-Vacant (3 Sites) (106, 125, 165)

The non-vacant ~~sites-Housing Sites~~ along 18<sup>th</sup> Street are occupied by single-family residences and a parking lot. The ~~Housing Ssites~~ range in size from 0.3 acres to 4.4 acres.

Site 106, 1841 Holub Ln, was included in the previous ~~housing-Housing elementElement~~. It is currently zoned R-35 and will keep that zoning designation. Its improvement ratio is 0.67. Projects with 20 percent of units designated as below-market-rate would therefore be allowed by-right. The ~~site-Housing Site~~ is 4.4 acres and currently developed with a single-family residence, giving it a high degree of underutilization (a minimum of 132 units would apply should the site redevelop).

Site 125 is currently developed with a surface parking lot. This is a smaller 0.31-acre ~~site-Housing Site~~ surrounded by a mix of single-family residential and commercial uses, ~~and its~~ improvement ratio is 0.56. Given its size and location, a density of 12 du/ac was used to conservatively calculate up to 2 units on the ~~Housing Ssite~~.



### Housing Site 165 (+1018 E 18<sup>th</sup> Street)

Site 165 is currently developed with a single-family residence built in 1941 and has an improvement ratio of 0.58. The proposed density of 30-35 du/acre for this 0.84-acre ~~Housing Ssite~~ allows for the development of affordable housing to be more financially feasible. It is in the EJ neighborhood but it is the

northwesternmost parcel within the EJ boundaries, indicating it may be impacted less than other EJ sites. The [Housing Site](#) is near commercial uses and bus service on East 18<sup>th</sup> Street and Hillcrest and abuts a preschool to the south.

**Vacant Sites (11 Sites) (105, 107-110, 126-127, 130-133)**

The 11 vacant [Housing Sites](#) in the East 18<sup>th</sup> St Area range in size from 0.08 acres to 5.71 acres. The existing zoning for these [sites-Housing Sites includeincludes](#) P-D, R-35, R-20, and C-2. The surrounding land uses for these vacant [sites-Housing Sites](#) is consistent with the information for the non-vacant [sites-Housing Sites](#) above.

From these 11 vacant [Housing Sites](#), 4 will be capable of supporting affordable housing units. Two of these [Housing Sites](#)—~~sites~~—[Site 105 \(051-200-076\)](#) and [109 \(051-230-028\)](#)—~~will~~ will be rezoned from P-D to R-35 to accommodate affordable housing. The other two have existing zonings of R-35 and will maintain that zoning.

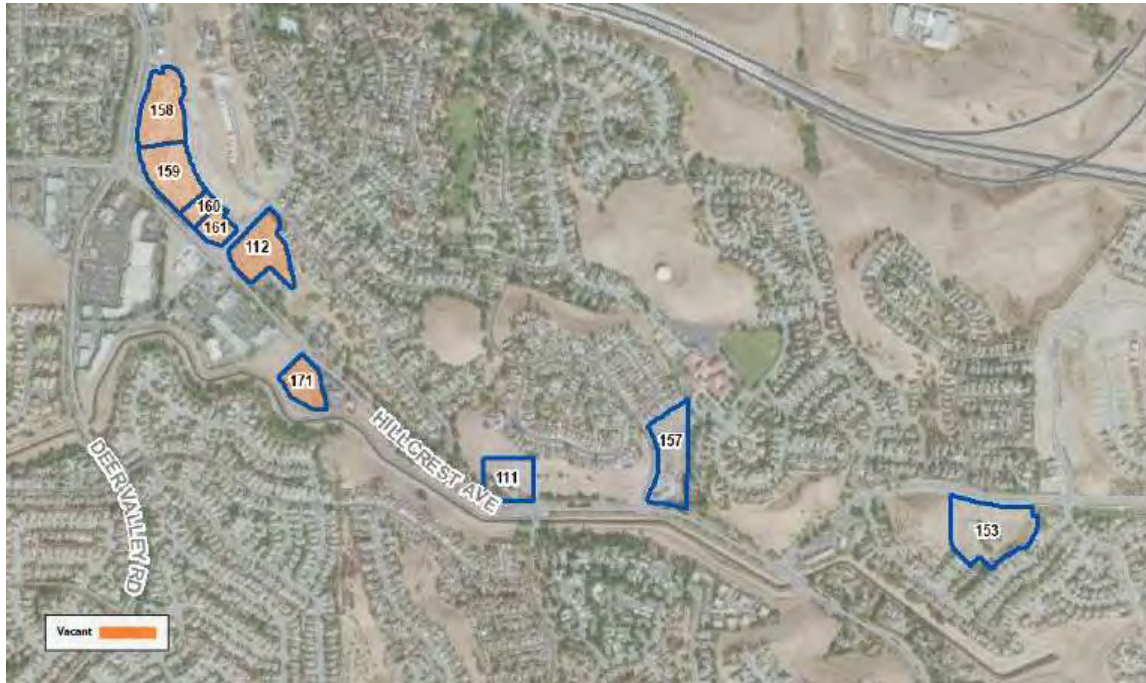


*Site 105 (~~APN: 051-200-076~~ )*

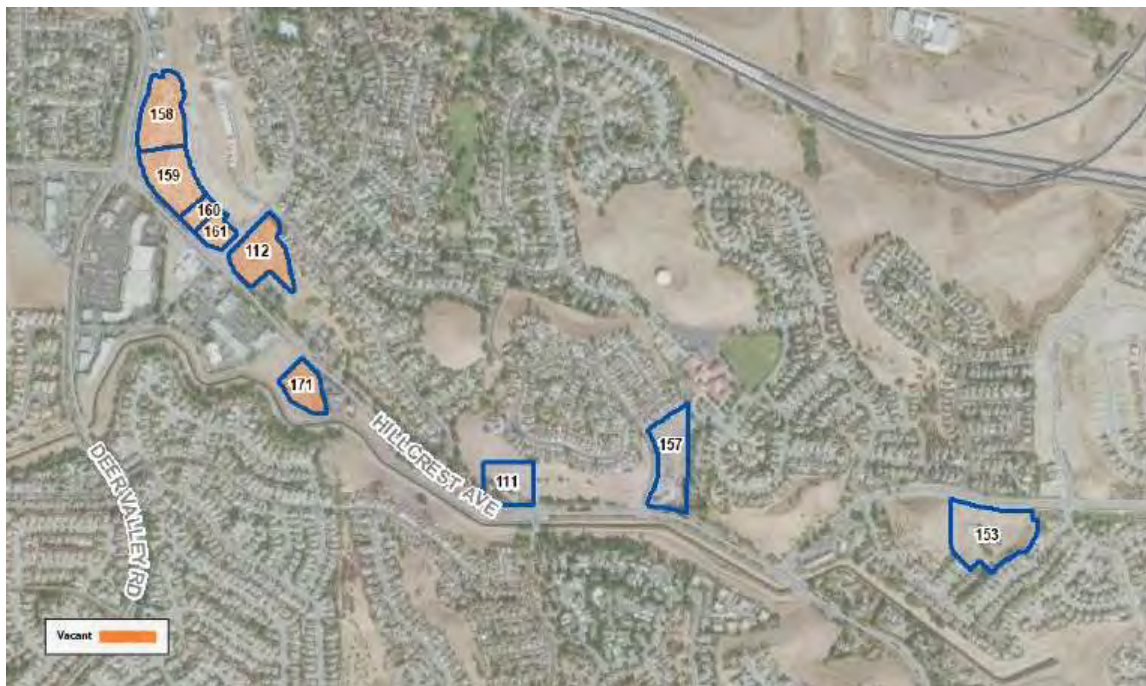
Site 127, 1015 E 18<sup>th</sup> Street, currently zoned R-20, was included in the previous two [housing-Housing elementsElements](#). This [sHousing Site](#) will keep its R-20 zoning designation and therefore future project on this [Housing Site](#) with 20 percent of units designated as below-market-rate would be allowed by-right.



## 6. ADEQUATE SITES



### HILLCREST AVENUE



### Sites 111, 112, 153, 156-161, 171 (10 Total Sites)

The Housing Sites in this area are located near Hillcrest Avenue, south of State Route 4 and east of State Route 160. Overall, the area primarily has a residential typology.

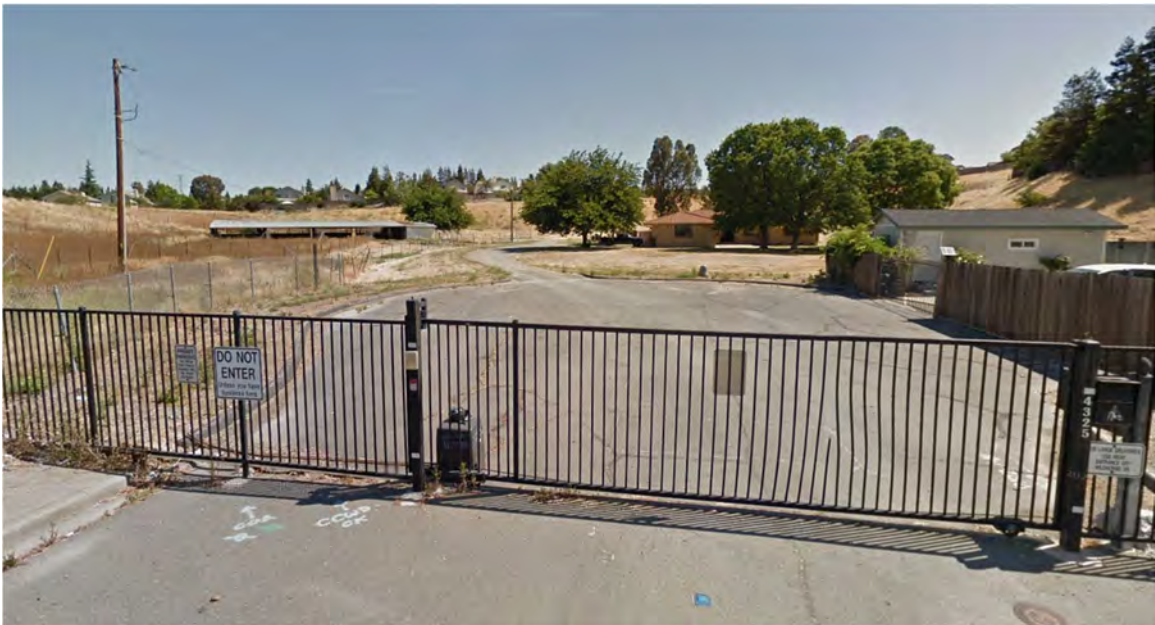
### Non-Vacant (4 Sites) (111, 153, 156-157)

The non-vacant [sites-Housing Sites](#) in the Hillcrest Avenue Area are residential lots each developed with a single-family house. The existing residences were built between 1956-1979 with improvement ratios ranging from 0.28 to 0.8. The [sites-Housing Sites](#) range in size from 0.9 acres to 5 acres. Two of these [Housing sSites](#), [site-Site](#) 111 (052-042-044) and [site-Site](#) 153 (052061053) are zoned P-D, with the remaining two zoned S, ([site-Site](#) 156 [052-061-014]) and R-6 ([site-Site](#) 157 [052-042-037]). The area around these [sites-Housing Sites](#) is primarily zoned P-D with an area north of these sites being zoned [HPD](#): Hillside Planned Development ([HPD](#)).

All four of these [sites-Housing Sites](#) will be rezoned to R-35 placing them at a density this financially feasible for affordable housing. Single-family residences are the main use currently occupying each lot. Given the age of the homes (approximately 45 to 65 years old) and the degree of underutilization (improvement ratios of 0.8 and lower), the existing uses are not anticipated to prevent redevelopment.

### Vacant (6 Sites) (112, 158-161, 171)

Currently [all-ofall these-sHousing Sites](#), except for 112, are zoned P-D. Site 112 is zoned R-6. Sites 158-161 will be rezoned R-25 and the others ([sites-Sites](#) 112 and 171) will be rezoned to R-35. Most of these [Housing sites-Sites](#) comprise the Wildflower Station project. The City has stated that the developer of the Wildflower project is interested in pursuing residential development, specifically condominiums at densities consistent with the R-25 zoning district, instead of the commercial uses it had previously proposed.



Site 153 (~~4~~4325 Berryessa Court)

Located near the intersection of three major roads and just south of the Antioch BART Station, these [sites-Housing Sites](#) have access to ample transportation options. From the six vacant [Housing Ssites](#) in this area, two will be eligible for affordable housing given their sizes and allowed densities, [Ssite](#) 112 (052-342-010) and 171 (052-370-009).



6. ADEQUATE SITES



Site 112 (APN: ~~1-052-342-010~~)





TREMBATH

LANE



## 6. ADEQUATE SITES

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### Sites 83-104 (22 Total Sites)

These ~~sites-Housing Sites~~ are clustered along East 18<sup>th</sup> Street between Trembath Lane and St Claire Drive. East 18<sup>th</sup> Street is a major road in Antioch located north of State Route 4 and east of State Route 160. The street runs horizontally, from west to east, Trembath Lane and St Claire Drive are not public streets and do not have sewer connections. Lateral expansions are required to provide sewer service to these sites. However, there are no prior capacity issues identified for this area, and ~~s-~~-based input from Sherwood Engineers, these ~~sites-Housing Sites~~ are considered viable for future housing development.

### Non-Vacant (22 Sites) (83-104)

The non-vacant ~~sites-Housing Sites~~ along 18<sup>th</sup> Street west of the Viera area are largely occupied by single-family residences. The ~~Housing Sites~~ range in size from 0.3 acres to 8 acres and the improvement ratios range from 0 to 0.95. The ~~sites-Housing Sites~~ in this area are zoned C-2, R-35, R-6, and S. Areas to the north and south of the street, near the east are largely zoned C-3, PBC, and S-~~Zoning Study District~~. As the street progresses west, the area takes on commercial and residential zoning types such as C-1, C-2, and R-20.



Site 85 (~~#-1710 Trembath Lane~~)

The ~~sites-Housing Sites~~ are being rezoned to R-20. The ~~sites-Housing Sites~~ are underutilized and are primarily developed with single-family residences. Given the infrastructure expansion needed to serve these ~~sites-Housing Sites~~ and the allowed density of 20 du/acre, it is anticipated that only moderate- and above-moderate units would develop here.



Site 85 / 1710 Trembath Lane

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## 6. ADEQUATE SITES

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### EAST LONE TREE FOCUS AREA



#### **Sites 113-115, 162 (-4 Total Sites)**

This cluster is located near the southeastern boundary of Antioch. Site 162 in particular is right at the Antioch boundary with Brentwood. This area is not within a below median income or EJ neighborhood.

#### **Non-Vacant (1 Site) (162)**

This non-vacant site, 162 (056-120-096), is developed with a residence built in 1976 with an improvement ratio of 0.65. It is currently zoned P-D and will be rezoned to R-35. Currently the site is surrounded by rural land and large retail centers such as JCPenny, Office Depot, and Best Buy. Higher-density housing is proposed here because of the size of the site, surrounding uses, and location in the city. The R-35 zoning district would make the site conducive for affordable housing. This site is neither in a below median income area nor in an EJ area, making it an attractive site to target for affordable housing.



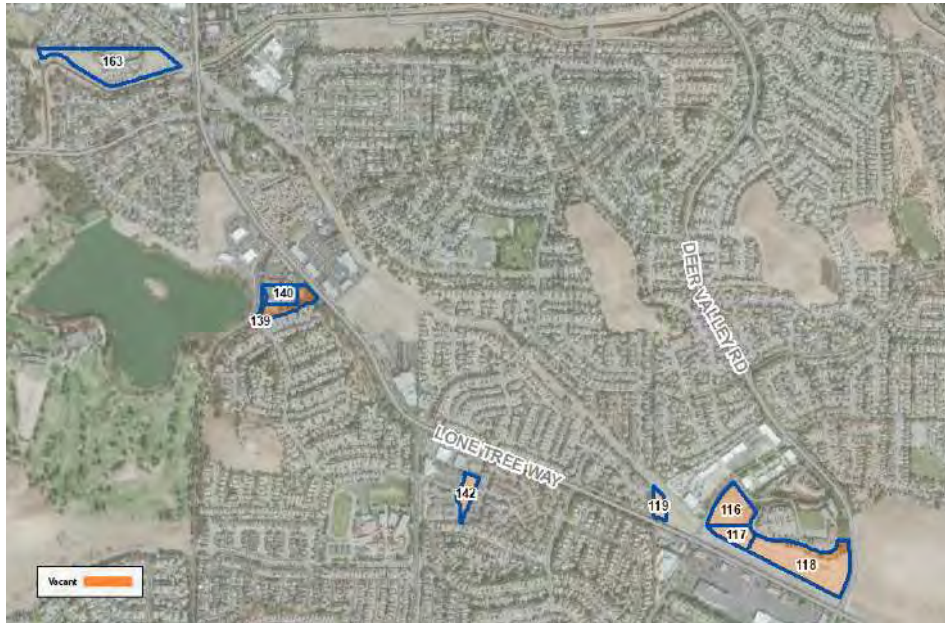
Site 162 (2721 Empire Avenue)

**Vacant (3 Sites) (113-115)**

These sites are located just west of State Route 4 in a vacant area with single-family development located roughly 0.5 miles west and south of the sites. These sites range in size 0.5 to 7.2 acres. These sites are in the East Lone Tree Specific Plan Focus Area and are zoned S-P. They will be rezoned to R-35, placing them at a density feasible for affordable units. To upzone these sites, the specific plan will be amended.

## 6. ADEQUATE SITES

### LONE TREE WAY



#### **Sites 116-119, 139-142, 163 (-9 Total Sites)**

These sites are located south of State Route 4 and just west of Lone Tree Way, a major road that goes north/south through Antioch.

#### **Non-Vacant (2 Sites) (140 & 163)**

The area around these two non-vacant sites is primarily single-family residential with Sutter Delta Medical Center nearby.

Site 140 (072-400-039) is located adjacent to the Antioch Municipal Reservoir and is a non-vacant site with a single-family residence built in 1926. This 2-acre site is currently zoned P-D and will be rezoned to R-35. This site is anticipated to accommodate affordable housing. The age of the house and degree of underutilization (improvement ratio of 0.36) make redevelopment more attractive at this location.

Site 163 (072-011-052) is located north of site 140, on Lone Tree Way and is currently being used as a Senior Living Facility built in 1999. This 9.22-site was recently subdivided. The new parcels, which are vacant and total approximately 4.2 acres, can be used for residential development. The site is currently zoned P-D/S-H and will be rezoned to R-35. This site will also accommodate affordable housing.





Site 163 (±3950 Lone Tree Way)

**Vacant (7 Sites) (116-119, 139-142)**

Sites 116-119 are located near the intersection of Deer Valley Rd and Lone Tree Way and sites 139-142 are located slightly more north along Lone Tree Way. All these sites are currently zoned P-D and will all be rezoned to R-35, except for site 119 which will be zoned R-20. A density of 12 du/ac was utilized to calculate the capacity of site 119 given the anticipation of townhome-style development on this parcel given the neighborhood context.

Sites 116-118 are large vacant sites adjacent to a church and Hilltop Christian School.

6. ADEQUATE SITES



Site 116 (APN: [+055-071-106](#))



## HEIDORN RANCH

**Site 121 (1 Total Site)****Non-Vacant (1 Site) (121)**

Site 121 (056-130-011) is located along the southeastern boundary of Antioch on Heidorn Ranch Road, east of State Route 4 and south of Lone Tree Way. This site is currently zoned P-D and has a single-family residence on the property. The improvement ratio of the site is 0.56. The site is approximately 5.05 acres. Areas around the property are primarily agricultural and single-family residential. The site will be rezoned to R-35 and will also accommodate affordable housing units.



Site 121 (1/5320 Heidorn Ranch Road)

### A STREET



#### **Sites 122, 128, 129 (3 Total Sites)**

##### **Non-Vacant (1 Site) (122)**

Site 122 (065-071-020) is located at 1205 A Street, north of the State Route 4. This site is 0.3 acres and is located in an EJ and below median income area. It is currently zoned C-0 and is occupied by a building built in 1964 that has been boarded up and appears to be not in use. The building previously burned and has been vacant for a few years. Given the state of the existing structure, it appears ripe for redevelopment, as evident in its improvement ratio of 0.67. Along A Street, adjacent to the property, are commercial uses. To the rear of the property are single-family residential homes. This downtown location will be rezoned to R-20 and will help support the development of housing for moderate- and above moderate-income households. A density of 12 du/ac was used to conservatively assume a capacity of 2 units on the site.

##### **Vacant (3 Sites) (128, 129)**

Sites 128 (067-093-022), 129 (067-103-017), are also located along A Street, north of State Route 4. Similar to the non-vacant sites, these sites are also located within a below median income and EJ area.



Site 122 (~~APN: J-1205 A Street~~)

Site 128 is on the corner of A Street and Park Lane. The site is 0.32 acres and surrounded by primarily single-family uses. Adjacent to the site on A Street is Antioch Convalescent Hospital. To the rear of the site are the single-family uses. The site will be rezoned to R-20 and will help support the development of medium-density housing for moderate- and above-moderate income households. A density of 20 du/ac at 80 percent yield would enable 4 units on the site, which is appropriate given its context and location.

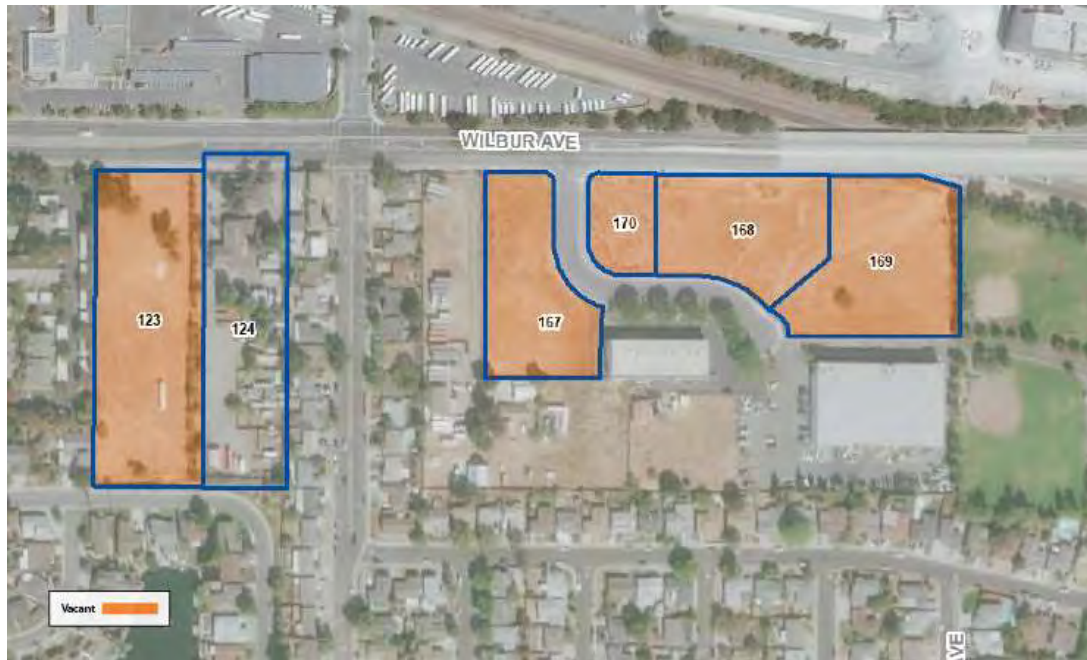


Site 128 (APN: J-067-093-022)

Site 129 is located near the corner of A Street and W 16<sup>th</sup>. The site is 1.7 acres and is neighboring small commercial business along A St such as a car stereo store, hair salon, shoe store, and a restaurant. To the rear of the site are single-family residential properties. This site was also included in the previous two housing elements. However, because the site is currently zoned C-0, it will be rezoned to R-20 to allow residential uses and would count as a new site. By-right approval will not be applicable to the site if the rezoning is completed before the beginning of the Planning Period, as intended. Given its adjacency to single-family homes, it is anticipated that townhomes could be developed here and a density of 12 du/ac was used to assume the realistic capacity.



### WILBUR AVENUE



#### **Sites 123-124, 167-170 (-6 Total Sites)**

##### **Non-Vacant (1 Site) (124)**

Site 124 (065-110-007) is located at 701 Wilbur Avenue. This site is north of the State Route 4 and is within a below median income area. This long site is 2.5 acres, designated for high-density residential in the General Plan, and currently zoned R-25. The site currently has a single-family residence on the property at the north and is being used for storage in the south. It has an improvement ratio of 0.44. To the west side of the lot is a vacant property (site 123) and to the east are single-family residential lots. To the front of the lot, on the opposing side of Wilbur Avenue are Tri Delta Transit offices, along with other M-I Light Industrial uses (i.e., uses that are not potentially hazardous).

This site was included in the previous housing element and is being rezoned to R-35 to accommodate the development of affordable units. Given that the rezoning is anticipated to be completed by January 2023, the site will not be eligible for by-right approval of projects with 20 percent of their units below-market-rate.

##### **Vacant (5 Sites) (123, 167-170)**

Sites 123 (065-110-006), 167 (065-122-023), 168 (061-122-029), 169 (061-122-030), and 170 (061-122-028) are all located along Wilbur Avenue. These sites are zoned PBC with a Cannabis Overlay, except for Site 123 which is zoned R-25. They range in size from 0.6 to 2.8 acres. Similar to site 124, opposite to these sites, across the street on Wilbur Avenue, there are Light Industrial uses with M-2 Heavy industrial uses appearing as you move eastward. All these vacant sites will be rezoned to R-35 and are anticipated to support the development of affordable housing units.

Site 123, 810 Wilbur Ave, had an entitlement; however, nothing has been built so far. Currently the site is fenced off with some debris on the site but no actual structures. This site, currently zoned R-25, was included in the previous two housing elements. However, the site is anticipated to be rezoned to R-35 by

January 2023, and so the site will not be eligible for by-right approval of projects with 20 percent of their units below-market-rate.



Site 124 (+701 Wilbur Avenue)



Site 123 (+810 Wilbur Avenue)

## 6. ADEQUATE SITES

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### TREGALLAS ROAD



All sites in this cluster are vacant with some car storage on the site in the aerial image.

#### **Sites 134-137 (4 Total Sites)**

#### **Vacant (4 Sites) (134-137)**

Sites 134 (068-252-041), 135 (068-252-042), 136 (068-252-043), and 137 (068-252-045) are just south of the State Route 4. The neighboring uses are primarily residential with the State Route 4 across the street from the properties.

These sites are within a below median income area and EJ area. The sites are zoned R-6 and have a large creek setback which constrains the developable area. The City received a previous application for high-density residential on the sites, which had calculated a developable acreage of 1.57 acres across the sites. This is the acreage used in the realistic capacity calculation for these consolidated sites. These sites will all be rezoned to R-35 and are anticipated to accommodate affordable housing development.

Site 137, 2709 Windsor Dr, was identified in the previous housing element. However, with the anticipated rezoning, the site conditions would be different and by-right approvals would not apply.

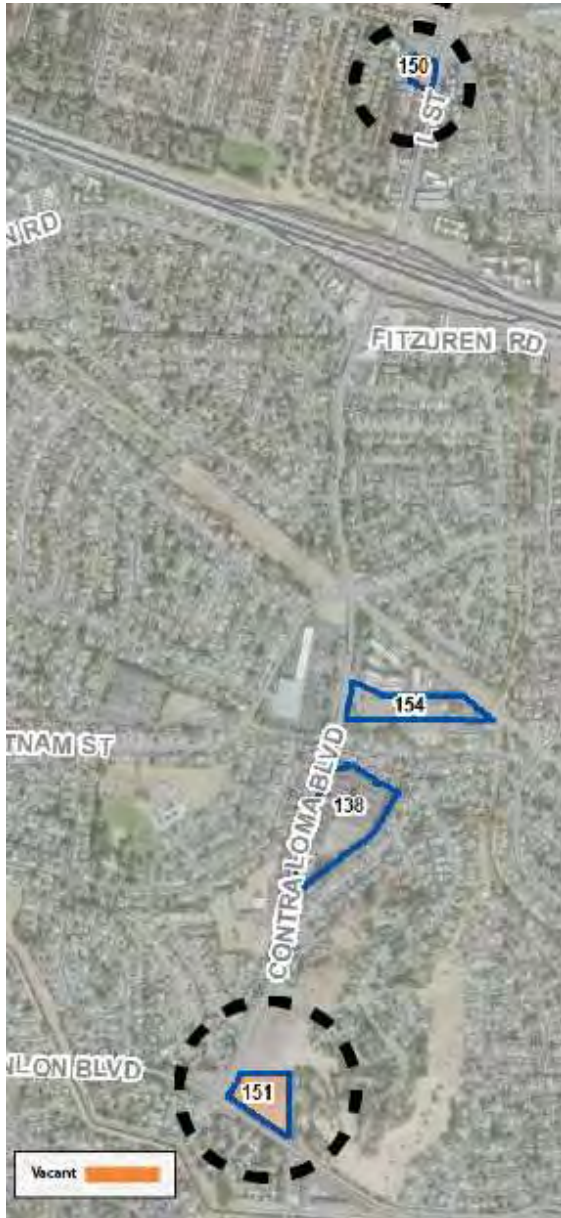




Site 134 (~~H~~-2721 Windsor Drive)

## 6. ADEQUATE SITES

### CONTRA LOMA BOULEVARD / L STREET



#### Sites 150-151 (2 Total Sites)

Both sites in this area are vacant and described below.

#### Vacant (2 Sites) (150-151)

Site 150 (074-343-034) is located at 2100 L Street, north of State Route 4. The site is zoned C-1 and is surrounded by a combination of uses, with R-10 and R-20 zones to the rear, and C-1 and R-6 single-family residential to the front and side. This site located approximately 0.25 miles from Antioch High School and will be rezoned to R-20, which will help support the development of moderate- and above-moderate



income housing. The City anticipates townhome development on this site given its context, and therefore a density of 12 du/ac was used to calculate the realistic capacity

Site 151 (075-460-001) is located south of site 154, an existing church, along Contra Loma Boulevard. This site is located in a below median income area on the corner of Contra Loma Boulevard and James Donlon Boulevard south of State Route 4. The site is zoned C-1 will be rezoned to R-25. It is surrounded by P-D, R-20, and R-4 zoning districts.



Site 150 ~~(+2100 L Street)~~

### DELTA FAIR BOULEVARD



#### Sites 143-149 (7 Total Sites)

##### Non-Vacant (2 Sites) (143, 145)

Site 143 (074-080-026) and 145 (074-080-029) are located along the northwestern boundary of the city, near Los Medanos College, just south of State Route 4. The sites are both currently zoned R-35 and will maintain that zoning. Surrounding sites are zoned MCR Service/Regional Commercial, R-35, and R-6. Currently both sites are developed with a billboard and solar panels and have improvement ratios of 0.0.

Site 143 has Solar Panels occupying roughly 4 acres of the 12-acre site. This site was identified in the previous Housing Element and would be subject to by-right approval for projects with 20 percent of units below-market-rate. Site 145 is approximately 1 acre and has a billboard. These minor uses are not anticipated to dampen the feasibility of housing development and high-density housing could be developed while retaining the existing uses given the size of the sites and extent of the existing development. Both of these sites are publicly-owned, site 143 by the Fire Department and site 145 by the City. Sites currently under public ownership are not know to be encumbered by any potential constraints to redevelopment. Thus, both sites can support affordable housing units. Even though site 145 is larger than 10 acres, given the City's history with developers such as AMCAL, affordable housing is feasible.

##### Vacant (5 Sites) (144, 146-149)

These sites are all located near the northwestern boundary of the city, south of State Route 4 and west of Somerville Road. Site 144 (074-080-028) is 0.49 acres and site 146 (074-080-030) is 5.5 acres. Both are

currently zoned R-35 with an emergency shelter overlay and will keep that zoning designation. These sites are surrounded by MCR Service/Regional Commercial and R-35 zones. Both sites are owned by the City.

Sites 147 (074-122-016), 148 (074-123-004), 149 (074-123-005) are all located within the Western Antioch Commercial Focus Area and are zoned C-3. Sites 148 and 149 will be rezoned to R-35 and will support the development of affordable housing. Site 147 on Delta Fair Boulevard will be rezoned to R-20; given its shape and dimensions, it was not considered feasible for development with affordable, multi-family units. Given its context near a bus stop and with a creek providing a natural buffer to the adjacent single-family homes, a density of 20 du/ac (with an 80 yield) was used to calculate the realistic capacity of this site.



Site 143 (~~APN: 074-080-026~~) and ~~Site 146 (APN: 074-080-030)~~

## 6. ADEQUATE SITES

### BUCHANAN ROAD



#### Sites 152 (1 Total Site)

#### Vacant (1 Site) (152)

Site 152 (076-010-039) is located near the corner of Somerville Rd and Buchanan Rd, south of State Route 4. This site is located within a below median income area and is approximately 4.7 acres. Site clean-up has occurred at and around the site and it was determined that a neighboring parcel was not suitable for residential uses due to contamination. However, site 152 is suitable for residential development and development would comply with all State and regional standards and codes to ensure the safety of future residents.

The surrounding parcels are zoned R-20 to the west, R-10 to the south and west, and C-3 to the north. The site is near existing mobile homes and duplexes. The site is zoned R-20 and will keep this zoning designation. The City has been approached about residential development on the site even though the General Plan designation for the site is currently Commercial. Given the adjacent multi-family housing and ability to provide bulk and mass reductions given the site's size and dimensions, a density of 20 du/ac (with an 80 yield) was utilized to calculate a realistic capacity of 76 units on this site.



Site 152 (APN: 076-010-039)



## JESSICA COURT

**Sites 164, 172-182 (-11 Total Sites)**

This area is along the eastern boundary of the city, near State Route 160, and is within a neighborhood below the median income. These sites are currently zoned P-D and were subdivided and previously planned for a community of single-family homes that never got built. The area that was anticipated for the roundabout is included as a site. This area is under one ownership and treated as one consolidated, 2.98-acre site for the purposes of calculating realistic capacity. All sites would be rezoned to R-35 and would support the development of affordable housing.

**Non-Vacant (1 Site) (177)**

Site 177 (051-390-001) is located at 3321 Jessica Court and is currently developed with an unidentified building on the property, likely a shed. The existing structure/shed is not anticipated to dampen the feasibility of redevelopment given its size and value, as exemplified by its improvement ratio of 0.02

**Vacant (10 Sites) (172-182)**

Sites 172-182 are currently vacant and range in size from 0.1 to 2.9 acres. These sites, including site 182, which refers to the land previously identified to build a driveway and roundabout, will be rezoned to R-35 and will support the development of affordable housing similar to the non-vacant Jessica court sites.



6. ADEQUATE SITES



Jessica Court Area

## PLACES OF WORSHIP

**Sites 120, 138, 154, 155, 164, 166**  
**(6 Total Sites)**

Sites 120, 138, 154, 155, 164, and 166 of the site inventories are non-vacant sites, presently developed with churches and other places of worship. The City of Antioch has received interest from these churches that would like to add infill housing units to their properties. All sites in this section include vacant or underutilized portions of the property and accordingly the realistic capacity calculations have been applied only to these vacant developable areas and not the existing churches. Given that housing would be added in addition to the existing uses, the existing uses are not anticipated to impede the development of housing.



Accordingly, the City of Antioch has included a Program 2.1.7 in the Policy Program of this Housing Element, located in Chapter 7, Housing Goals, Policies, and Programs to facilitate these projects housing developments on sites owned by places of worship. This program states the City will work with the Multi-Faith ACTION Coalition (MFAC) and Hope Solutions (Formerly Contra Costa Interfaith Housing (CCIH)), local housing organizations, to rezone sites to allow housing on properties owned by religious institutions identified by the site inventory. To this end, the City of Antioch is presently working with both organizations, to advance equitable housing policies identified by this Housing Element and utilizing the housing sites identified in this section. This work is being facilitated through a \$500,000 Breakthrough Grant from the Partnership for the Bay's Future and managed by the San Francisco Foundation. All sites in this section include vacant or underutilized portions of the property and the realistic capacity calculations

Site 120 (056-130-014), 5200 Heidorn Ranch, is located along the southeastern boundary of Antioch on Heidorn Ranch Road, east of State Route 4 and south of Lone Tree Way. It is currently zoned P-D and will be rezoned to R-35, making the density high enough to accommodate affordable housing units. The church, built in 1990, is supportive of their property being included as a site in the Housing Element. Most of this church's property is vacant; the vacant portions of the lot roughly occupy 1.95 acres.

## 6. ADEQUATE SITES

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Site 120 | 5200 Heidorn Ranch Road

~~have been applied only to these areas and not the existing church. Given that housing would be added in addition to the existing uses, the existing uses are not anticipated to impede the development of housing.~~

Site 138 (071-370-026), 3351 Contra Loma Boulevard, is the current site of St. Ignatius of Antioch. This site is located within a below median income area. It is currently zoned R-6 and will be rezoned to R-20 before January 2023. Approximately 1 acre of the total 8-acre site is vacant and was used to determine the realistic capacity. A density of 20 du/ac (with a yield of 80 percent) was utilized to calculate a realistic capacity of 16 units on the site.



Site 138 | 3351 Contra Loma Boulevard





Site 138 | 3351 Contra Loma Boulevard



Site 154 | 3195 Contra Loma Boulevard

Site 154 (071-130-026) is located at 3195 Contra Loma Boulevard, south of the State Route 4, along Contra Loma Boulevard, a major north-south road within Antioch. The site is within a below median income area. The surrounding zones include C-2, R-20, and R-6. The site is currently zoned R-20 and would be rezoned to R-35 given the proximity of higher-density housing directly north of the site.

The exiting church was built in 1967 and does not occupy the entire lot area, with most of the property being undeveloped. Approximately 2.9 acres of the lot are vacant and used to calculate the realistic capacity.



Site 154 | 3195 Contra Loma Boulevard

Site 155 is located at 620 E Tregallas Road just south of the State Route 4 and is within a below median income and EJ area. The church on site was built in 1968. The church currently has vacant portions of the property in the rear, which make up approximately 0.8 acres of the total 2.5 acres of the site. This site

## 6. ADEQUATE SITES



Site 155 | 620 E Tregallas Road

was identified in the previous housing element. It will be rezoned from R-25 to R-35 and will support the development of affordable units.

Site 164 (051-200-065) is located at 3415 Oakley Road. This site is located along the eastern boundary of the city, near State Route 160. This site is located within a below median income area and currently zoned as P-D. The church on this property has inquired about adding tiny homes or other housing on the site. This site will be rezoned to R-35 to support the development of affordable housing, consistent with the church's vision.



Site 155 | 620 E Tregallas Road



Site 164 (051-200-065) is located at 3415 Oakley Road. This site is located along the eastern boundary of the city, near State Route 160. This site is located within a below median income area and currently zoned as P-D. The church on this property has inquired about adding tiny homes or other housing on the site. This site will be rezoned to R-35 to support the development of affordable housing, consistent with the church's vision.



Site 164 | 3415 Oakley Road

Site 166 (076-231-007) is located south of State Route 4, near the western portion of the city within an area that is below the median income. The site is located southwest of Deltafair Shopping Center and Somersville Towne Center. The site is approximately 3.3 acres and zoned P-D with surrounding zones consisting of C-0, P-D, and R-6. The site will be rezoned to R-35 and will support the development of affordable housing units. Housing would be developed on approximately 1.5 acres that are not in use by the church.



Site 166 | 1919 Buchanan Road

6. ADEQUATE SITES

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Site 166 (1919 Buchanan Road)