

**PLANNING COMMISSION  
RESOLUTION 2022-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING THE DESIGN REVIEW APPLICATION FOR THE RESIDENTIAL  
ARCHITECTURE, PARKS, AND LANDSCAPING AT THE LAUREL RANCH SUBDIVISION  
3941 NEROLY ROAD (APN: 053-060-051)  
(AR-22-01)**

**WHEREAS**, the City of Antioch received an application request for Design Review (AR-22-01) from KB Home for the residential project architecture, parks, and landscaping for the Laurel Ranch project located at 3941 Neroly Road (APN: 053-060-051);

**WHEREAS**, the City prepared an addendum to the Future Urban Area #2 (East Lone Tree) Specific Plan Environmental Impact Report (EIR) for the Laurel Ranch project, which was approved in 2016. The Future Urban Area #2 (East Lone Tree) Specific Plan EIR Statement of Overriding Considerations was reaffirmed by the Antioch City Council on September 13, 2016. The proposed project is consistent with the 2016 approvals; therefore, further environmental review is not required;

**WHEREAS**, the City Council adopted a Development Agreement for the project between the City of Antioch and Richland Planned Communities, Inc. on September 27, 2016:

**WHEREAS**, the adopted Development Agreement between the City of Antioch and Richland Planned Communities Inc. was recorded by the Contra Costa County Recorder's Office on February 7, 2017;

**WHEREAS**, the City Council approved a Rezone of the project site to Planned Development District (PD-15-03) on September 27, 2016;

**WHEREAS**, the City Council approved the Vesting Tentative Map/Final Development Plan consisting of 180 residential units, open space, neighborhood parks, and related improvements on September 13, 2016;

**WHEREAS**, the Planning Commission adopted the resolution approving a Use Permit and Design Review for the Laurel Ranch project landscaping, sound walls, minor revisions to the previously approved Stormwater Control Plan, and associated project improvements for the Laurel Ranch residential project on December 15, 2021:

**WHEREAS**, the Parks and Recreation Commission recommended approval of the "Laurel Ranch Parks" Conceptual Landscape Plans to the Planning Commission with minor modifications including the addition of split rail fencing, and the addition of fountains near the play structure and picnic benches Planning Commission on February 17, 2022;

**WHEREAS**, on April 6, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

**WHEREAS**, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Antioch does hereby APPROVE the Design Review application (AR-22-01) from KB Home for the project architecture, parks, and landscaping for the Laurel Ranch residential project located at 3941 Neroly Road (APN: 053-060-051) subject to Exhibit A Conditions of Approval.

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 6th day of April 2022.

**AYES:** Gutilla, Lutz, Martin, Motts, Riley Schneiderman

**NOES:**

**ABSTAIN:**

**ABSENT:** Hills

  
Forrest Ebbs (Jun 30, 2022 08:53 PDT)

**Forrest Ebbs**  
**Secretary to the Planning Commission**

**EXHIBIT A: CONDITIONS OF APPROVAL**

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	<b>General Conditions</b>				
1.	<b>Project Approval.</b> This Design Review approval is for 3941 Neroly Road APN: 053-060-051, as substantially shown and described on the project plans, except as required to be modified by conditions herein or in the Development Agreement. Plans date received March 16, 2022, and Plotting Plan sheet date received January 25, 2022, as presented to the Planning Commission on April 06, 2022 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	<b>Project Approval Expiration.</b> This Design Review approval expires on April 6, 2024 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Zoning Administrator for a period up to an additional one (1) year, provided that, at least ten (10) days before expiration an application for renewal of the approval is filed with the Community Development Department. The Zoning Administrator may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval. No more than two (2) one (1) year extensions may be granted.	City of Antioch	On-Going	Planning Department	

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<p>3. <b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
<p>4. <b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees include but are not limited to:            East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.            Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.            Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).            Contra Costa County Flood Control District Drainage Area fee.            School Impact Fees.            Delta Diablo Sanitation Sewer Fees.            Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department	

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		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
5.	<b>Appeals.</b> Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	
6.	<b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.	City of Antioch	On-Going	Building Department	
7.	<b>Modifications to Approved Plans.</b> The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	

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8.	<b>Acquisition of Easements and Right of Way.</b> All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.	City of Antioch	On-Going	Planning Department	
9.	<b>Signs.</b> No signs shall be installed on this site without prior City approval.	City of Antioch	On-Going	Planning Department	

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		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	<b>Project Specific Conditions</b>				
1.	<b>Development Agreement Compliance.</b> This development shall comply with all the obligations and requirements included in the adopted Development Agreement between the City of Antioch and Richland, which was recorded by the Contra Costa County Recorder's Office on February 7, 2017.	City of Antioch	On-Going	Planning Department	
2.	<b>Previous Approval Compliance.</b> This development shall comply with all previous project conditions of approval and mitigation measures adopted for the Laurel Ranch Project, including those found in the following adopted City Council resolutions: <ul style="list-style-type: none"> <li>• Resolution adopting an addendum to the FUA#2 (East Lone Tree) Specific Plan Environmental Impact Report and reaffirming the statement of overriding considerations (Resolution 2016/94);</li> <li>• Ordinance rezoning the property to Planned Development District (PD-15-03) (Ordinance 2116-C-S); and</li> <li>• Resolution approving a Vesting Tentative Map/Final Development Plan for the Laurel Ranch Project (Resolution 2016/95).</li> </ul>	City of Antioch	On-Going	Planning Department	

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3.	<p><b>Final Landscaping Plans.</b> The applicant shall submit final landscape plans that identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes and quantities when submitting for building permits.</p> <p>Per Planning Commission action on 4/6/22: Applicant shall remove butterfly bush and Santa Barbara daisy from the plant pallet.</p>	City of Antioch	On-Going	Planning Department	
4.	<p><b>Landscaping Compliance.</b> Landscaping for the project shall be designed to comply with the City of Antioch Water Efficient Landscape Ordinance (WELO). Prior to issuance of a building permit, the developer shall demonstrate compliance with the applicable requirements of the WELO in the landscape and irrigation plans submitted to the City.</p>	City of Antioch	On-Going	Planning Department	
5.	<p><b>Wrapping Materials.</b> The applicant shall wrap stone and belly bands to fence line.</p>	City of Antioch	On-Going	Planning Department	
6.	<p><b>Enhanced Elevations.</b> Enhanced elevations shall include a belly band.</p>	City of Antioch	On-Going	Planning Department	
7.	<p><b>Trash Receptacle Location.</b> The applicant shall work with staff and the Community Development Director to finalize pickup location of trash receptacle for Cluster homes.</p>	City of Antioch	On-Going	Planning Department	

# Resolution 2022-07 Laurel Ranch Design Review

Final Audit Report

2022-06-30

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