



**STAFF REPORT TO THE CITY OF ANTIOCH ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF DECEMBER 14, 2023**

Prepared by: Zoe Merideth, Acting Planning Manager

Date: December 14, 2023

Subject: **Use Permit and Design Review for the Wild Horse Townhomes
(UP2023-0005 and DR2023-0010)**

RECOMMENDATION

It is recommended that the Zoning Administrator **ADOPT** the attached resolution approving a Use Permit and Design Review for the Wild Horse Townhome project, subject to conditions of approval.

REQUEST

The applicant requests a use permit and design review approval to review the placement of the trash enclosures and authorize the construction of the project. The Antioch Municipal code requires the issuance of a use permit prior to the construction of any phase of an approved Planned Development (PD) District. The intent of the use permit is to further clarify the details of the development being considered and to ensure that it complies with the established P-D. The property is located at the terminus of Wild Horse Road next to Highway 4 (APN: 041-022-003).

BACKGROUND

On January 11, 2022, the City of Antioch certified the Wild Horse Multifamily Project Environmental Impact Report (EIR), and took the following actions on the Wild Horse Multifamily project, a multifamily residential development with 126 units:

1. Adopted the resolution certifying the Wild Horse Multifamily Project Environmental Impact Report (EIR).
2. Adopted the resolution approving the Wild Horse Multifamily Project General Plan Amendment (GP-20-03) changing the land use designation from Low Density Residential to High Density Residential.
3. Introduced the ordinance for a zoning map amendment from PD to Planned Development District (PD-20-01).

Item 4-1
ZA 12-14-23

4. Adopted the resolution approving a Vesting Tentative Map, Final Development Plan, and Design Review, subject to conditions of approval (PD-20-01, AR-21-17).

The second reading for the PD ordinance was on January 25, 2022.

The multifamily residential development consists of 126 units in 25 residential buildings, each with two to eight units. The applicant has not provided specific architecture or floor plans for the units but has stated in the project description that the units would range in size from approximately 1,120 to 1,900 square feet. The proposed project would also include onsite surface parking, landscaping managed by a homeowner's association, utility improvements, and approximately 1.6 acres of usable open space. The applicant also submitted project specific design guidelines that were reviewed and approved as part of the project.

Pursuant to Antioch Municipal Code (AMC) Section §9-5.2307(C)(1), a Use Permit is required prior to the construction of any phase of an approved PD District. The section further states, "It is the intent of the use permit to further clarify the details of the development phase being considered and to ensure that each component complies with the established provisions of the district. The use permit is not intended to obtain further exactions of the developer but is to refine the final development plan and implement the conditions of approval attached to the final development plan. Use permit approval shall be required prior to final map recordation for all projects within a P-D District."

The applicant is requesting a Use Permit to move forward with the development process.

ENVIRONMENTAL

An EIR was prepared for this project in accordance with the California Environmental Quality Act (CEQA). A Notice of Preparation (NOP) for the Draft EIR was released for a 30-day review on May 21, 2021. The NOP was originally planned to circulate for a 30-day public review and comment period, ending on June 21, 2021. However, the California Department of Fish and Wildlife (CDFW) requested a 1.5-week extension of the public review and comment period. The public review and comment period was extended through the State Clearinghouse until July 2, 2021, resulting in a 41-day public review period. A Notice of Availability (NOA) of the Draft EIR was distributed and the Draft EIR was sent to the State Clearinghouse for distribution on August 30, 2021, for the 45-day public review period. The Draft EIR was published on the City's website at: www.antiochca.gov/environmentaldocs. A Final EIR has also been prepared and is located on the City's website at the link above.

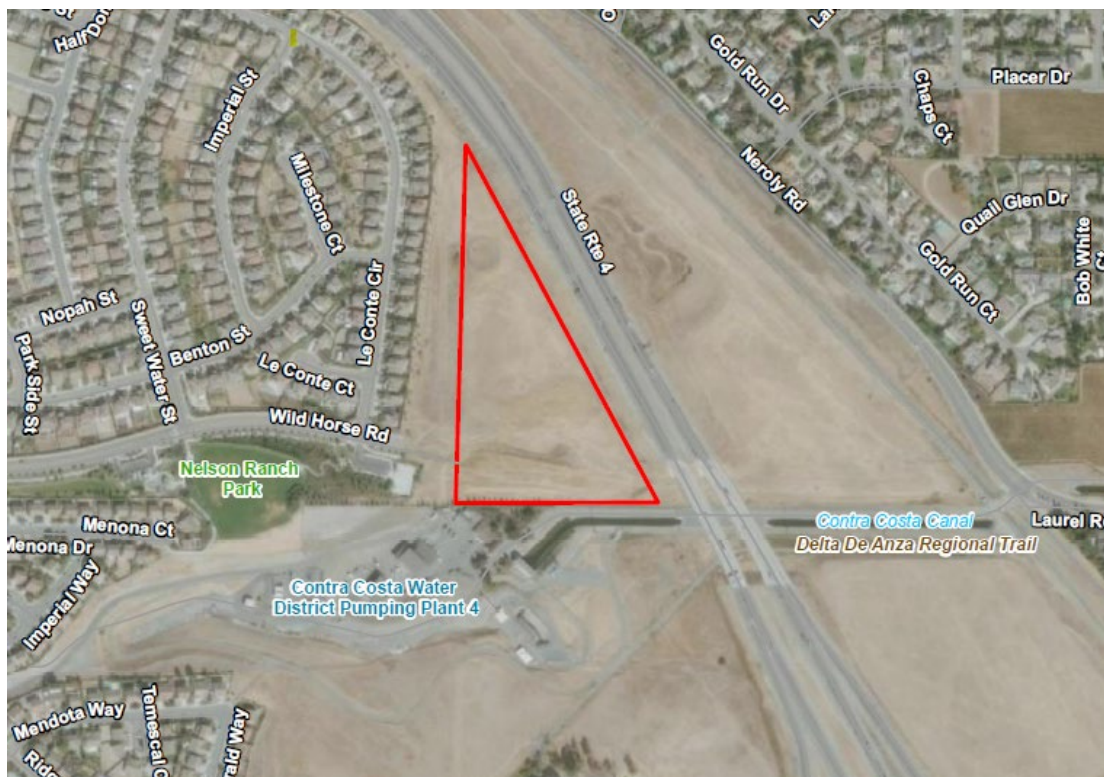
Findings of fact and statement of overriding considerations for the EIR and a Mitigation Monitoring and Reporting Program (MMRP) were prepared. The City Council certified the EIR on January 11, 2022.

The requested Use Permit would be exempt from additional environmental review pursuant to CEQA Guidelines section 15305, Minor Alterations in Land Use Limitations. In addition, the Use Permit would have to comply with all applicable mitigation measures from the Certified EIR for each phase of development.

ANALYSIS

Project Overview

The 11.72-acre project site is triangular in shape and located in the eastern portion of the City. The project site is located at the terminus of Wild Horse Road, between Le Conte Circle and SR 4. The project site abuts SR 4 to the east, residential development to the west and the Contra Costa Canal and the Contra Costa Water District's Pumping Plant 4 to the south. The Wild Horse Road extension is located in the southern portion of the site. The project site is largely below the grade of SR 4 and the neighboring subdivision. The site is primarily covered with annual grasslands. There are no trees or natural drainages present onsite; however, there is a man-made circular depressional area that makes up a detention basin located at the northern end of the site.



The project consists of a multifamily residential development with 126 units on approximately 10.4 acres of the site, resulting in a net density of 12.1 dwelling units per acre. The multifamily residential development consists of 25 residential buildings each with two to eight units. The applicant has not provided specific architecture or floor plans for the units but has stated in the project description that the units would range in size from approximately 1,120 to 1,900 square feet and contain two to four bedrooms and two to three and a half bathrooms. Each unit would also include a two-car attached garage. The proposed design guidelines for the project would allow buildings to be three stories tall with a maximum height of 45 feet.

The proposed project would also include onsite surface parking, landscaping managed by a homeowner's association, utility improvements, and approximately 1.6 acres of usable open space.

Consistency with Approved Project

The proposed project is consistent with the approved project and further addresses Condition of Approval (COA) P.13 in Resolution 2022/09, which requires the project to construct trash enclosures. The trash enclosure locations were reviewed and approved by Republic Services. As the trash enclosure locations change the amount of impervious surface slightly, an updated Stormwater Control Plan and Report were provided with the application. The trash enclosure locations were provided now, to ensure the development can function, as required in the AMC, but their final design will be reviewed with a subsequent Design Review application.

This application does not include the architecture for the townhomes or updated landscaping plans that address the screening requirements for the trash enclosures, as required in COA P.13. These plans and requirements will be satisfied with a subsequent Design Review application for the project. All COAs from the project Resolution 2022/09 remain in effect.

ATTACHMENTS

- A: Resolution
- B: Project Plans

ATTACHMENT “A”

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2023-****

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING
A USE PERMIT AND DESIGN REVIEW FOR THE WILD HORSE MULTIFAMILY
PROJECT (UP2023-0005 and DR2023-0010)**

WHEREAS, the City received an application for approval of a Use Permit and Design Review to review the placement of the trash enclosures and authorize the construction of the Wild Horse Multifamily Project. The property is located at the terminus of Wild Horse Road next to Highway 4 (APN: 041-022-003); and,

WHEREAS, an Environmental Impact Report for the Wild Horse Multifamily Project and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and was certified, with Findings of Fact and Overriding Considerations, by the City Council on January 11, 2023; and,

WHEREAS, the requested Use Permit and Design Review would be exempt from additional environmental review pursuant to CEQA Guidelines section 15305, Minor Alterations in Land Use Limitations; and,

WHEREAS, the City Council adopted a General Plan Amendment for the project site from Low Density Residential to High Density Residential on January 11, 2023; and,

WHEREAS, the City Council adopted the Vesting Tentative Map, Final Development Plan and Use Permit consisting of 126 units on January 11, 2023; and,

WHEREAS, the City Council adopted a Rezone of the project site from Planned Development District to Planned Development District (PD-20-01), on February 25, 2023; and,

WHEREAS, the Zoning Administrator duly gave notice of public hearing as required by law; and,

WHEREAS, on December 14, 2023, the Zoning Administrator duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the Zoning Administrator does hereby make the following required findings for approval of the requested Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the project as conditioned has been designed to comply with the City of Antioch Municipal Code (AMC) requirements.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized because the Conditions for the project and the City of Antioch Zoning Ordinance requires a Use Permit to be secured prior to development of the project.
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood, in accordance with the development standards included in the approved Planned Development for the site.
4. That the site abuts streets adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will provide off-site roadway improvements, which, as conditioned, are designed to meet City standards.
5. That the granting of such a Use Permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the City of Antioch General Plan and Citywide Design Guidelines. The Zoning designation for the project site is Planned Development, which allows for the type of residential development being developed by the project.
6. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED that the Zoning Administrator of the City of Antioch does hereby APPROVE the Use Permit and Design Review to review the placement of the trash enclosures and authorize the construction of the Wild Horse Multifamily Project. The project The property is located at the terminus of Wild Horse Road next to Highway 4 (APN: 041-022-003) subject to the following conditions:

A. GENERAL CONDITIONS

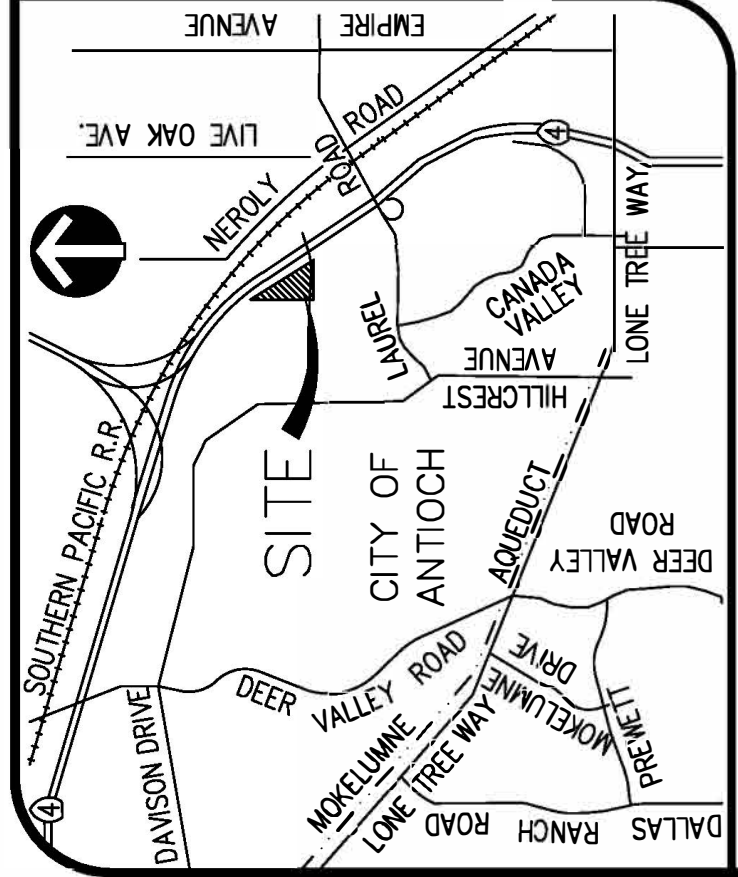
1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.

3. This approval expires two years from the date of approval (expires December 14, 2025), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
4. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
5. This development shall comply with all previous project conditions of approval adopted for the Wild Horse Multifamily Project, including those found in the following adopted City Council resolutions:
 - Resolution certifying the Environmental Impact Report for the Wild Horse Multifamily Project, adopting findings of fact, overriding considerations, and a mitigation monitoring and reporting program (Resolution 2022-07);
 - Resolution approving a General Plan Amendment to designate the project site High Density Residential (Resolution 2022-08);
 - Resolution approving a Vesting Tentative Map/Final Development Plan, and Design Review for the Wild Horse Multifamily Project (Resolution 2022-09); and
 - Ordinance rezoning the site from Planned Development District to Planned Development District (PD-20-01) (Ordinance 2201-C-S).
6. The design, landscaping, and screening of the trash enclosures shall be provided in the subsequent Design Review application.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Zoning Administrator of the City of Antioch, at a regular meeting thereof, held on the 14th day of December 2023.

KEVIN SCUDERO
ZONING ADMINISTRATOR



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BC BEGINNING OF CURVE
- BSW BACK OF SIDEWALK
- BW BOTTOM OF WALL
- C&G CURB & GUTTER
- CB CATCH BASIN
- CCC CONTRA COSTA COUNTY
- CL CENTERLINE
- CONC CONCRETE
- CR CURB RETURN
- EC END OF CURVE
- EG EXISTING GRADE
- EX EXISTING
- FC FACE OF CURB
- FG FINISH GRADE
- FH FIRE HYDRANT
- FI FIELD INLET
- FL FLOW LINE
- GB GRADE BREAK
- LF LINEAL FEET
- LP LIP OF GUTTER
- LP LOW POINT
- MIN MINIMUM
- PL PROPERTY LINE
- PVI POINT OF VERTICAL INTERSECTION
- R/W RIGHT OF WAY
- S/W SIDEWALK
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TW TOP OF WALL
- TYP TYPICAL
- W WATER MAIN

PROJECT TEAM

- OWNER: SU
883 CORPORATE WAY
FREMONT, CA 94539
- OWNER'S REPRESENTATIVE:
MANUEL PRADO
(510) 301-4355
- CIVIL ENGINEER:
dk ENGINEERING
4311 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868
- PROJECT MANAGER: ANDREW PALFFY
- GEO TECHNICAL ENGINEER:
BERLOGAR STEVENS & ASSOCIATES
5587 SUIOL BOULEVARD
PLEASANTON, CA 94566
PHONE No. (925) 484-0220
- SOIL ARCHITECTS, INC.
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
PHONE No. (925) 634-7000
- LANDSCAPE ARCHITECT:
HWA LANDSCAPE ARCHITECTURE
762 ALTESSA DRIVE
BRENTWOOD, CA 94513
PHONE No. (925) 513-3091

SITE INFORMATION

- SITE LOCATION: CROSSING OF WILD HORSE ROAD AND STATE ROUTE 4.
- BENCHMARK: CITY OF ANTIOCH BENCH MARK ELEVATION 130.75 MONUMENT DISK IN THE INTERSECTION OF WILD HORSE ROAD AND LE CONTE CIRCLE, BEING IN SUBDIVISION 6893.
- PARCEL NO.: APN 041-022-003
- BASIS OF BEARINGS: TAKEN AS: N 7°41'29" W BETWEEN FOUND STANDARD CITY MONUMENTS IN WILD HORSE ROAD, AS SHOWN ON THE MAP OF SUBDIVISION 6893, FILED IN BOOK 488 OF MAPS OF CONTRA COSTA COUNTY RECORDS, BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III TO OBTAIN GRID DISTANCES, MULTIPLY BY 0.99993610.
- EXISTING ZONING: PLANNED DEVELOPMENT
- PROPOSED ZONING: PLANNED DEVELOPMENT
- PROPOSED DENSITY: R-20, HIGH DENSITY RESIDENTIAL
- NUMBER OF UNITS: 126 UNITS
- SITE ACREAGE: 11.72
- EXISTING CONTOURS: 2' INTERVAL
- PROPOSED CONTOURS: 2' INTERVAL
- UTILITIES & SERVICES: CITY OF ANTIOCH
- WATER: CITY OF ANTIOCH
- SEWER: CITY OF ANTIOCH
- GAS & ELECTRIC: PG&E

LAND USE SUMMARY

BUILDINGS	2.35 AC (20%)
USABLE OPEN SPACE	1.61 AC (14%)
HARDSCAPE	1.59 AC (13%)
UNUSABLE OPEN SPACE (SLOPES GREATER THAN 10%)	3.28 AC (28%)
PRIVATE ROADS	1.25 AC (11%)
WILD HORSE ROAD (100)	1.64 AC (14%)

PARKING TABULATIONS

ON-STREET PARKING REQUIRED	ON-STREET PARKING PROVIDED	TOTAL
26	39	39

PRELIMINARY EARTHWORK QUANTITIES

CUT	FILL	IMPORT
11,800	86,000	74,400



SITE MAP
SCALE: 1"=100'

LEGEND

EXISTING	PROPOSED
PROJECT BOUNDARY	PROJECT BOUNDARY
RIGHT OF WAY LINE	RIGHT OF WAY LINE
PRIVATE STORM DRAIN EASEMENT (PSDE)	PRIVATE STORM DRAIN EASEMENT (PSDE)
DAYLIGHT	DAYLIGHT
CONTOUR LINE, MAJOR	CONTOUR LINE, MAJOR
CONTOUR LINE, MINOR	CONTOUR LINE, MINOR
ROAD CENTER LINE	ROAD CENTER LINE
CONCRETE V-DITCH	CONCRETE V-DITCH
RETAINING WALL	RETAINING WALL
STORM DRAIN LINE, MANHOLE, FIELD INLET, CATCH BASIN	STORM DRAIN LINE, MANHOLE, FIELD INLET, CATCH BASIN
SANITARY SEWER LINE, MANHOLE	SANITARY SEWER LINE, MANHOLE
WATER LINE, METER, VALVE, FIRE HYDRANT	WATER LINE, METER, VALVE, FIRE HYDRANT

SHEET INDEX

SHEET	DESCRIPTION
1	REGIONAL CONTEXT MAP
2	VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN
4	TOPOGRAPHIC SURVEY
5	SITE CROSS SECTIONS
6	SITE CROSS SECTIONS
7	PRELIMINARY STORMWATER CONTROL PLAN
8	SIGNING, STRIPING & PARKING PLAN

USE PERMIT
SUBDIVISION #357-302-20
SU PROPERTY

CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
AUGUST 31, 2023
REGIONAL CONTEXT MAP

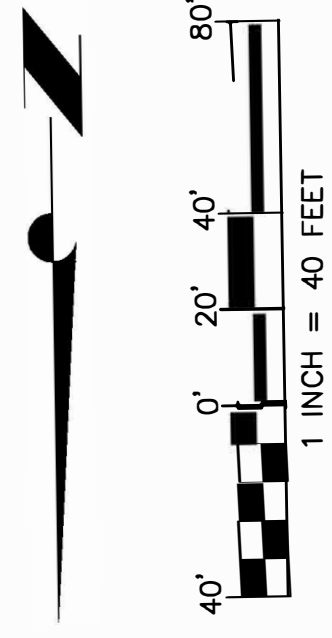


1851 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.DRENGINEERING.COM (925) 952-8888

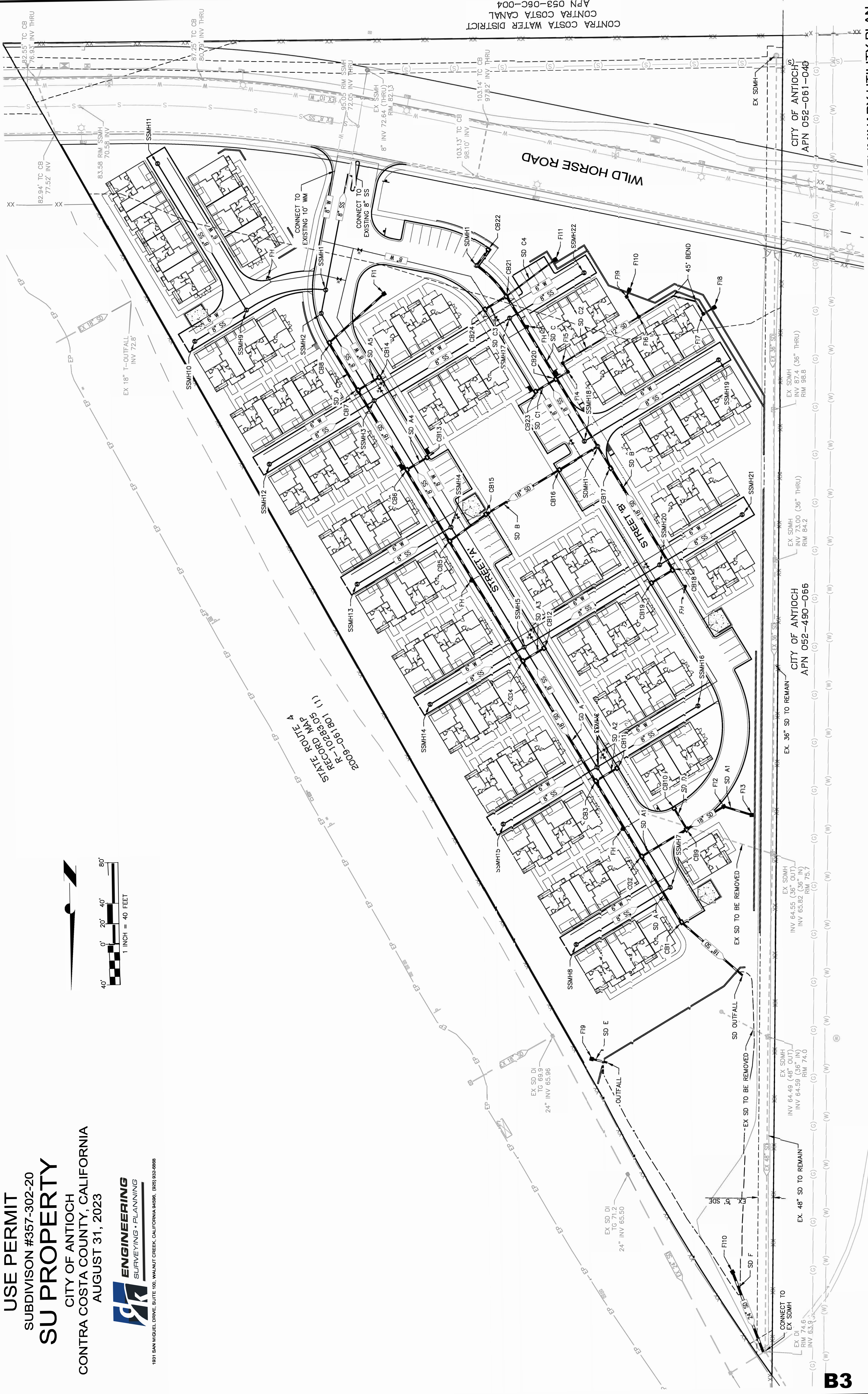
USE PERMIT
 SUBDIVISION #357-302-20
SU PROPERTY
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY, CALIFORNIA
 AUGUST 31, 2023



1831 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-8888



STATE ROUTE 4
 RECORD MAP
 R-1028309
 2009-081801 (1)



CITY OF ANTIOCH
 APN 052-490-066

CITY OF ANTIOCH
 APN 052-061-048

CONTRA COSTA WATER DISTRICT
 APN 053-06C-004

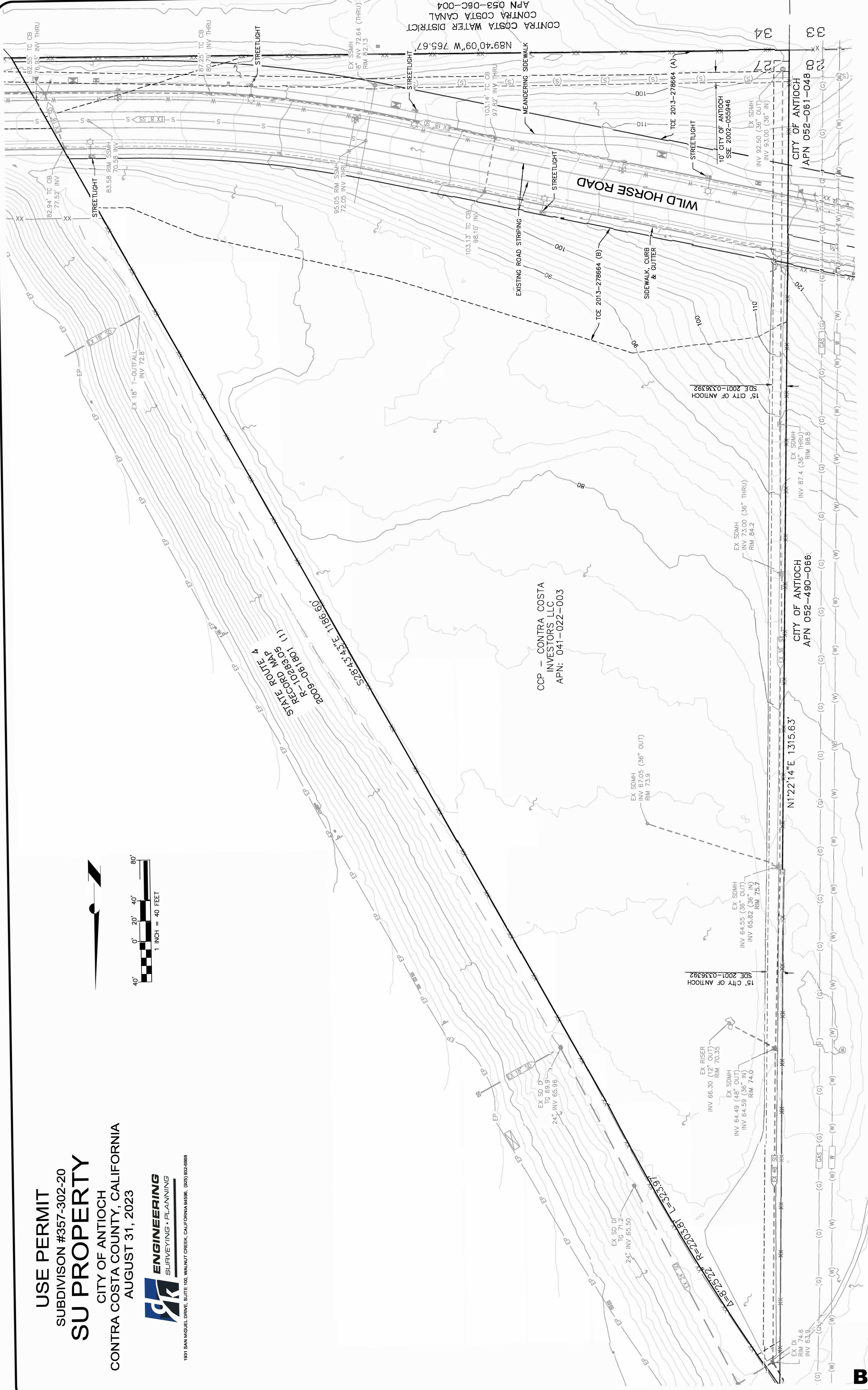
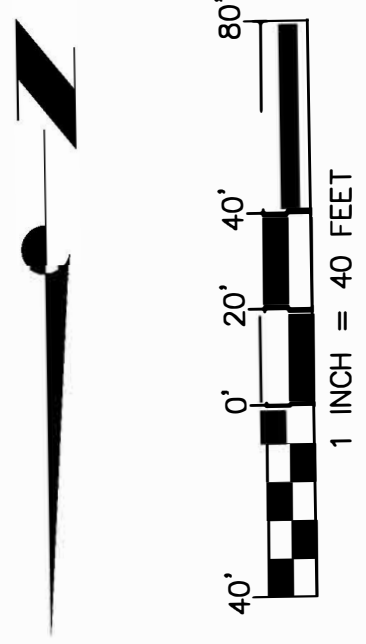
B3

PRELIMINARY UTILITY PLAN
 SHEET 3 OF 8

USE PERMIT
 SUBDIVISION #357-302-20
SU PROPERTY
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY, CALIFORNIA
 AUGUST 31, 2023



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CCP - CONTRA COSTA
 INVESTORS LLC
 APN: 041-022-003

CITY OF ANTIOCH
 APN 052-490-066

CITY OF ANTIOCH
 APN 052-061-048

CONTRA COSTA WATER DISTRICT
 APN 053-06C-004

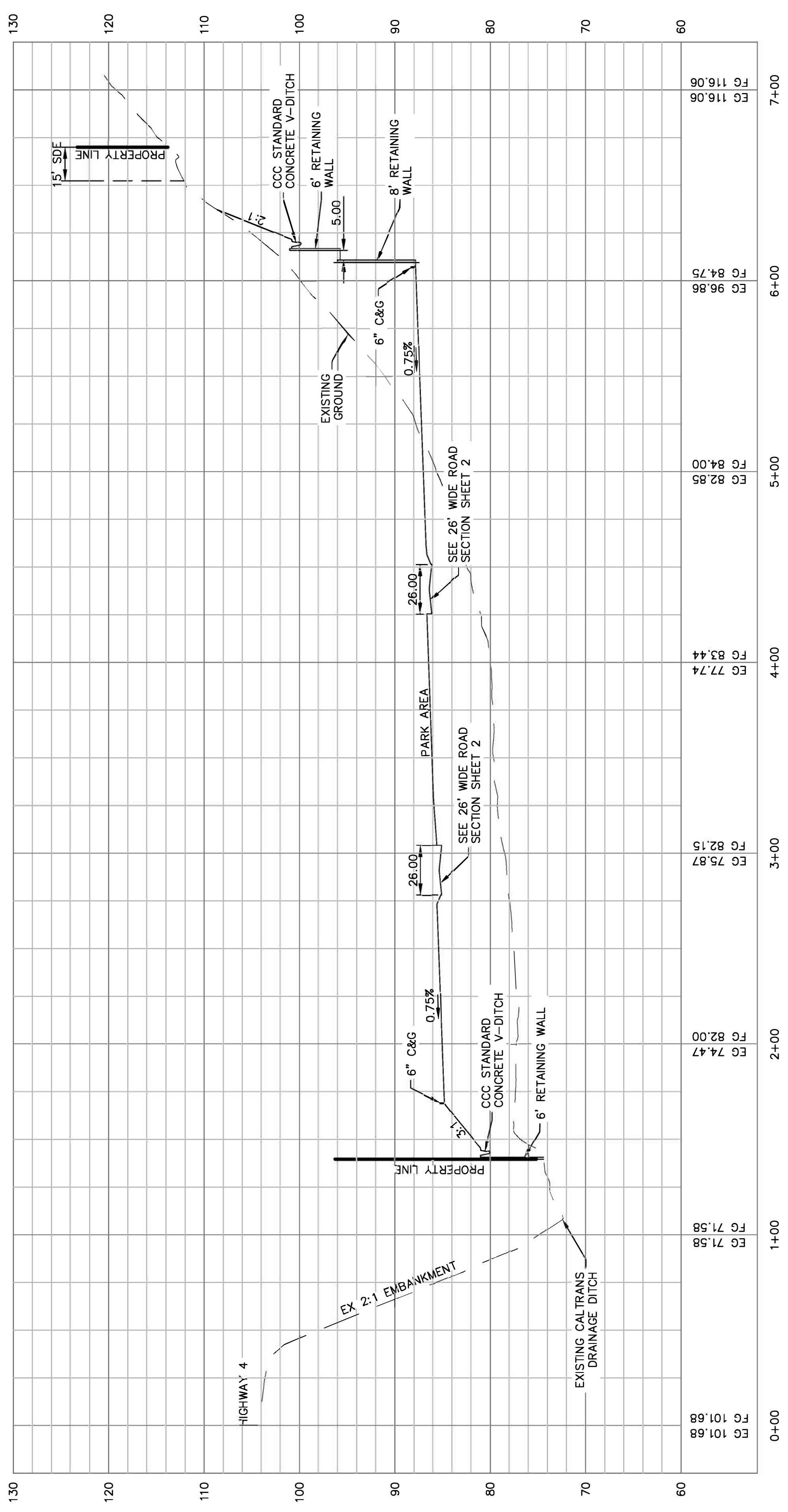
STATE ROUTE 4
 RECORD MAP
 R-10283.05
 2009-061801 (1)

B4

USE PERMIT
 SUBDIVISION #357-302-20
SU PROPERTY
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY, CALIFORNIA
 AUGUST 31, 2023

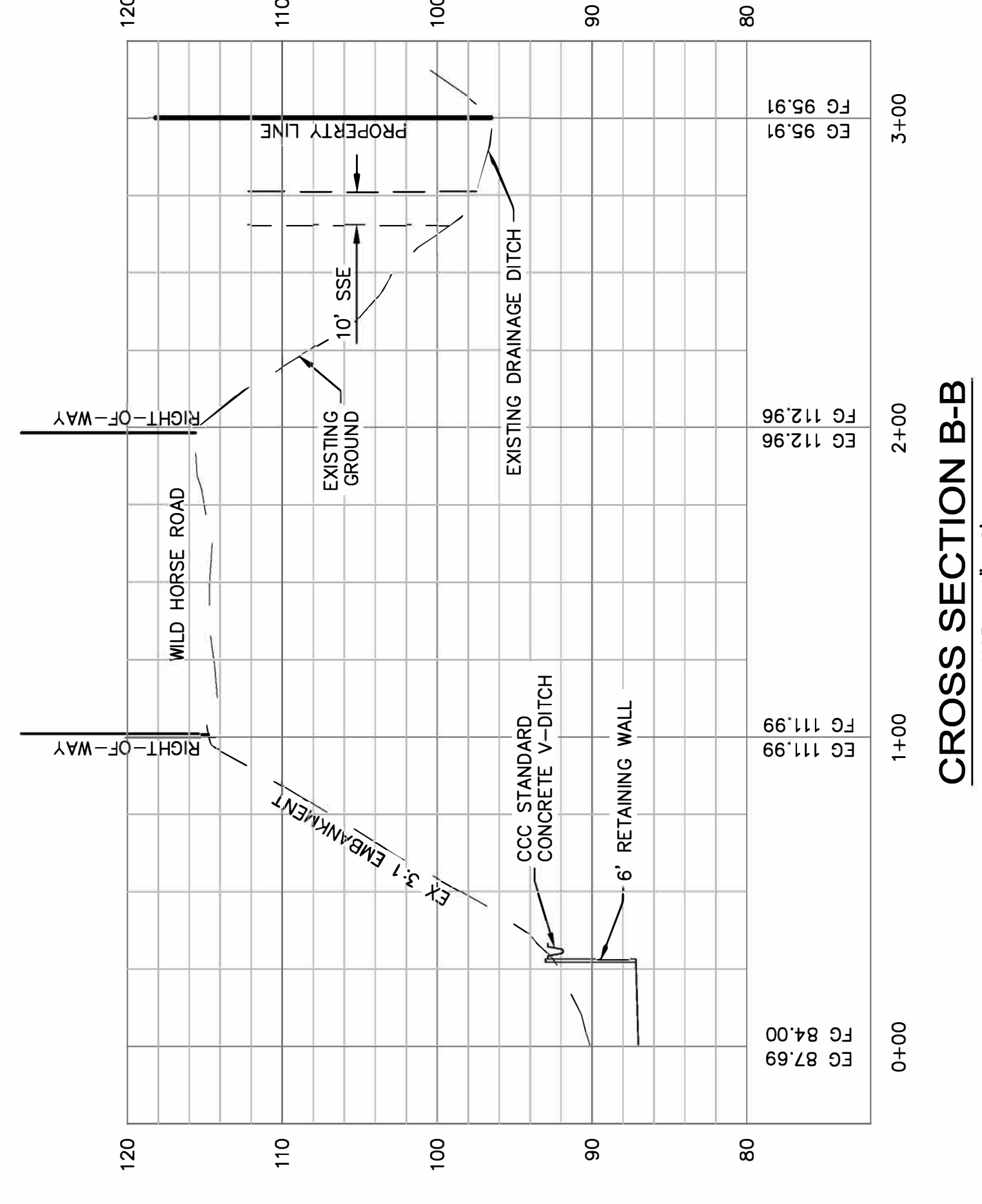


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 952-8988



CROSS SECTION A-A

HORIZ.: 1"=40'
 VERT.: 1"=8'



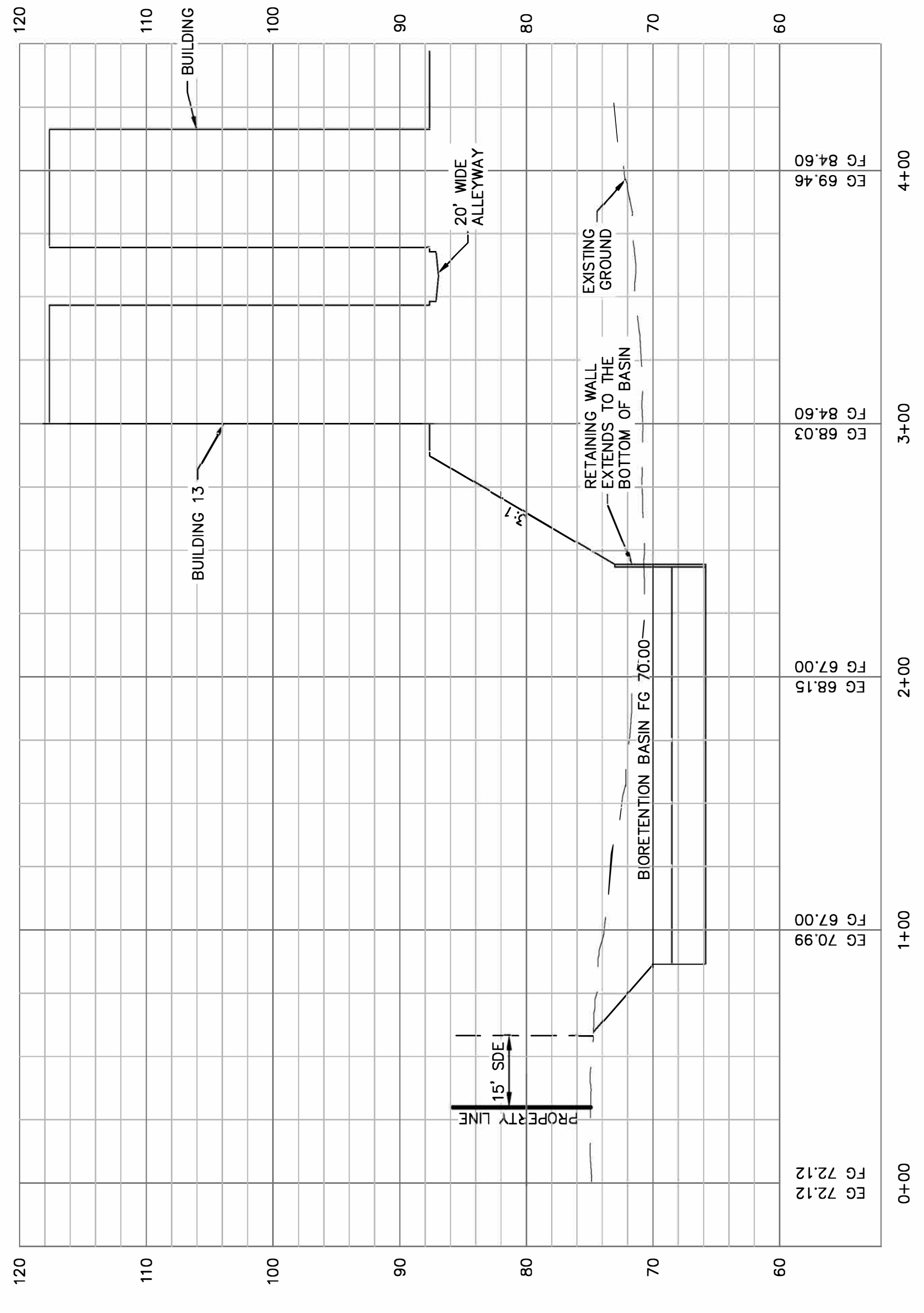
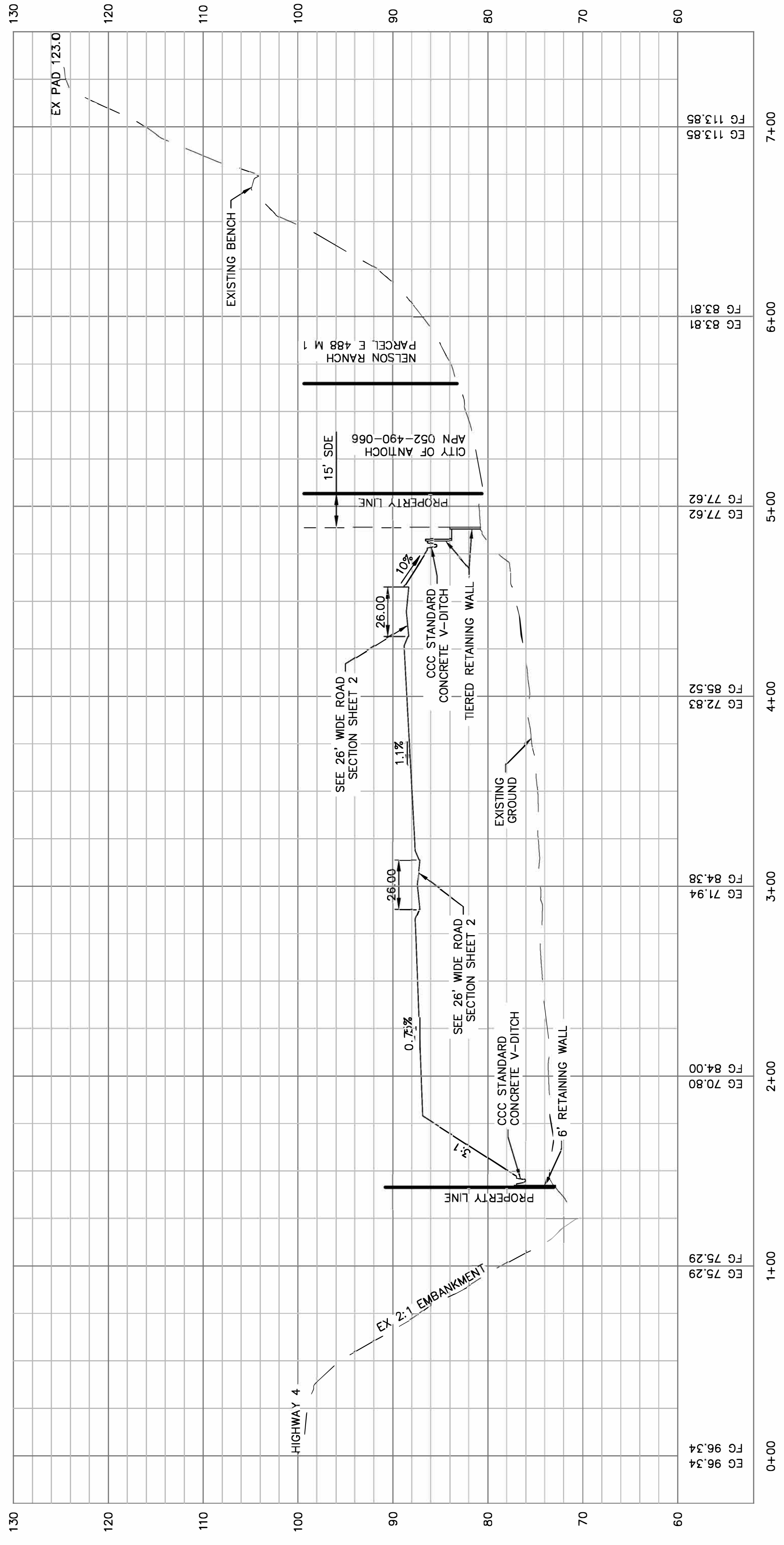
CROSS SECTION B-B

HORIZ.: 1"=40'
 VERT.: 1"=8'

USE PERMIT
 SUBDIVISION #357-302-20
SU PROPERTY
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY, CALIFORNIA
 AUGUST 31, 2023



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B6

USE PERMIT
SUBDIVISION #357-302-20
SU PROPERTY
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY, CALIFORNIA
 AUGUST 31, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 952-4988

Contra Costa IMP Calculator Summary Report

Project Name: SU PROPERTY
Project Type: Treatment and Flow Control
Location: Antioch
APN: 052-061-048
Drainage Area: 410,074 sf
Mean Annual Precipitation: 12.5 in

IV. Areas Draining to IMPs

IMP Name: IMP1 (Soil Type: C)

IMP Type: Bioretention Facility

Soil Type: C

DMA Area Name (sq ft)	Post-Project Surface Type	DMA Runoff Factor	IMP Sizing Factor	IMP Rain Sizing Factor	Minimum Area or Volume	Proposed Area or Volume
G-DMA-1 124,355	Impervious	0.50	1.00	0.050	23,548	24,897
L-DMA-1 158,675	Impervious	0.50	1.00	0.050	19,623	20,572
R-DMA-1 102,361	Impervious	0.50	1.00	0.050	25,903	26,333
Total		1.50		0.150	69,074	71,802
Surface Volume		Surface Volume		Surface Volume		
0.050		0.050		0.050		
1,282		1,282		1,282		
Subsurface Volume		Subsurface Volume		Subsurface Volume		
0.050		0.050		0.050		
1,282		1,282		1,282		
Maximum Underdrain Flow (cfs)		Maximum Underdrain Flow (cfs)		Maximum Underdrain Flow (cfs)		
0.27		0.27		0.27		
Orifice Diameter (in)		Orifice Diameter (in)		Orifice Diameter (in)		
3.38		3.38		3.38		

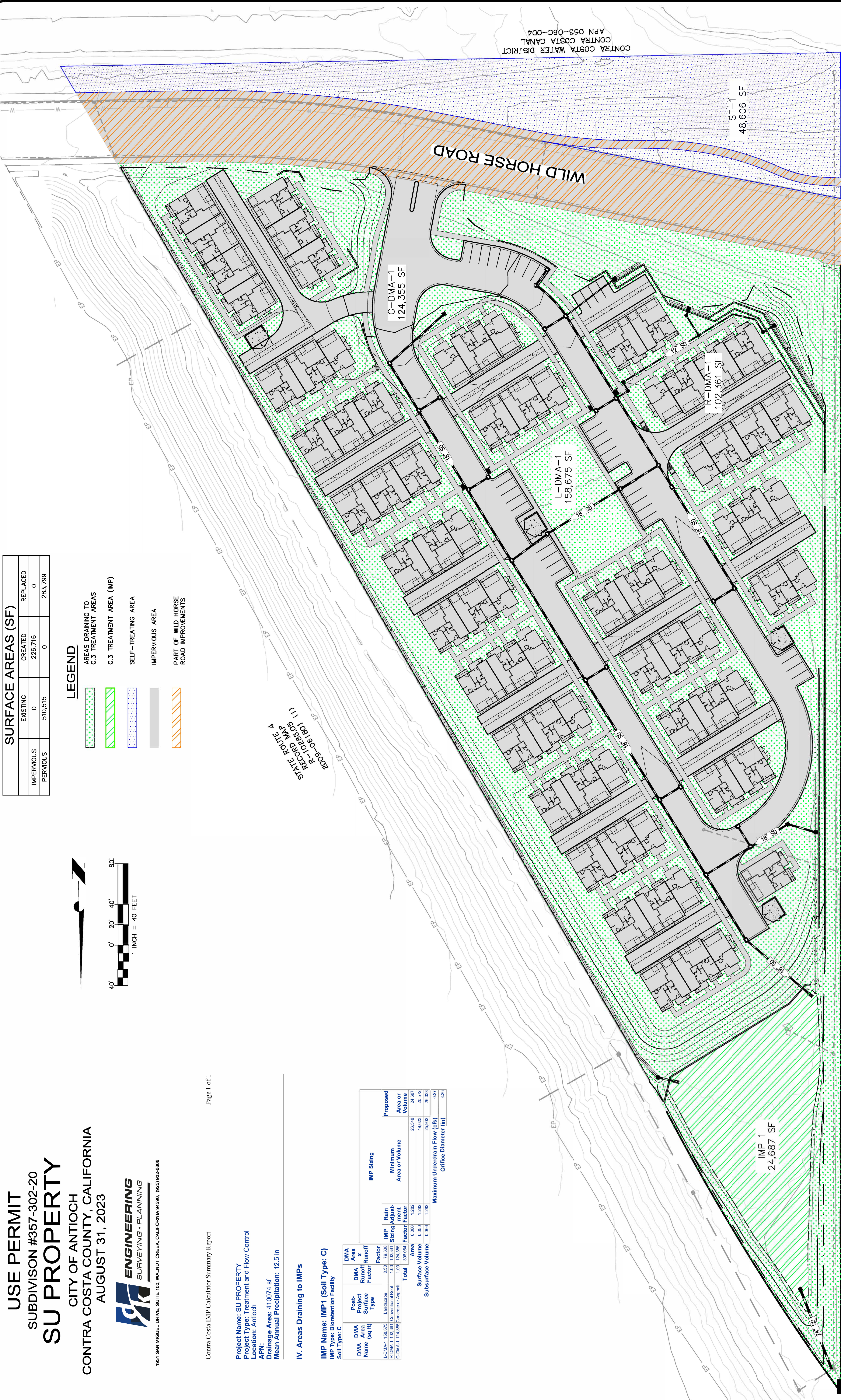
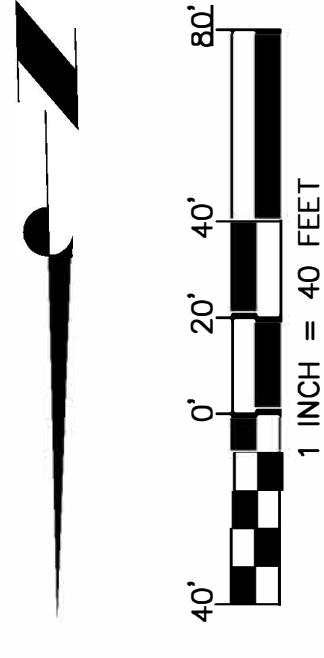
Page 1 of 1

SURFACE AREAS (SF)

IMPERVIOUS	EXISTING	CREATED	REPLACED
PERVIOUS	510,515	226,716	0
	0	0	283,799

LEGEND

- AREAS DRAINING TO C-3 TREATMENT AREAS
- C-3 TREATMENT AREA (IMP)
- SELF-TREATING AREA
- IMPERVIOUS AREA
- PART OF WILD HORSE ROAD IMPROVEMENTS



CITY OF ANTIOCH
 APN 052-490-066

CITY OF ANTIOCH
 APN 052-061-048

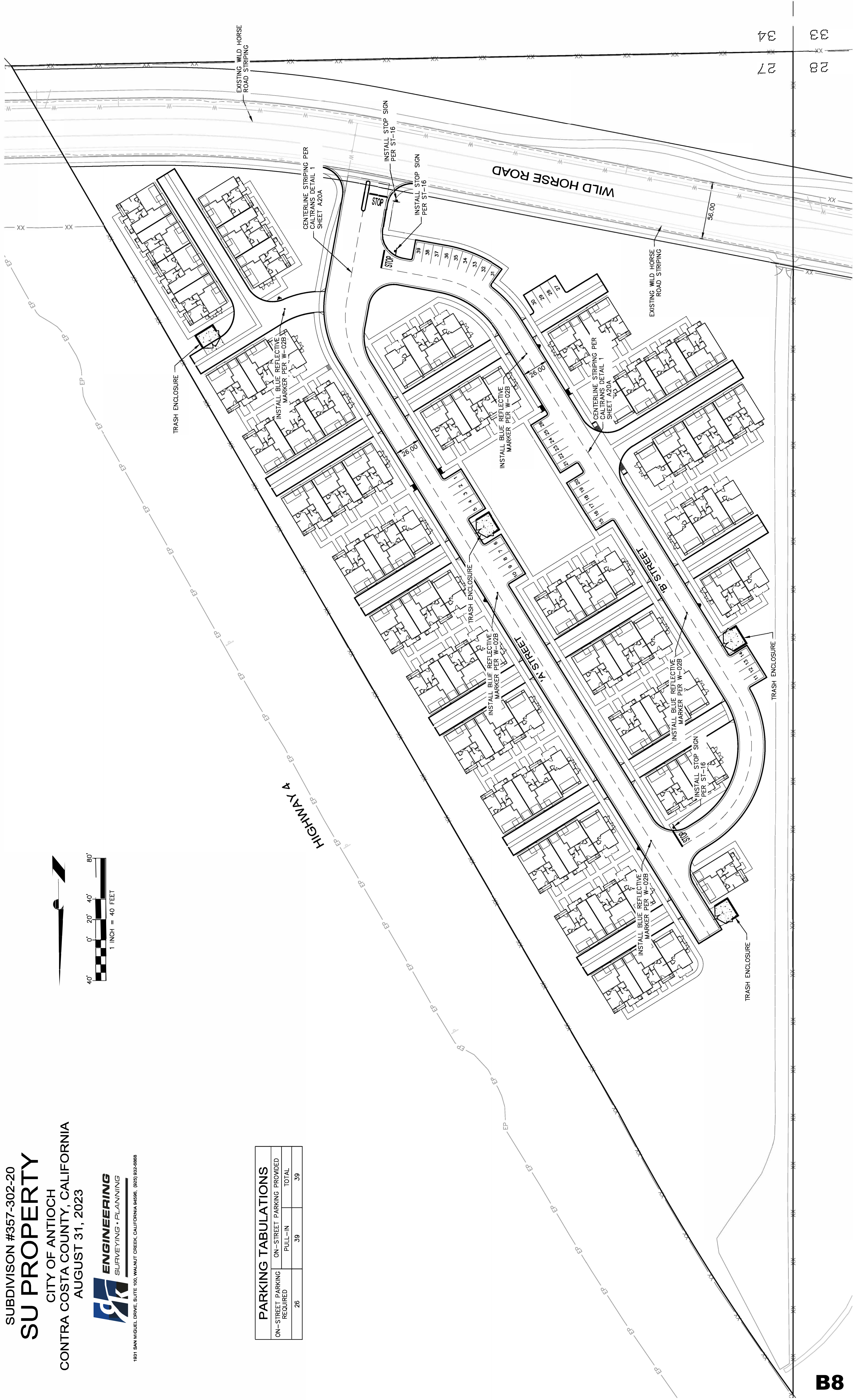
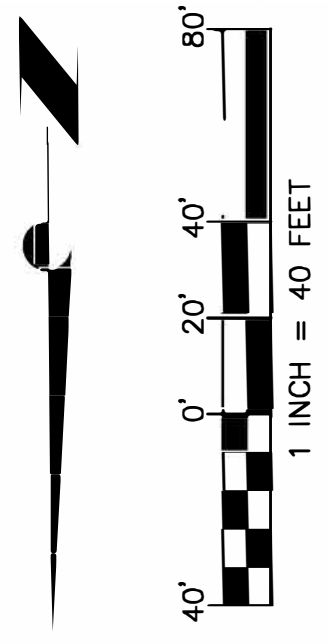
PRELIMINARY STORMWATER CONTROL PLAN

USE PERMIT
 SUBDIVISION #357-302-20
SU PROPERTY
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY, CALIFORNIA
 AUGUST 31, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 952-6988

PARKING TABULATIONS		
ON-STREET PARKING REQUIRED	PULL-IN	TOTAL
26	39	39



B8