

**ANNOTATED  
AGENDA  
CITY OF ANTIOCH PLANNING COMMISSION  
ANTIOCH COUNCIL CHAMBERS  
200 "H" STREET**

**WEDNESDAY, JUNE 7, 2017**

**6:30 P.M.**

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.  
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION  
TO HEAR THE MATTER**

**APPEAL**

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, JUNE 14, 2017**.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

**ROLL CALL**

**6:30 P.M.**

Commissioners

Zacharatos, Chair  
Parsons, Vice Chair (**absent**)  
Motts  
Mason  
Turnage  
Husary (**absent**)  
Conley

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

## **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES:** **May 3, 2017** **APPROVED**

\* \* \* END OF CONSENT CALENDAR \* \*

**STAFF REPORT**

## **NEW PUBLIC HEARINGS**

2. **UP-16-13, AR-16-07, V-16-05 – Delta Bowl** – Kenneth Melton is requesting approval of a use permit, design review, and variance application for a 4,800 square foot expansion and exterior modernization to the existing Delta Bowl Facility. The project site is located at 3300 Delta Fair Boulevard (**APN 074-122-049**).

**STAFF REPORT**

**STAFF REPORT**

**RESOLUTION NO. 2017-13**

3. **GP-16-03, UP-16-19, AR-16-14, V-17-02, Z-16-02 - Almond Knolls** – The project would include the construction of a 58-unit gated multi-family, clustered residential development consisting of five, two- to three-story apartment buildings, as well as open space areas, a looped driveway, an outdoor recreation area, and various landscaping features. The applicant has requested a General Plan Amendment to change the land use designation for the project site from Medium Low Density Residential and Neighborhood Commercial to High Density Residential, and a rezone from Single Family Residential (R-6), Medium Density Residential (R-20), and Neighborhood Commercial (C-2) to R-20 only. The application also includes a Tentative Parcel Map for condominium purposes, a Variance from the maximum fence height allowed in the front yard setback, and Use Permit and Design Review for the proposed residential development.

**RESOLUTION NOS. 2017-14, -15, -16, -17**

## **ORAL COMMUNICATIONS**

**STAFF REPORT**

**STAFF REPORT**

## **WRITTEN COMMUNICATIONS**

## **COMMITTEE REPORTS**

## **ADJOURNMENT 8:27 pm**

### **Notice of Availability of Reports**

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the

recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

#### **Notice of Opportunity to Address the Planning Commission**

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

#### **Accessibility**

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**CITY OF ANTIOCH  
PLANNING COMMISSION**

**Regular Meeting  
6:30 p.m.**

**May 3, 2017  
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, May 3, 2017 in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, May 10, 2017.

**ROLL CALL**

Present: Commissioners Parsons, Turnage, Conley, Vice Chair Zacharatos and Chair Motts  
Absent: Commissioner Husary and Mason  
Staff: Director of Community Development, Forrest Ebbs  
Planning Manager, Alexis Morris  
Associate Planner, Kevin Scudero  
City Attorney, Michael Vigilia  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: March 15, 2017

*On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of March 15, 2017, as presented. The motion carried the following vote:*

**AYES:** Parsons, Zacharatos, Turnage, Conley and Motts  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Husary and Mason



## **NEW PUBLIC HEARINGS**

- 2. UP-16-18, AR-16-12 Granite Expo** – Granite Expo requests Use Permit and Design Review approval to remodel the south facing portion of an existing industrial and warehouse facility into three wholesale type retail businesses. The project site is located at 1888 Verne Roberts Circle (APN 074-051-011).

Associate Planner Scudero presented the staff report dated April 28, 2017 recommending that the Planning Commission approve the use permit and design review application, subject to the conditions contained in the staff report's attached resolution.

Chair Motts stated he was happy to see the repurposing of this building.

Chair Motts opened the public hearing.

Stefan Menzi, Project Architect, gave a brief overview of the project and stated he was available to answer any questions this evening.

In response to Chair Motts, Mr. Menzi stated he did not know who would be occupying the additional tenant space and noted their goal was to keep the proposal flexible for subdividing the building.

In response to Commissioner Parsons, Mr. Menzi stated that they were in agreement with the conditions of approval with the exception for the request to change the species of the Shumard Oak tree as they felt it would be located in an area that they felt would not become a nuisance. He noted if required, they would be willing to change the tree out for another species.

Commissioner Parsons thanked the applicant for coming to Antioch.

In response to the Commission, Applicant Jacky Li clarified that the store would also be offering cabinets and that deliveries would occur to the rear of the location.

Chair Motts closed the public hearing.

In response to Commissioner Zacharatos, Associate Planner Scudero clarified the Shumard Oak trees were not conducive to ground cover and in the proposed location the root structure may reach the sidewalk. He noted the applicant could choose from a list of other drought tolerant trees.

Chair Motts stated he was glad to see the repurposing of the building and development in the area. He voiced his support for the project as presented.

Commissioner Zacharatos stated she felt this project was an excellent use of the facility and would attract economic development to the area.

## **RESOLUTION NO. 2017-08**

***On motion by Commissioner Turnage, seconded by Commissioner Parsons, the Planning Commission unanimously approved the use permit and design review application, subject to the conditions contained in the staff reports attached resolution. The motion carried the following vote:***

<b>AYES:</b>	<b><i>Parsons, Zacharatos, Turnage, Conley and Motts</i></b>
<b>NOES:</b>	<b><i>None</i></b>
<b>ABSTAIN:</b>	<b><i>None</i></b>
<b>ABSENT:</b>	<b><i>Husary and Mason</i></b>

Commissioner Parsons thanked the applicant for bringing a much needed business to Antioch.

- 3. AR-16-08 Big Break Solar Project** – NRG Solar DG, LLC, requests design review approval of a proposed solar photovoltaic power generation development located on approximately 16 acres of the 86-acre retired Contra Costa Generating Station. The project would inject up to 2 megawatts of alternating current electricity into the PG&E grid. The project site is located on the north side of Wilbur Avenue adjacent to the Marsh Landing Power Plant (APN 051-031-020). In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project and will be considered at the meeting.

Planning Manager Morris presented the staff report dated April 28, 2017 recommending the Planning Commission take the following actions: 1) Adopt the resolution approving the Big Break Solar Project Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the project; and 2) Adopt the resolution approving the design review application (AR-16-08) subject to the conditions of approval.

In response to Chair Motts, Planning Manager Morris clarified that the City's current policy required onsite mitigation or replacement of trees; however, he could discuss offsite mitigation for the additional trees with the applicant.

Commissioner Conley supported offsite mitigation for additional trees removed from the site.

Planning Manager Morris stated if offsite mitigation were to occur, they would need to coordinate with Public Works for the placement of trees and then report back to the Planning Commission.

Chair Motts opened the public hearing.

Nate Lapierre, Development Project Manager, NRG Energy, gave a PowerPoint presentation of their history in Antioch and the solar project's benefits. He noted there would be a net benefit in CO2 omissions with this project.

In response to Commissioner Parsons, Mr. Lapierre stated he would have to defer information regarding cost savings as he did not have access to the city's PG&E bills. He noted the proposed location received a great deal of radiance from the sun and would highly produce.

Commissioner Parsons thanked the applicant for bringing their project to Antioch.

In response to Commissioner Turnage, Mr. Lapierre explained they proposed the project for this area of the parcel because there were many constraints and underground utilities that prevented them from utilizing the entire site.

In response to Commissioner Conley, Mr. Lapierre stated if approved they hoped to begin construction in the fall and be operational by spring. He noted there would be approximately 20,000 black or blue individual solar panels. He clarified if panels on a string failed, they would receive a signal and know of a failure within 8-10 modules. He noted inverters and transformers would generate heat; however, they had cooling fans.

In response to Vice Chair Zacharatos, Mr. Lapierre stated panels would typically be 4x6 feet and track east to west with the sun.

In response to Chair Motts, Mr. Lapierre stated he would be willing to discuss and accommodate for trees in public spaces offsite.

In response to Commissioner Turnage, Mr. Lapierre stated that apart from this project, he would be happy to discuss the feasibility of providing electric car charging stations downtown.

City Attorney Vigilia explained that the issue of electric car charging stations would be an item to be addressed by the City Manager's office.

Chair Motts closed the public hearing.

#### **RESOLUTION NO. 2017-09**

***On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously adopted the resolution approving the Big Break Solar Project Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the project. The motion carried the following vote:***

**AYES:** *Parsons, Zacharatos, Turnage, Conley and Motts*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Husary and Mason*

**RESOLUTION NO. 2017-10**

*On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously adopted the resolution approving the design review application (AR-16-08) subject to the conditions of approval and with direction to staff to work with the applicant regarding offsite mitigation for the trees. The motion carried the following vote:*

**AYES:** *Parsons, Zacharatos, Turnage, Conley and Motts*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Husary and Mason*

**NEW ITEMS**

**4. Election of Chair and Vice Chair**

*On motion by Chair Motts, seconded by Commissioner Conley, the Planning Commission unanimously appointed Janet Zacharatos as Chair of the Planning Commission. The motion carried the following vote:*

**AYES:** *Parsons, Zacharatos, Turnage, Conley and Motts*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Husary and Mason*

*On motion by Chair Motts, seconded by Vice Chair Zacharatos, the Planning Commission unanimously appointed Martha Parsons as Vice Chair of the Planning Commission. The motion carried the following vote:*

**AYES:** *Parsons, Zacharatos, Turnage, Conley and Motts*  
**NOES:** *None*  
**ABSTAIN:** *None*  
**ABSENT:** *Husary and Mason*

**5. Planning Commission Policies**

Director of Community Development Ebbs presented the staff report dated April 28, 2017 recommending the Planning Commission receive the report.

Chair Motts suggested stipends be considered for Planning Commission members.

In response to Chair Motts, Director of Community Development Ebbs reported \$5000 had been budgeted for Planning Commission training next year. He announced there was an APA National Planning Conference in the fall in Sacramento.

Commissioner Parson requested staff email the dates for planning conferences to Commission members.

Director of Community Development Ebbs stated he would agendize a follow up item regarding Planning Commission policies.

Commissioner Conley commented that in the past, in lieu of a stipend, the Planning Commission received free golf at the Lone Tree Golf Course.

### **ORAL COMMUNICATIONS**

Chair Motts requested staff look into presenting Commissioner Hinojosa with a Street sign in recognition of her service on the Planning Commission.

Director of Community Development Ebbs announced it was City Attorney Vigilia's last meeting and noted it had been a pleasure to work with him.

City Attorney Vigilia stated it had been a pleasure to serve the Planning Commission and he wished them luck in the future.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

None.

### **ADJOURNMENT**

***Chair Motts adjourned the Planning Commission at 7:31 P.M. to the next regularly scheduled meeting to be held on May 17, 2017.***

Respectfully Submitted,  
Kitty Eiden

**STAFF REPORT TO THE PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF JUNE 7, 2017**

**Prepared by:** Kevin Scudero, Associate Planner

**Reviewed by:** Alexis Morris, Planning Manager

**Date:** June 2, 2017

**Subject:** Delta Bowl Addition and Remodel (UP-16-13, AR-16-07, V-16-05)

**RECOMMENDATION**

It is recommended that the Planning Commission approve the use permit, design review and variance application, subject to the conditions contained in the attached resolution.

**REQUEST**

The applicant, Kenneth Melton, requests approval of a use permit, design review, and variance application to construct an approximately 5,000 square foot building expansion at Delta Bowl to allow the development of a Laser Tag attraction and the expansion of the existing Arcade. The project site is located at 3300 Delta Fair Boulevard (APN 074-122-049).

**ENVIRONMENTAL REVIEW**

The proposed project is an infill project, and is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15332 – Infill Development Projects: 1) The project is consistent with the General Plan as well as the applicable zoning designation and regulations; 2) The proposed development occurs within the city limits on a project site no more than five acres; 3) The project site is already developed with a bowling alley; therefore, has no value as habitat for endangered, rare, or threatened species; 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality as the site is currently developed with a commercial use; 5) The site is adequately served by all required utilities and public services.

**ANALYSIS**

**Issue #1: Project Overview**

The proposed project consists of the expansion of an existing bowling alley site at 3300 Delta Fair Boulevard. The applicant is proposing to construct an approximately 5,000 square foot expansion to be used for the development of a new Laser Tag attraction as well as an expansion of the existing Arcade. The Laser Tag attraction will be a sixteen

player, 2,400 square feet arena themed as a Lost Mine. The arcade expansion will increase the number of arcade pieces on site from thirty to fifty and would be located in both the existing arcade area and the expansion area. The applicant's project description is provided as Attachment B.

## **Issue #2: General Plan, Zoning, and Land Use**

The General Plan designation for the project site is Regional Commercial and the Zoning designation is Regional Commercial (C-3). The existing Bowling Alley has been operating at the site since 1962 but the proposed expansion to add a Laser Tag attraction and expanded Arcade area requires a use permit in the Regional Commercial (C-3) zoning district.

Surrounding land uses and zoning designations are:

North:	State Route 4
South:	Somersville Towne Center / Regional Commercial (C-3)
East:	Firestone Tires, Denny's Restaurant, Chase Bank / Regional Commercial (C-3)
West:	Kaiser Medical Center / Regional Commercial (C-3)

## **Issue #3: Site Plan**

The parcel is 3.3 acres with a frontage along Delta Fair Boulevard. The site is accessed via two driveways on Delta Fair Boulevard as well as one on Somersville Road that provides access to the site through the other developed parcels fronting Somersville Road. The proposed building addition is located on the southern portion of the building with the majority of the parking located to the south and east of the building. The proposed expansion will occupy a portion of the site that is currently used for parking.

The proposed project will also relocate the primary facility entrance from the north side of the building, where a portion of the prior parking lot was dedicated for the expansion of State Route 4, to the east side of the building.

### Trash Enclosure

The current trash enclosure is located at the northwest corner of the site. The enclosure does not have a roof and therefore does not meet the current City requirements. Staff has conditioned that a roof be added to the existing trash enclosure to comply with AMC §9-5.1401 Refuse Storage Area Design Guidelines.

## Bicycle Parking

No bicycle parking facilities were included on the project plans. The Antioch Municipal Code requires one bicycle parking space for every 25 vehicle parking spaces. Staff has conditioned that the project meet that ratio with the location and design of the bicycle parking to be reviewed at building permit submittal.

### **Issue #4: Parking Variance Request**

The applicant is requesting a variance from the required number of off-street parking spaces specified in the Antioch Municipal Code. Section 9-5.1703.1 of the Antioch Municipal Code requires bowling alleys to provide six off-street parking spaces per bowling lane. The proposed project would require 210 parking spaces and the applicant is requesting that a variance be granted to reduce the requirement to 155 parking spaces. The site currently has 180 parking spaces.

The applicant submitted a detailed parking study (Attachment C) with their application conducted by Fehr and Peers Transportation Consultants. The purpose of the parking study was to establish peak parking demand for the existing site uses and estimate future parking demand with the potential facility expansion. The parking study provides ample evidence that the current Antioch Municipal Code requirement of six parking spaces per bowling lane is out of date and excessive. The study showed that the peak parking demand for the site as it currently exists was 82 spaces. With the addition of the laser tag facility, they determined that the maximum peak parking demand to be approximately 127 spaces if all bowling lanes were filled and the laser tag facility was operating at a maximum capacity. They then applied a circulation efficiency factor of 15% to determine that a parking requirement of 147 spaces was sufficient for the site. Circulation efficiency refers to the desire to allow drivers to enter a parking lot and find an available parking space without re-circulating through the parking aisles in search of a limited number of spaces. This is used to account for seasonal variations in use, slower than average vehicle turnover, or unexpected peaks in activity.

The Assistant City Engineer reviewed the parking study and agreed with the assessment Fehr and Peers made. Therefore staff is recommending that the variance request reducing the parking requirement to 155 spaces be granted.

To approve a variance, four findings must be made (Antioch Municipal Code Section 9-5.2703). If an application can meet all four of the findings, then the variance can be granted. Conversely, if any one of the findings cannot be made, the variance should be denied. Staff believes that the Planning Commission can make the following findings for approval of a variance:



1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The proposed use is a unique use for the area and the applicant has conducted a parking study which demonstrates that the City parking requirement for the proposed use is excessive. No other uses in the area are subject to similar excessive parking requirements.

2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The reduction in parking requirements will not be materially detrimental to the public health or welfare. The applicant has conducted a parking study demonstrating that the current City requirements are excessive and the amount of parking they are proposing will adequately serve the site.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The parking study determined that the parking requirement for bowling alleys in the Antioch Municipal Code is excessive. The strict application of these requirements would deprive the subject property of the ability to expand and update their business.

4. That the granting of such variance will not adversely affect the comprehensive General Plan.

The applicant's request would not adversely affect the comprehensive General Plan because the existing use of the property, bowling alley, is consistent with the General Plan and this proposal will not change that.

## **Issue #5: Architecture and Design**

### Architecture

The proposed building design conveys contemporary entertainment architecture. The existing portions of the building will be modernized with articulation of materials and profiles, converting the existing two dimensional, block building into a more articulated façade in three dimensions. The new accented entry and detailing on both the expansion area and existing building will form a cohesive, modern, visually appealing building.

The building is light gray colored stucco with a dark gray trim and gold and violet accent colors with stone façade applied to the base of columns. The proposed color scheme and finishes are compatible with the area. A color and materials boards will be provided at the Planning Commission Meeting.

Overall, the building is consistent with the Citywide Design Guidelines. However, the proposed south elevation is highly visible from Delta Fair Boulevard but is a relatively blank façade. Staff has included a condition that the stone façade be continued across the entire south elevation and that two additional palm trees and additional wall sconces be added as well.

### Lighting

The proposed exterior building light fixtures are modern in design and consistent with the overall design of the building. The existing parking lot lighting is proposed to remain. However, the colors of the concrete bases of the light fixtures are not consistent with the new colors of the building and upon inspection some were found to be in disrepair. Therefore, staff has conditioned that the concrete bases be painted to match the new building colors and be repaired as necessary. The applicant is also proposing to remove two parking lot lights at the northern end of the parking lot adjacent to State Route 4. Staff has conditioned that a photometric plan be submitted with the building permit plans to determine whether additional parking lot lights are needed.

### Signage

The applicant is proposing to keep the same signs that are currently on the north and south elevations and proposing a new sign for the entry on the east elevation. The new sign will be constructed of red internally illuminated channel letters that are consistent with the Citywide Design Guidelines. No changes are being proposed for the existing monument sign near Delta Fair Boulevard. However, upon inspection of the sign the frame appeared to be in need of repair and paint. Therefore, staff has conditioned that the existing monument sign be painted and repaired as necessary.

### Landscaping

The applicant is proposing to install drought tolerant landscaping in the existing planter area on the south elevation on the site, as well as the new planter areas along the east elevation. The other planting areas are proposed to remain as currently planted. While some of the existing planter areas are in good condition, staff has found that the parking islands at the southeast corner of the site and the narrow planter beds adjacent to the west side of the building need additional landscaping installed. Therefore, staff has conditioned that additional planting be installed at these locations.

## **Issue #6: Possible Future Development Site**

The applicant has expressed interest in subdividing the eastern portion of the parcel into a 20,000 square foot pad development site. The plans submitted to the City show the potential location of the future parcel, which includes a row of parking currently utilized by Delta Bowl. The applicant's variance request and site plan for the expansion project was designed with the intent that the parking required for Delta Bowl could be provided without the row of parking on the potential future parcel. However, since there is no current application or site plan for subdividing and developing the future parcel, staff has conditioned that the existing parking on the potential site be maintained and utilized for Delta Bowl until a project has been approved.

### **ATTACHMENTS**

- A. Site Plan
- B. Project Description
- C. Parking Study

**PLANNING COMMISSION  
RESOLUTION NO. 2017-\*\***

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION  
APPROVING A USE PERMIT, VARIANCE, AND DESIGN REVIEW FOR THE DELTA  
BOWL EXPANSION PROJECT**

**WHEREAS**, the City of Antioch did receive a request from Kenneth Melton, for approval of a use permit, variance, and design review application to construct an approximately 5,000 square foot building expansion at Delta Bowl to allow the development of a Laser Tag attraction and the expansion of the existing Arcade. The project site is located at 3300 Delta Fair Boulevard (APN 074-122-049).

**WHEREAS**, this project is categorically exempt from the provisions of CEQA pursuant to CEQA Guideline section 15332 – Infill Development Projects; and,

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and,

**WHEREAS**, on June 7, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission makes the following required findings for approval of a 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.

The proposed building addition is located in an existing developed commercial area. Adequate parking for the proposed use would be provided on-site as conditioned. The proposed project will not be detrimental to the public health or welfare or injurious to the property or improvements.

2. The use applied at the location indicated is properly one for which a use permit is authorized.

The General Plan designation of the site is Regional Commercial and the zoning designation is Regional Commercial (C-3). Bowling Alleys require a use permit in the Regional Commercial (C-3) zoning district.

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.

The site is currently developed with a bowling alley. The site as conditioned would be adequate in size and shape to accommodate the proposed expansion of use, as well as all aspects associated with the expansion of use.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is bounded by Delta Fair Boulevard to the south. Delta Fair Boulevard is an arterial street, which is adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

The General Plan designation for the project site is Regional Commercial within the Somersville Road Corridor Focus Area. The proposed use is consistent with the designation and with the surrounding uses and will not adversely affect the comprehensive General Plan.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission makes the following required findings for approval of a Variance:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The proposed use is a unique use for the area and the applicant has conducted a parking study which demonstrates that the City parking requirement for the proposed use is excessive. No other uses in the area are subject to similar excessive parking requirements.

2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The reduction in parking requirements will not be materially detrimental to the public health or welfare. The applicant has conducted a parking study demonstrating that the current City requirements are excessive and the amount of parking they are proposing will adequately serve the site.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The parking study determined that the parking requirements for bowling alleys in the Antioch Municipal Code are excessive. The strict application of these requirements would deprive the subject property of the ability to expand and update their business.

4. That the granting of such variance will not adversely affect the comprehensive General Plan.

The applicant's request would not adversely affect the comprehensive General Plan because the existing use of the property, bowling alley, is consistent with the General Plan and this proposal will not change that.

**NOW THEREFORE BE IT RESOLVED** the Planning Commission of the City of Antioch does hereby **APPROVE** a use permit, variance, and design review application to construct an approximately 5,000 square foot building expansion at Delta Bowl located at 3300 Delta Fair Boulevard (APN 074-122-049) to allow the development of a Laser Tag attraction and the expansion of the existing Arcade 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 Planning Commission.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (expires June 7, 2019), 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.

5. 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.
6. All required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City of Antioch. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
7. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property or easement holders for any work done within such property or easements.
8. The project and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
9. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
10. The project shall be identified by a decorative addressing method easily visible to emergency responders and modified as deemed necessary by the Antioch Police Department.
11. The developer shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
12. The City engineering, planning and clean water staff will inspect the site and adjacent right-of-way for compliance with conditions of approval and the project shall conform to all conditions of approval prior to final certificate of occupancy.
13. City of Antioch "No Dumping – Drains to River" decal buttons shall be installed on new and existing storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain system.
14. All access driveways shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
15. All parking spaces shall be double-striped and all parking lot dimensions shall meet minimum City policies and Municipal Code requirements.

16. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way shall be removed and replaced as required by the City Engineer.
17. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
18. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the developer.
19. A turning template shall be shown on the site plan confirming that all anticipated vehicular traffic can successfully ingress, egress, and safely maneuver through the site, as approved by the City Engineer.
20. Sight distance triangles shall be maintained per Antioch Code of Ordinances § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer.
21. The property owner shall maintain all undeveloped areas within this project in an attractive manner, which shall also ensure fire safety.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Construction is restricted to weekdays between the hours of 7:00 AM and 6:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the Bay Area Air Quality Management District.



**C. AGENCY REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met, including:
  - The applicant shall submit a minimum of two (2) copies of site improvement plans for review and approval prior to submitting building plans. (501.3) CFC
  - The applicant shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project, including plans for the following required deferred submittal, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review and submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
    - Fire Sprinklers

**D. FEES**

1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The developer shall pay all pass-through fees. Fees may 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 effect at the time of building permit issuance.
  - Contra Costa County Flood Control District Fee.
  - School Impact Fees.
  - Delta Diablo Sewer Fees.
  - Contra Costa Water District Fees.

**E. PROPERTY MAINTENANCE**

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204 (G).
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

**F. CONSERVATION/NPDES**

1. Water conservation measures, including the use of drought tolerant landscaping, shall be used.
2. The project shall meet or exceed Tier 1 of the CALGreen Building Code.
3. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
  - a. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
  - b. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
  - c. Install "No Dumping, Drains to River" decal buttons on all catch basins.
  - d. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
  - e. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

- f. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- g. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- h. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

**G. UTILITIES**

- 1. The applicant shall install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of building permits.
- 2. All onsite utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.
- 3. All proposed public utilities (e.g. transformers) shall be placed underground (subsurface installation) in accordance with the Antioch Municipal Code, unless otherwise approved in writing by the City Engineer.
- 4. A reduced backflow prevention device shall be installed on all City water meter services.
- 5. Reduced pressure backflows, water meters, and double detector check backflows shall be enclosed within an easement granted to the City at no cost to the City.
- 6. All sewage shall flow by gravity to the intersecting street sewer main or as approved by the City Engineer.
- 7. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.

8. The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.

#### **H. LANDSCAPING**

1. Landscaping shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
2. Landscaping and signage shall not create a sight distance problem.
3. That detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
4. All trees shall be a minimum 15-gallon size and that all shrubs shall be a minimum 5-gallon size.
5. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

#### **I. PROJECT SPECIFIC CONDITIONS**

1. This use permit, design review, and variance approval applies to the addition of an approximately 5,000 square foot building expansion at Delta Bowl to allow the development of a Laser Tag attraction and the expansion of the existing Arcade at 3300 Delta Fair Boulevard as depicted on the project plans submitted to the City of Antioch on February 28, 2017.
2. Wheel stops shall be provided in any parking spaces adjacent to sidewalks less than 6 feet wide to maintain ADA paths of travel.
3. A truck delivery route shall be shown on the site plan. As necessary, delivery times shall be adjusted so that deliveries do not impede the flow of traffic within the public right-of-way or parking lot.

4. Stop signs shall be placed at all driveway exits from the building.
5. The parallel parking spaces on the north side of the parking lot shall be widened to nine feet as approved by the City Engineer.
6. Striping of the diagonal parking spaces abutting the north side of the building shall be lengthened as necessary to provide a minimum twenty-foot (20') long standard parking space within the parking space stripes as approved by the City Engineer.
7. A right turn arrow shall be painted on the west driveway entrance off of Delta Fair Boulevard to direct vehicles into the parking lot and away from the one way alley.
8. The parking lot shall be slurry sealed and re-striped to the satisfaction of the City Engineer.
9. A minimum of 155 parking spaces shall be provided on site.
10. The row of parking at the east end of the site in the possible future development area shall be maintained as parking for Delta Bowl until an approved project is constructed on the possible future development site.
11. The project shall provide one bicycle parking space for every 25 off street vehicle parking spaces required. The location and design of the bicycle parking provided shall be included on the building permit plans.
12. All rooftop mechanical equipment shall be screened from the City of Antioch public right-of-way. A line of sight study shall be submitted with the building permit submittal confirming the equipment is screened.
13. The concrete base of all parking lot lights shall be repaired as necessary and painted to match the building colors.
14. A photometric plan of the parking lot lighting shall be submitted with the building permit plans to determine whether additional parking lot lights are needed. Parking lot lighting shall comply with section 9-5.1715 of the Antioch Municipal Code.
15. All curbs on site shall be repainted and repaired as necessary.
16. A pitched metal roof shall be added to the existing trash enclosure to comply with AMC §9-5.1401 Refuse Storage Area Design Guidelines.

17. The west building elevation shall be painted to match the new building colors. A west building elevation shall be included with the building permit submittal.
18. Along the south elevation the following details shall be added:
  - a. Two additional palm trees
  - b. The stone façade shall continue along the entire south elevation frontage
  - c. Additional wall sconces shall be added.
19. All gutters and downspouts shall be painted to match the building.
20. Additional landscaping shall be installed on the parking islands at the southeast corner of the site and in the landscape planters adjacent to the west side of the building.
21. The monument sign shall repainted and repaired as necessary prior to issuance of certificates of occupancy for the project.

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 7<sup>th</sup> day of June, 2017.

**AYES:**

**NOES:**

**ABSTAIN:**

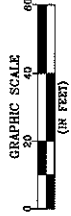
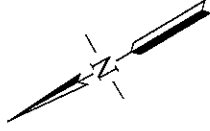
**ABSENT:**

---

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

# ATTACHMENT “A”

A2	
SHEET	15-088
JOB NO.	15-088
SCALE	AS SHOWN
DATE	08-21-2017
DESIGNED BY	DATE
CHECKED BY	DATE
DRAWN BY	DATE



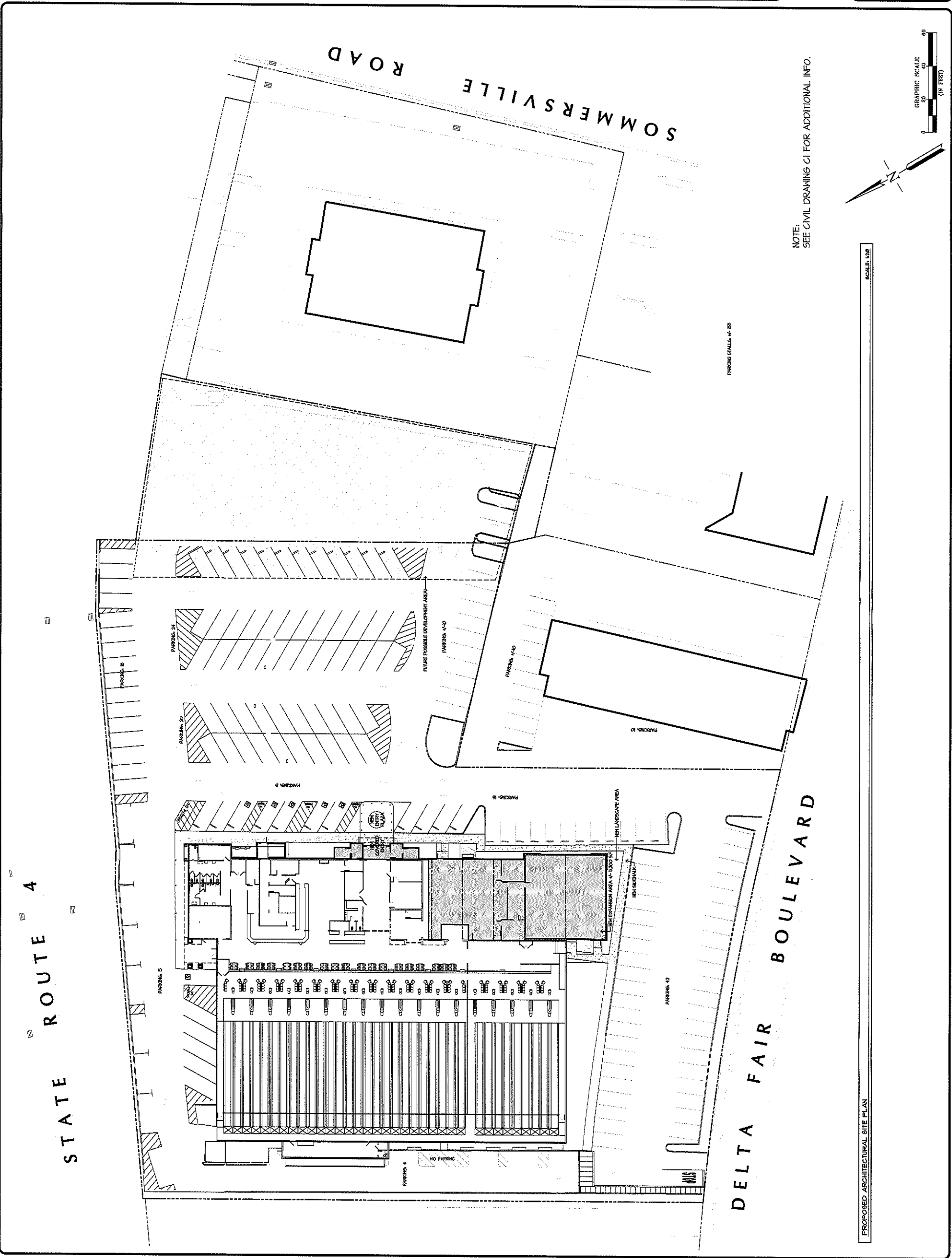
NOTE:  
SEE CIVIL DRAWING C1 FOR ADDITIONAL INFO.

SCALE: 1/8" = 1'-0"

PROPOSED ARCHITECTURAL SITE PLAN

DRAWING TITLE: <b>PROPOSED ARCHITECTURAL SITE PLAN</b>		PROJECT: <b>DELTA BOWL ADDITION/REMODEL 3300 DELTA FAIR BLVD. ANTIOCH, CA 94509</b>	OWNER: <b>KEN MELTON 3300 DELTA FAIR BLVD. ANTIOCH, CA 94509</b>	DESIGN & TECH ASSOCIATES 4458 BLACK AVENUE, SUITE 220 • PLEASANTON, CA 94566 PH: (925) 223-6200
---	--	--	---	---

REVISIONS	DATE





# ATTACHMENT “B”

# Delta Bowl Expansion & Modernization

## Application Summary

RECEIVED

FEB 8 2017

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

### Overview

Melton Recreation, Inc. dba: Delta Bowl and its owner, Ken Melton, is requesting that the city approve a use permit expansion, design review and parking variance for a proposed expansion and modernization of its existing location at 3300 Delta Fair Blvd, Antioch, CA 94509. The project will include; a 5,000 sq ft building expansion, an exterior modernization (including a new main entrance) and a pad site for future development. The proposed project will establish Delta Bowl as the leading Bowling Entertainment Center in East Contra Costa County and continue to revitalize the Somersville Corridor.

### Design Review

The building design will convey typical contemporary entertainment center architecture and be consistent with the current City of Antioch Design Guidelines. We plan to modernize the existing portions of the building with articulation of materials and profiles, converting the existing two dimensional, vanilla block building into a more articulated façade in three dimensions. The new accented entry and similar detailing on both the expansion area and the existing building will form a cohesive, modern, visually appealing building. The existing signage packages will be retained and a matching "DELTA BOWL" sign will be placed on the new main entry. The specific materials and colors are presented on the attached color and materials boards.

### Use Permit

The use permit expansion is requested to allow the development of a Laser Tag attraction and to expand the existing Arcade. Both uses are consistent with the sites existing recreation use (Bowling Center) and would operate within the current operating hours of the center.

The Laser Tag attraction would be the only one in East County. It would be a 16 player, 2400 sq ft arena, themed as a Lost Mine. The current Arcade attraction will be increased in size from 1000 sq ft to 3000 sq ft. The number of arcade pieces would grow from 30 to 50. It would be located in the existing building arcade area and the expansion area.

### **Parking Variance**

We are requesting a variance to reduce the existing parking requirements from 200 spaces to 152. This request is made to right size the parking field to modern bowling entertainment center parking demand. It will also allow for the creation of a 20,000 sq ft pad development site. We have included a parking study prepared by Kathrin Tellez and Patrick Gilster of Fehr & Peers, Walnut Creek to support our request.

The existing parking codes for bowling centers were developed in the 1950' and 60's and are out of date. They were based on the type of use of that time period, mainly league play with 5 person teams at both 6pm and 9pm each evening. The business has changed over the years and is now primarily casual or open play. Leagues generate a smaller portion of the demand and have 4 or less players per team. Also, as stated in the traffic study, the data from the Institute of Transportation Engineers (ITE) Parking Generation publication for bowling centers was generated between 1962 and 1995 and may not reflect current trends in parking demand. ITE guidance specifies that locally collected parking generation rates should be used in parking assessments, when possible.

The parking study by Fehr & Peers found that the maximum peak parking demand for the bowling center and the laser tag attraction would be 127 spaces. A circulation factor of 15% was applied increasing the number of spaces at peak to 147. We propose 152 spaces or a surplus of 4 spaces. Any development on the pad site would provide its own parking.

### **Compliance with Conditions for Approval discussion**

- 1-The subject property is directly impacted by existing parking code requirements that are not consistent with current parking demand. The out of date zoning ordinance for bowling center parking in the current city code is an extraordinary circumstance that is not generally applicable to properties in the same zone or vicinity.
- 2- The proposed number of spaces will exceed the maximum peak demand by 9 spaces and will have little or no effect on the surrounding properties.
- 3-The property has highly visible frontage on Highway 4. Significant interest has been expressed by developers in the pad site. Strict compliance with existing code restricts the development potential of the site. The property owner would not be able to benefit from the full economic value of the site.
- 4-The bowling alley use is consistent with the City's General Plan for the Somersville Road Corridor and reducing the number of parking spaces onsite will not adversely affect the comprehensive General Plan.

# ATTACHMENT “C”

## DRAFT MEMORANDUM

Date: April 11, 2016  
To: Ken Melton, Delta Bowl  
From: Kathrin Tellez and Patrick Gilster, Fehr & Peers  
Subject: **Delta Bowl Parking Assessment**

WC16-3302

---

This memorandum presents the findings of a parking demand assessment conducted for Delta Bowl, a bowling alley located at 3300 Delta Fair Boulevard in Antioch, California, as shown on **Figure 1** (all figures provided at the end of this memorandum). The facility provides a 35-lane bowling alley with an accessory arcade use. Parking demand is served by an approximately 180 space surface parking lot. This level of parking supply does not meet parking requirements as established by the City of Antioch for a bowling alley as a portion of the parking lot was dedicated for the recent State Route 4 widening project. The purpose of this parking demand assessment is to establish peak parking demand for the existing site uses and estimate future parking demand with a potential facility expansion.

The following describes the proposed project including parking supply modifications, parking demand rates and parking assessment. Results indicate that the expected peak parking demand during maximum utilization of the bowling alley and proposed additional ancillary uses would be supported by the proposed parking supply.

### PROJECT DESCRIPTION

Delta Bowl proposes to relocate the primary facility entrance from the north side of the building, where a portion of the prior parking lot was dedicated for the expansion of State Route 4, to the east side of the building. As part of this relocation, a portion of the building would be expanded and the parking area reconfigured. Approximately 4,630 square feet would be added to the building, expanding the arcade area by approximately 1,500 square feet. A 16-player Laser Tag



facility and a 400 square foot party room is also proposed, as shown on **Figure 2**. As part of the building renovations, the parking area would be reconfigured, reducing the parking supply from approximately 180 spaces to approximately 155 spaces.

## PARKING DEMAND RATES

The following presents peak parking demand rates from a variety of sources, including observed rates at the existing facility, published rates, and City Code parking requirements.

### Data Collection and Site Specific Rates

- Wednesday, February 10, 2016 from 6:00 to 7:00 PM (Adult League)
- Friday, February 12, 2016 from 10:00 to 11:00 AM (Senior League)
- Saturday, February 6, 2016 from 2:00 to 6:00 PM
- Sunday, February 21, 2016 from 2:00 to 6:00 PM

A summary of the data collection effort is presented in **Table 1**, which shows that peak parking demand occurred on a Wednesday evening with 82 spaces occupied, coinciding with an adult bowling league event. The observed parking demand also includes employee parking; on weekends and evenings there are typically 8 staff on-site, with 6 employees on weekday mornings. Parking demand for each observation period is provided as Attachment A.

**TABLE 1**  
**PEAK PARKING OCCUPANCY**

Day	Time of Day	Total Parking Supply	Maximum Spaces Occupied	Percent Occupancy
Wednesday	7:00 PM	181 spaces	82	45%
Friday	10:30 AM		74	41%
Saturday	5:00 PM		61	34%
Sunday	4:00 PM		75	41%

Source: Fehr & Peers, full data presented in Appendix A.



In addition to observing parking occupancy, Fehr & Peers staff observed the number of people arriving in each vehicle to calculate the average vehicle occupancy of visitors to Delta Bowl, with the results summarized in **Table 2**. Weekend average vehicle occupancy is generally higher than weekday evening. The Friday morning observed vehicle occupancy was heavily influenced with a large van transporting a group of bowlers.

**TABLE 2**  
**AVERAGE OBSERVED VEHICLE OCCUPANCY RATE**

Day	Time of Day	Total Vehicles Observed	Total # of people in Observed Vehicles	Average Vehicle Occupancy Rate (people per vehicle)
Wednesday	Evening	35	50	1.43
Friday	Morning	9	25	2.78
Weekend	Afternoon	120	313	2.61

Source: Fehr & Peers.

Fehr & Peers also obtained the number of lanes in use for each of the data collection periods, as well as information related to other activities occurring at the facility. This information was used to calculate a peak parking demand per occupied lane to account for not all lanes being utilized during some of the data collection periods. The results presented in **Table 3** show that the peak parking demand per lane occurred on a Sunday with three parking spaces per lane.

**TABLE 3**  
**PEAK PARKING DEMAND RATES**

Day	Time of Day	Maximum Spaces Occupied	Lanes in Use	Peak Parking Demand Per Lane
Wednesday	7:00 PM	82	34	2.41
Friday	10:30 AM	74	31	2.39
Saturday	5:00 PM	61	21	2.90
Sunday	4:00 PM	75	25	<b>3.00</b>

Source: Fehr & Peers, 2016.

These rates were then compared to other published rates.



### Institute of Transportation Engineers *Parking Generation*

Data presented in the Institute of Transportation Engineers publication *Parking Generation*, 4th Edition was reviewed and compared to site-specific parking rates. Data contained in *Parking Generation* are derived from multiple surveys conducted at numerous locations across the United States. The surveyed bowling alleys area similar to Delta Bowl in terms of ancillary uses such as billiards, arcades, food service and alcohol sales. Additionally, the average size of facilities included in the ITE data is 20 to 30 lanes, similar to Delta Bowl. Despite these commonalities between the project site and ITE data collection sites, data presented in *Parking Generation* were collected between 1962 and 1995 and may not be reflective of current trends in bowling alley parking demand. As shown in **Table 4**, average peak parking demand rates for bowling alleys as documented by ITE are higher than the observed peak parking demand rate at Delta Bowl, but within the range of peak parking demand documented by other sites. ITE guidance specifies that locally collected parking generation rates should be used in parking assessments, when possible.

**TABLE 4**  
**ITE PEAK PARKING DEMAND RATES**

Use	Average Rate	Range of Rates
Suburban Bowling Alley (Non-Friday Weekday)	4.00 vehicles per lane	2.94 to 4.83 vehicles per lane
Bowling Alley (Friday)	5.02 vehicles per lane	4.42 to 5.95 vehicles per lane
Bowling Alley (Saturday)	3.47 spaces per lane	Not Available – ITE includes one survey location

---

Source: ITE Parking Generation, 4<sup>th</sup> Edition (LU Code 437).

### Parking Code Requirements

Parking code requirements from Title 9, Chapter 5, Article 17 § 9-5.1703.1 of the City of Antioch Municipal Code were also reviewed, as presented in **Table 5**. The City of Antioch Zoning Code requires that bowling alleys have 6 spaces per bowling lane.





## PARKING ASSESSMENT

Fehr & Peers assessed the parking supply that would be necessary to support the existing site uses, plus additional activities that could occur in the expansion area. As previously detailed, the existing arcade area would be relocated and expanded by approximately 1,500 square feet and a laser tag facility with the capacity for 16 players, with three games per hour. An additional two employees would be required to staff the laser tag facility. A 400-square foot party room would also be constructed.

### Laser Tag Parking Demand

There are no documented studies of parking demand for laser tag facilities, nor does the City of Antioch or adjacent jurisdictions have laser tag parking requirements. To estimate the potential parking demand from the laser tag facility, the proposed operational characteristics were reviewed:

- 16 players per game
- 3 games per hour
- Discounts would be provided for multiple game purchases, incentivizing players to play multiple games
- 2 employees would be dedicated to the laser tag facility
- Facility would be operational during same business hours as bowling alley

In addition to the known operational characteristics, some assumptions were made regarding the interaction between bowling alley patrons and laser tag patrons:

- 1/3rd of laser tag patrons would be at the facility for both bowling and laser tag
- 2/3rds of laser tag patrons would only play laser tag
- On average, laser tag patrons would play 2 games over the course of one hour
- Laser tag patrons would arrive to the facility in groups with similar vehicle occupancies as observed on weekends for the bowling facility (2.61 persons per vehicle from Table 2)

Based on these assumptions, the laser tag facility is expected to generate a peak parking demand of 20 spaces for patrons, plus 2 additional spaces for employees.



### **Future Parking Demand**

To estimate peak parking demand with the proposed project, the maximum parking demand rate per lane was applied to the number of lanes and summed with the projected level of parking demand from the laser tag use, as presented in **Table 5**. The expansion of the arcade is not expected to generate new vehicle trips (and parking demand) to the site, as the arcade is considered an ancillary use. The provision of a party room is also not expected to generate new vehicle trips (and parking demand) as these parties currently occur at the site.

The maximum peak parking demand is expected to be approximately 127 spaces if all lanes were occupied and the laser tag facility was operating at maximum capacity. A circulation efficiency factor was then applied. Circulation efficiency refers to the desire to allow drivers to enter a parking lot and find an available parking space without re-circulating through the parking aisles in search of a limited number of spaces. This is used to account for seasonal variations in use, slower than average vehicle turnover, or unexpected peaks in activity. Uses that have recurrent visitors, such as an office complex, typically need to provide a parking supply about 10 percent greater than the expected demand to minimize parking lot re-circulation. Retail and recreational uses typically require about 15 percent more spaces. Considering a circulation efficiency factor of 15 percent, a parking supply of approximately 146 spaces would be necessary to accommodate peak parking demand and unforeseen periods of higher than typical peak parking demand.



**TABLE 5**  
**PEAK PARKING DEMAND ESTIMATION**

Use	Maximum Rate	Maximum Parking Demand
Bowling Alley (35 lanes)	3.00 spaces per lane	105
Laser Tag (16 players plus 2 employees)	1.25 spaces per player plus one per each employee	22
<i>Projected Maximum Peak Demand</i>		127
With 15 percent circulation efficiency factor percent buffer factor		146
Proposed Parking Supply		155
<b>Surplus</b>		<b>9</b>

Source: Fehr & Peers, 2016.

As the site proposes to provide 155 parking spaces, there is sufficient parking to accommodate typical peak parking demand as well as the maximum projected parking demand.

This completes our parking assessment for Delta Bowl. Please call Kathrin or Patrick at (925) 930-7100 if you have questions.

Attachments:

Figure 1      Site Vicinity Map

Figure 2      Conceptual Project Site Plan

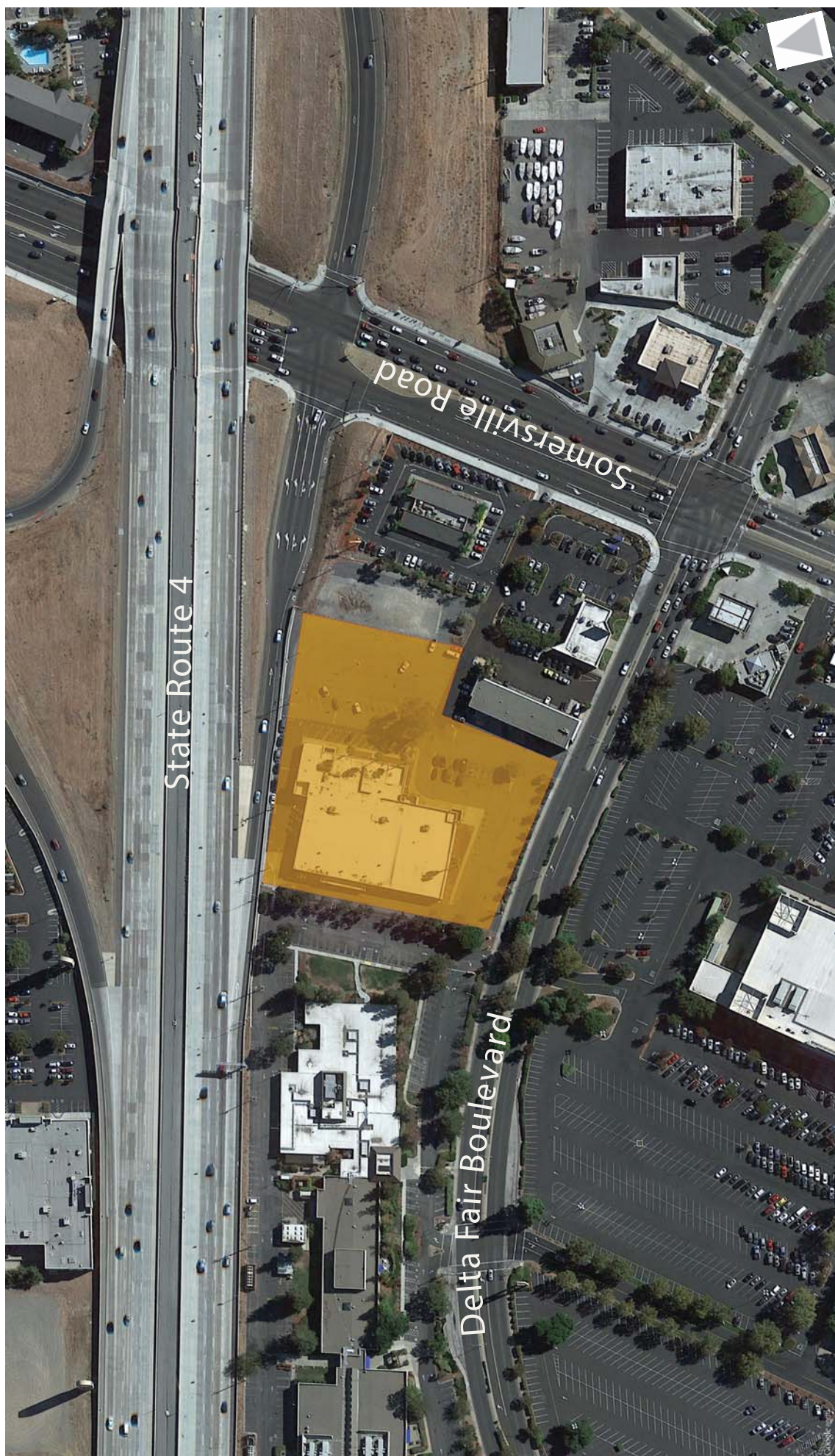
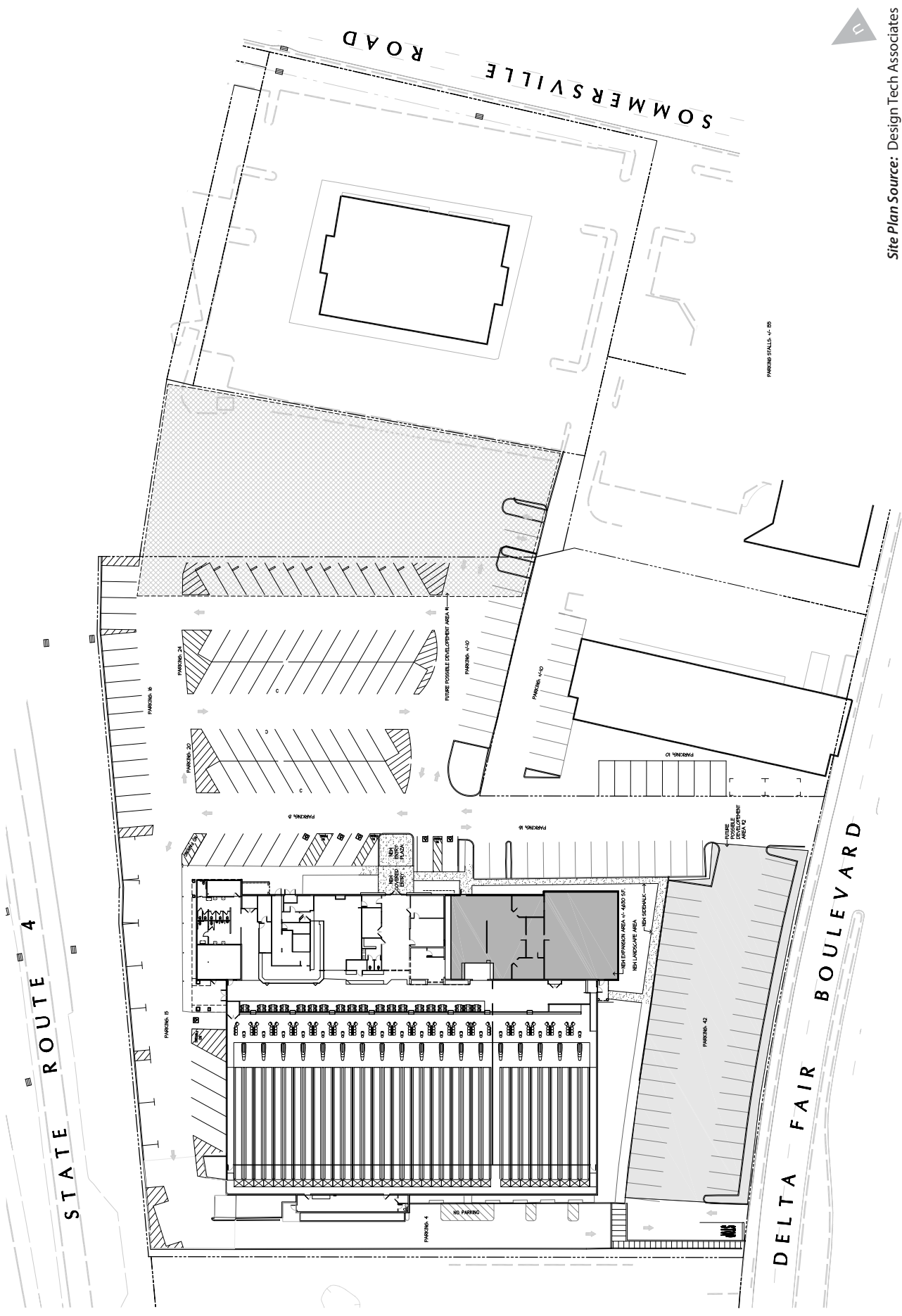


Figure 1  
Site Vicinity Map





Site Plan Source: Design Tech Associates

Figure 2

# Conceptual Project Site Plan

**STAFF REPORT TO THE PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF JUNE 7, 2017**

**Prepared by:** Kevin Valente, Contract Planner  
**Reviewed by:** Alexis Morris, Planning Manager  
**Date:** June 7, 2017  
**Subject:** Almond Knolls Project (GP-16-03, Z-16-02, UP-16-19, V-17-02, AR-16-14)

**RECOMMENDATION**

It is recommended that the Planning Commission take the following actions:

1. Adopt the resolution recommending approval of the Almond Knolls Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project.
2. Adopt the resolution recommending approval of a General Plan Amendment amending the land use designation for the project site from Neighborhood Commercial and Medium Low Density Residential to High Density Residential.
3. Adopt the resolution recommending approval of an ordinance rezoning the project site from R-6, R-20, and C-2 to R-20 only.
4. Adopt the resolution recommending approval of a tentative parcel map for condominium purposes to allow the potential future sale of the proposed residential units.
5. Adopt the resolution recommending approval of a variance to allow a six-foot tall view fence and vehicle gates along Worrell Road.
6. Adopt the resolution recommending approval of a use permit for multi-family development and design review, subject to conditions of approval.

**REQUEST**

The applicant, Kyle Masters from the Grupe Group, requests approval of an Initial Study/Mitigated Negative Declaration, a General Plan Amendment to change the land use designation for the project site from Medium Low Density Residential and Neighborhood Commercial to High Density Residential, a rezone from Single Family Residential (R-6), Medium Density Residential (R-20), and Neighborhood/Community Commercial (C-2) to R-20 only, a Tentative Parcel Map for condominium purposes to allow potential future sale of proposed residential units, a Variance to allow a six-foot tall view fence and vehicle gate along Worrell Road, and a Use Permit and Design Review approval for the development of a multi-family residential project in a R-20 zoning district located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015) (see Attachment A – Vicinity Map). Each request is described in detail below:

1. Mitigated Negative Declaration: The Planning Commission must recommend approval of the Initial Study/Mitigated Negative Declaration to City Council prior to taking action on the other resolutions for the project.
2. General Plan Amendment: The project would require approval of a General Plan Amendment to amend the land use designation for the project site from Medium Low Density Residential and Neighborhood Commercial to High Density Residential.
3. Zoning Amendment: The project would require approval of a rezone of the site from R-6, R-20, and C-2 to R-20 only.
4. Tentative Parcel Map: The project would require approval of a tentative parcel map to allow potential future sale of the 58 residential units as condominiums.
5. Variance: The project would require approval of a variance to allow a six-foot tall view fence and vehicle gate along Worrell Road.
6. Use Permit: The project would require approval of a use permit for the construction of a 58-unit multi-family cluster development in an R-20 zoning district.
7. Design review: Design review of the project's architecture, design and landscaping.

## **BACKGROUND**

The proposed project site consists of an approximately 2.9-acre property located southeast of the intersection of Worrell Road and Lone Tree Way. The site is situated approximately 0.3 miles south of State Route (SR) 4. The site is identified by Contra Costa County Assessor's Parcel Number (APN) 071-072-015, and is zoned R-6, R-20, and C-2. The site is designated by the City's General Plan as Medium Low Density Residential and Neighborhood Commercial.

The proposed project site is currently vacant and consists primarily of ruderal grasses interspersed with scattered trees and shrubs. The topography of the site is moderately sloped, with an elevation ranging from approximately 132 feet in the southeast portion of the site to low of approximately 96 feet along the western boundary of the site. The site was historically used for agricultural purposes; however, such uses have long since ceased. The site is absent of permanent structures or other notable development. With the exception of a Valero gas station and a church (New Life Free Will Baptist Church) located north of the site across Worrell Road, and an office adjacent to the site's western boundary, the site is primarily surrounded by existing single-family residential development. The single-family residences to the west of the project site are located within an area zoned for Medium Density Residential (R-20) and Neighborhood Commercial (C-2). Therefore, the existing residences located to the west of the project site constitute legal nonconforming developments.

## **ENVIRONMENTAL**

In accordance with CEQA, an Initial Study / Mitigated Negative Declaration IS/MND was prepared and determined all significant environmental impacts would be mitigated to a less-than-significant level with incorporation of mitigation. The Mitigation Monitoring and Reporting Program (MMRP) is provided as an Exhibit A to the attached Resolution. The Mitigated Negative Declaration is available for review Monday through Friday between the hours of 8:00 AM and 11:30 AM, and between the hours of 1:00 PM and 5:00 PM by appointment only, at the City of Antioch City Hall, Community Development Department, 200 H Street, and online at:

<http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>.

Potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hydrology, noise, and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less than significant level with the implementation of mitigation measures.

The Mitigated Negative Declaration was released for public review from April 17, 2017 to May 16, 2017 and City staff received several comment letters from the neighbors surrounding the project site (see Attachment B). Staff received four (4) opposition letters, one of the letters being a group opposition letter signed by nine (9) residents. Staff also received a support letter from a resident that wished to remain anonymous.

According to the comment letters received, neighbors are concerned about the change in land use designation from single-family residential to multi-family residential, and the potential noise, traffic, and parking impacts the change in land use could bring. One of the opposition letters stated that an owner-occupied rather than renter-occupied product would improve the project. The anonymous support letter agreed with the project and stated development of multi-family residential would be a significant improvement to the vacant lot that currently experiences problems with the homeless population, which results in an eyesore for the community.

## **ANALYSIS**

### **Issue #1: Project Overview**

The proposed project would include the construction of a gated residential community comprised of 5 two- to three-story apartment buildings with 58 units organized around a looped private drive aisle. In addition, the project would include multiple open-space areas and various landscape features. The northern portion of the site would be separated from Worrell Road by a six-foot-tall, decorative black steel fence with two pedestrian gates and two vehicle gates.

#### **Apartment Buildings**

The proposed apartment buildings would be composed of a mix of 31 one-bedroom units and 27 two-bedroom units averaging 625 and 985 square feet, respectively. Buildings #1, #2, #3, and #4 would be organized within the interior of the proposed central drive aisle. Buildings #1 and #2 would be two stories tall, while Buildings #3 and



#4 would be three stories tall. Building #5 would be located on the southern portion of the site and would be two to three stories tall. Each building would be organized around a separate courtyard (Courtyards #1, #2, #3, #4, and #5, respectively). The proposed building setback from property lines varies greatly. Building #5 is located approximately 24 feet away from the southern property boundary and is the closest building to the nearest existing residence at approximately 50 feet.

The project applicant is requesting a Tentative Parcel Map approval for condominium purposes. The proposed project is intended to consist of multi-family rental units; however, dependent on market indicators, the applicant would like to reserve the future flexibility for the project to be owner-occupied.

#### Circulation and Parking

Access to the proposed project site would be provided by two gated access points along the portion of the site fronted by Worrell Road. A new drive aisle would extend southward from the two access points to form a loop around Buildings #1, #2, #3, and #4. The drive aisle would be 25 feet wide at the narrowest point and would be lined with 90-degree parking spaces. The project would provide 58 covered vehicle parking spaces and 30 uncovered spaces for residents. In addition, 12 uncovered guest parking spaces would be provided.

#### Proposed Grading and Retaining Walls

The project site would be mass graded prior to construction of the proposed buildings and two five-foot retaining walls would be constructed along the western boundary of the proposed project site. The two retaining walls would separate the proposed stormwater bio-retention area from the existing development to the west. Additional retaining walls, ranging in height from two to five feet, would be located adjacent to the west side of Buildings #1 and #3, between Building #5 and the proposed drive aisle, and along the eastern boundary of the site.

Per Antioch Municipal Code (AMC) section 9-5.1714, a parking area for five or more cars shall be screened from an adjoining residential property by a solid decorative concrete or masonry wall six feet in height. Therefore, staff has included Condition of Approval J.7 to require the parking areas on the southern and eastern boundary of the project site to be screened by a six-foot tall solid decorative concrete or masonry wall at the adjacent residential properties.

Due to the topography of the area, the existing fencing for the properties located on Hillside Drive to the south are generally not located on the property lines and are up to ten feet away from the property line at some locations (see Attachment C). Therefore, retaining walls and/or fencing constructed on the southern boundary would create a gap (up to eight feet in certain locations) without access to allow weed abatement and maintenance of the slope. The applicant has expressed willingness to provide access to allow slope maintenance and potentially conduct maintenance of the slope if they are given permission from the affected property owners to do so.

## **Issue #2: General Plan Amendment and Rezone**

In order to allow development of the proposed project site with five, multi-story apartment buildings, the proposed project would require a General Plan Amendment to change the land use designation for the project site from Medium Low Density Residential and Neighborhood Commercial to High Density Residential, as the proposed project exceeds the development densities allowed under the existing land use designations. Given that the site currently has three separate zoning designations, Single-Family Low Density Residential District (R-6), Medium Density Residential (R-20), and Neighborhood Commercial (C-2), the proposed project would require a rezone to change the zoning of the entire site to R-20. In addition, according to Section 9-5.3803 of the AMC, multi-family development within R-20 zoning districts requires the approval of a use permit.

Staff believes the site is a transitional parcel between the commercial and multi-family zoned properties to the west along Lone Tree Way and the single-family parcels to the east. However, because the project site is relatively small and the topography is quite steep and varied, providing roads, stormwater treatment areas, and enough useable yard space for single-family development would be very difficult. A development with clustered buildings, such as a multi-family development, is more compatible with the topography of the site and provides more flexibility for locating stormwater basins and treatment areas. Furthermore, the existing topography provides a natural separation between the project site and the single-family development to the west.

City staff determined the proposed project would be consistent with the General Plan goals and policies for High Density Residential development with the approval of the requested General Plan Amendment. In addition, staff determined the proposed project would be consistent with the R-20 zoning district development standards with the approval of the requested zoning amendment, with exception of the requested variance discussed in more detail below.

## **Issue #3: Project Infrastructure**

The project would include connections to the City's two existing water mains located in Worrell Road by way of new six-inch minimum pipes. The pipes would extend south from the roadway, following the proposed looped drive aisle. Wastewater generated at the project site would be captured by a series of new six-inch pipes that would connect to the City's wastewater system through two existing sanitary sewer manholes located in Worrell Road adjacent to the water mains.

On-site runoff would be captured by new storm drain inlets located along the proposed drive aisle and routed through a new storm water drainage system. The storm water drainage system would route runoff from newly-created impervious surfaces, such as roofs and pavement, to a bio-retention basin on the western portion of the site. One of the two basins would include an overflow inlet to allow storm water to flow to the City's existing storm drainage system during large storm events that exceed the capacity of the basin. The bio-retention basin would be planted with native vegetation to maintain the integrity of the soils and enhance the aesthetics of the basins.

#### **Issue #4: Project Architecture and Design**

Overall, staff is satisfied with the proposed design of the Almond Knolls Project. The project is subject to the Citywide Design Guidelines and the design of the proposed project was peer reviewed by an outside architect, Stantec Architecture, Inc., to review compliance with the Guidelines (see Attachment D).

Per Section 9-5.207 of the AMC, all new development within the City is subject to design review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines.

##### Color and Materials

Staff has reviewed the proposed color and materials and have found that they are appropriate for the proposed multi-family residential development and conform to the City of Antioch Multi-Family Design Guidelines. The proposed color and materials include “Ash Brown” asphalt shingles, “Black Walnut” wooden eaves, “Sail Cloth” horizontal lap siding, “Country Lane Red” or “Sunken Ship” board and batt lap siding, “Moroccan Sand” or “Standford Stone” stucco, and “Gold Nugget” stone accents (see Color and Material Schedule included on Sheets A06-A10 of the project plans).

##### Open Space and Landscaping

The project would provide residents with open space areas located within five proposed courtyards. In addition, a 7,675-square-foot recreation area would be located on the western portion of the site. The recreation area would include a picnic area, a fire pit, a bocce ball court, and a patio overlook. Access to the recreation area would be provided by a series of interconnected sidewalks linking the area to the apartment buildings. Overall, the project would include a total of 13,204 square feet of common open space.

Per the City’s Zoning Ordinance, all on-site setbacks would be adequately landscaped with drought tolerant trees, shrubbery, and groundcover to provide screening from adjacent neighbors. The proposed open space areas would be landscaped with various drought tolerant trees, shrubs, perennial flowers, and ornamental grasses. The proposed project would include a six-foot tall wood perimeter fence along the project boundary and a six-foot tall, decorative black steel fence, with two pedestrian gates and two vehicle gates along the northern boundary.

#### **Issue #5: Parks and Recreational Land**

Per AMC section 9-4.1002, as a condition of approval of a final subdivision map (COA D.4), the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for park or recreational purposes at the time and according to the standards and formula set forth in the Code. The land to be dedicated or the amount of fees to be paid, or a combination of both, is to be determined according to the average number of persons per dwelling unit multiplied by the standard of 5.0 acres per 1,000 persons equals the required number of acres per dwelling unit.

The proposed project consists of 58 multi-family units and 7,675 square feet (0.176 acres) of private recreational area. Park land credit shall not be credited to park dedication if the area is less 2.0 acres, as required by the AMC. Therefore, the Parks and Recreation Commission held a meeting on May 18, 2017 and determined the proposed project be assessed Park in Lieu fees at \$950 per unit which would total \$55,100 in lieu of park land dedication.

#### **Issue #6: Variance**

According to Section 9-5.1602 of the AMC, current development standards do not allow for a fence, wall or hedge that exceeds three-feet in the required front yard setback. Therefore, the proposed project requests a variance to allow a six-foot tall view fence and vehicle gates along Worrell Road.

In order to approve a Variance, the Planning Commission shall find the following:

- a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The project site is located approximately 200' east of existing Lone Tree Way, a divided four-lane arterial, providing direct access to State Route 4. This arterial roadway conveys considerable vehicular traffic, and has a posted speed limit of 35 miles per hour, thus creating safety concerns for the multi-family community . The six-foot tall view fence and vehicle access gates will insure the safety of residents, their belongings and of community amenities. The City's current development standards do not allow for a "fence, wall or hedge that exceeds three feet in the required front yard setback" (9-5.1602, Walls and Fences: Height Restrictions).

- b) That the granting of such variance would not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The granting of the six-foot tall view fence and vehicle gates would not be detrimental to the public health and welfare, as the fence and gates are intended to ensure the safety of the multi-family development. The design and location of the six-foot tall view fence has been considered as to not obstruct the line of sight for vehicles entering or exiting the community. Stacking distance is proposed at both entries so residents and visitors would not obstruct vehicle circulation on Worrell Road while queuing for the gate to open. In addition, the proposed six-foot tall view fence is intended to reduce nuisance crimes such as car break-ins and other types of vandalism. Therefore, the granting of a variance for the six-foot tall view fence and vehicle gates would not affect public health or welfare.

- c) That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The project site consists of a sloped topography which restricts the development potential. Therefore, the proposed project is a residential cluster development locating the majority of the development and site access to the northern portion of the site. Because of the cluster development allowing sufficient amount of area for open space, parking, circulation, and storm water detention, the six-foot view fence and vehicle gates are located within the front yard setback of the property.

- d) That the granting of such variance would not adversely affect the comprehensive General Plan.

The granting of the six-foot tall view fence and vehicle gates would not change the allowed uses of the site and would not adversely affect the comprehensive General Plan.

The six-foot tall view fence, with vehicle and pedestrian gates, is intended to ensure the safety of the multi-family development. The design and location of the six-foot tall view fence has been considered as to not obstruct the line of sight for vehicles entering or exiting the community. Stacking distance is proposed at both entries so residents and visitors would not obstruct vehicle circulation on Worrell Road while queuing for the gate to open. Three pedestrian gates are provided along Worrell Road to allow for pedestrian access. In addition, the proposed six-foot tall view fence is intended to reduce nuisance crimes such as car break-ins and other types of vandalism.

### **Issue #7: Neighbor Concerns**

As mentioned above, the City received opposition letters to the proposed project primarily opposed to the change from single-family development to multi-family development. Concerns also include noise, traffic, and potential impacts of rental properties versus ownership properties. Each issue is addressed below:

- **Traffic and safety on Worrell Rd.:** Residents in the vicinity of the project site have expressed concerns of the existing traffic conditions on Worrell Road and the effect the proposed project would have on the existing roadways.

The proposed project would increase the amount of vehicle trips in the existing neighborhood. According to the IS/MND prepared for the proposed project, the project would be expected to result in 382 average daily trips (ADT), with 27 trips occurring during the AM peak hour and 34 trips during the PM peak hour . According to the Contra Costa Transportation Authority (CCTA) Congestion Management Plan, projects anticipated to generate fewer than 100 peak hour trips are not subject to review by the CCTA. In addition, per the City of Antioch

General Plan Policy 7.3.2h, projects anticipated to generate 50 peak hour trips or less are not required to prepare a traffic impact study. Therefore, because the project would generate fewer than 50 trips for both the AM and PM peak hours, preparation of a traffic impact study for the proposed project was not required and the project is not subject to review by the CCTA.

The proposed project includes vehicle entry and exit gates that would control vehicles entering and exiting the project site onto Worrell Road. In addition, the curved portion of Worrell Road is located to the east of the project site and would not be impacted by vehicles coming and going from the project site to Lone Tree Way. Furthermore, the IS/MND prepared for the proposed project determined the project would not substantially increase hazards due to design features or incompatible uses, and emergency access to the site would be adequate.

- **Impacts of apartments on single-family neighborhood:** The project would introduce higher density than a single-family development would. The majority of the proposed buildings are separated from adjacent single-family residences as the site will allow. The buildings are clustered in the center of the parcel and are separated from adjacent parcels by a drive aisle, parking, and landscaping, which are approximately a minimum distance of 30 feet from the nearest residences. Building #5 is the closest building to adjacent residences and it is a minimum of 50 feet from the nearest homes. The sections of Building #5 that are closest to adjacent residences are two stories in height, which is consistent with the height that would be allowed of a single-family home in the same area.

The proposed project would be a market-rate rental project initially with the possibility of becoming a condominium project in the future. If the project converts to a condominium project, a homeowner's association (HOA) would be required. The project's conditions of approval require the property owner, whether it is the apartment complex owner or an HOA, to comply with the City's landscape and property maintenance regulations or face enforcement actions. The applicant has stated that the apartment complex would have a professional management company that neighbors would be able to contact if they have immediate concerns.

- **Noise:** The project's environmental analysis determined there would be no significant noise impacts as a result of the project, nevertheless new sources of noise would be introduced where there is currently vacant land. As stated above, the majority of the project's buildings would be located a significant distance from adjacent residences, which provides some separation from any noise generating activities. Staff has included a condition in the attached resolution requiring "quiet hours" in the development to be enforced by the apartment complex manager or an HOA if one is established. In addition, the City has a noise ordinance that is applicable to all properties in the City (AMC §5-17.01). Violations of the ordinance are a misdemeanor. Furthermore, solid concrete or masonry walls will be constructed where parking spaces abut residential properties.

The project proponent has met with neighbors to review the plans and discuss neighbors' concerns and can provide Planning Commission with a summary of discussions in those meetings.

### **ATTACHMENTS**

- A: Vicinity Map
- B: Almond Knolls Comment Letters
- C: Fence Exhibits
- D: Design Review – Peer Review Summary prepared by Stantec Architecture, Inc.

**PLANNING COMMISSION  
RESOLUTION NO. 2017-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE  
DECLARATION FOR THE ALMOND KOLLS STORAGE PROJECT AS ADEQUATE  
FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED  
PROJECT**

**WHEREAS**, the City received an application from Kyle Masters, Grupe Group, for approval of an Initial Study / Mitigated Negative Declaration, a General Plan Amendment, rezone to Medium Density Residential (R-20), a Tentative parcel map, a Variance, a Use Permit, and Design Review for the development of a 58-unit multi-family residential cluster development on 2.9 acres. The project site is located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015); and,

**WHEREAS**, the City prepared an Initial Study and Mitigated Negative Declaration, to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"); and,

**WHEREAS**, a draft Initial Study and Mitigated Negative Declaration ("IS/MND") was circulated for a 30-day review period, with the public review period commencing on April 17, 2017 and ending on May 16, 2017; and,

**WHEREAS**, the Planning Commission has reviewed the IS/MND for this Project and the comments received during the comment period; and,

**WHEREAS**, the Planning Commission gave notice of public hearing as required by law;

**WHEREAS**, on June 7, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption to the City Council of the Final IS/MND and Mitigation Monitoring and Reporting Program (MMRP); and,

**WHEREAS**, the custodian of the Final IS/MND is the Community Development Department and the Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday - Friday 8:00 am - 11:30 am and the MMRP is attached as Exhibit A to this Resolution.



**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, as follows:

1. The foregoing recitals are true and correct.
2. The Planning Commission of the City of Antioch hereby FINDS, on the basis of the whole record before it (including the Initial Study and all comments received) that:
  - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final Initial Study and Mitigated Negative Declaration, and independently reviewed the Final IS/MND and MMRP; and
  - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the Zoning Ordinance amendment; and
  - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
3. The Planning Commission hereby RECOMMENDS that City Council of the City of Antioch APPROVE AND ADOPT the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 7<sup>th</sup> day of June, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

FORREST EBBS

Secretary to the Planning Commission

Almond Knolls Project  
Mitigation Monitoring and Reporting Program

April 2017

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Almond Knolls Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
III-1. Prior to approval of any grading plans, the project applicant shall show on the plans via notation that the contractor shall ensure that all heavy-duty diesel-powered equipment (e.g., rubber-tired dozers, scrapers, cranes, etc.) to be used in the construction of the project (including owned, leased, and subcontractor vehicles) shall, at a minimum, meet United States Environmental Protection Agency emissions standards for Tier 2 engines or equivalent. The plans shall be submitted to the Community Development Department for review and approval.	Prior to approval of grading plans	City of Antioch Community Development Department	
IV-1(a). A qualified biologist shall conduct a pre-construction clearance survey to visually inspect for roosting bats immediately prior to trimming or tree removal activities. If the pre-construction survey is conducted during the overwintering season (October 15 <sup>th</sup> to February 29 <sup>th</sup> ), another method such as visual observation from a man-lift may be necessary to ensure that inactive bats are accounted for. The pre-construction survey shall be submitted to the City of Antioch Community Development Department within three days of survey completion. If western red bats are not detected during the preconstruction survey, further mitigation is not required. If any active western red bats are discovered in or near proposed construction zones, suitable construction-free buffers around such areas shall be determined by the surveying biologist. The buffers shall be identified on the ground with flagging or fencing, and shall be maintained until the biologist has determined that the individuals have fledged/dispersed.	Prior to trimming or tree removal activities	City of Antioch Community Development Department	
IV-1(b). If avoidance of trees, including hollow or dead trees, is not feasible, any roosting bats identified in the preconstruction surveys shall be passively relocated by a qualified biologist or professional pest control specialist during the non-breeding season (September 1 <sup>st</sup> to April 14 <sup>th</sup> ). Relocation shall not occur during the breeding season, or if the young are not yet volant (flying). Passive relocation would entail installing one-way doors at the roost entrance and leaving such devices in place for at least 48 hours to ensure bats have vacated the tree, or utilizing other humane exclusion methods. Once the bats have left, the tree may be removed.	Prior to trimming or tree removal activities	City of Antioch Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>IV-2. Prior to any project-related ground disturbance that occurs during the nesting season (March 15<sup>th</sup> to September 15<sup>th</sup>), a qualified biologist shall conduct a preconstruction survey no more than one month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, occupancy of the nests shall be determined by observation from public roads or by observations of Swainson's hawk activity near the project site. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If occupied nests are not detected during the survey, further mitigation is not required.</p> <p>If nests are occupied, project-related activities within 1,000 feet of occupied nests or nests under construction shall be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g. steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the qualified biologist shall coordinate with the CDFW and the USFWS to determine the appropriate buffer size. If young fledge prior to September 15<sup>th</sup>, project-related activities may proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project proponent may propose an alternative to this avoidance measure. Any alternative must also be approved by the USFWS and CDFW. While the nest is occupied, project-related activities outside the buffer may take place. Alternatively, the project applicant could comply with one of the following:</p> <ol style="list-style-type: none"> <li>1) Comply with the applicable terms and conditions of the ECCCP HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or</li> </ol>	<p>Prior to any ground disturbance that occurs during the nesting season (March 15<sup>th</sup> – Sept 15<sup>th</sup>) and no more than one month prior to construction</p>	<p>City of Antioch Community Development Department</p> <p>CDFW</p> <p>USFWS</p>	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.			
<p>IV-3. Pre-construction surveys for nesting birds shall be conducted by a qualified biologist not more than two weeks prior to site disturbance during the breeding season (February 1<sup>st</sup> to August 31<sup>st</sup>). If site disturbance commences outside the breeding season, pre-construction surveys for nesting birds are not required. If active nests of migratory birds are not detected within approximately 250 feet of the project site, further mitigation is not required.</p> <p>If nesting raptors or other migratory birds are detected on or adjacent to the site during the survey, a suitable construction-free buffer shall be established around all active nests. The dimensions of the buffer (typically 75 feet for passerine birds, up to 250 feet for raptors) shall be determined at that time and may vary depending on location and species. The buffer areas shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents. Alternatively, the project applicant could comply with one of the following:</p> <ol style="list-style-type: none"> <li>1) Comply with the applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or</li> <li>2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided</li> </ol>	Not more than two weeks prior to site disturbance during the breeding season (February 1 <sup>st</sup> to August 31 <sup>st</sup> )	<p>City of Antioch Community Development Department</p> <p>CDFW</p> <p>USFWS</p>	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
that CDFW and FWS have approved the conservation plan.			
IV-4. Prior to approval of a grading permit, the applicant shall comply with all requirements set forth in Title 9, Chapter 5, Article 12 of the Antioch Municipal Code related to preservation of protected trees, including avoidance of grading within the drip line of such trees and the applicable penalties if grading within the drip line cannot be avoided. Compliance with the requirements shall be ensured by the Community Development Department.	Prior to approval of a grading permit	City of Antioch Community Development Department	
IV-5. Throughout implementation of the proposed project, the applicant shall adhere to the Tree Preservation Guidelines stipulated in the Arborist Report prepared for the proposed project. The Guidelines include design recommendations, pre-construction treatments and recommendations, recommendations for tree protection during construction, and recommendations for maintenance of impacted trees. Compliance with the Guidelines shall be reviewed by the Community Development Department prior to building permit approval.	Prior to building permit approval	City of Antioch Community Development Department	
V-1. In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his	During ground disturbance activities	City of Antioch Community Development Department County Coroner Native American Heritage Commission	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.			
V-2. If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).	During ground disturbance activities	City of Antioch Community Development Department	
V-3. The applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository,	Prior to any ground disturbance	City of Antioch Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
such as the University of California Museum of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.			
VI-1. All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the City of Antioch Building Division prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Planning Level Geology and Geotechnical Engineering Study prepared for the proposed project are properly incorporated and utilized in the project design.	Prior to issuance of grading and building permits	City of Antioch Community Development Department	
VI-2. Prior to final map approval, the project applicant shall submit, for the review and approval by the City Engineer, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Measures shall include, but are not limited to, the following: <ul style="list-style-type: none"> <li>Hydro-seeding;</li> <li>Placement of erosion control measures within drainage ways and ahead of drop inlets;</li> <li>The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric);</li> <li>The placement of straw wattles along slope contours;</li> <li>Directing subcontractors to a single designation "wash-out" location (as opposed to allowing them to wash-out in any location they desire);</li> <li>The use of siltation fences; and</li> <li>The use of sediment basins and dust palliatives.</li> </ul>	Prior to final map approval	City of Antioch City Engineer	



MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
IX-1. Prior to issuance of grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The developer shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. The SWPPP shall be submitted to the Director of Public Works/City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.	Prior to issuance of grading permits	City of Antioch Director of Public Works/City Engineer	
XII-1. Prior to the approval of improvement plans, and subject to the review and approval of the Community Development Department, the improvement plans shall include the location of signage restricting use for the proposed Bocce Ball court and picnic area to the daytime hours of 7:00 AM to 10:00 PM.	Prior to approval of improvement plans	City of Antioch Community Development Department	
XII-2. During construction activities and subject to the City of Antioch Building Division, the use of heavy construction equipment shall adhere to Section 5-17.04 of the City's Municipal Code, which includes the following regulations:  It shall be unlawful for any person to operate heavy construction equipment during the hours specified below:  1) On weekdays prior to 7:00 AM and after 6:00 PM. 2) On weekdays within 300 feet of occupied dwelling space, prior to 8:00 AM and after 5:00 PM. 3) On weekends and holidays, prior to 9:00 AM and after 5:00 PM, irrespective of the distance from the occupied dwelling.	During construction activities	City of Antioch Building Division	
XII-3. Prior to the approval of improvement plans, subject to the review and approval of the City Engineer, the following notes shall be included on the improvement plans:	Prior to the approval of improvement plans	City of Antioch City Engineer	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<ul style="list-style-type: none"> <li>Equip all equipment driven by internal combustion engines with intake and exhaust mufflers that are in good condition and appropriate to the equipment. Unnecessary idling of internal combustion engines should be strictly prohibited;</li> <li>Stationary noise-generating equipment, such as air compressors or portable power generators, shall be located as far as is feasible from sensitive receptors;</li> <li>Utilize "quiet" air compressors and other stationary noise sources where technology exists;</li> <li>All impact tools shall be shrouded or shielded;</li> <li>Intake and exhaust ports on all power construction equipment shall be shrouded or shielded; and</li> <li>The construction contractor shall designate a "noise disturbance coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</li> </ul>			
<p>XVII-1. In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify</p>	During ground disturbance activities	<p>City of Antioch Community Development Department</p> <p>County Coroner</p> <p>Native American Heritage Commission</p>	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.			
XVII-2. If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).	During ground disturbance activities	City of Antioch Community Development Department	
XVII-3. The applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant	Prior to any ground disturbance activities	City of Antioch Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University of California Museum of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.			

**CITY OF ANTIOCH PLANNING COMMISSION  
RESOLUTION NO. 2017-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT AMENDING THE  
LAND USE DESIGNATION FOR THE PROJECT SITE FROM NEIGHBORHOOD  
COMMERCIAL AND MEDIUM LOW DENSITY RESIDENTIAL TO HIGH DENSITY  
RESIDENTIAL**

**WHEREAS**, the City received an application from Kyle Masters, Grupe Group, for approval of an Initial Study / Mitigated Negative Declaration, a General Plan Amendment, rezone to Medium Density Residential (R-20), a Tentative parcel map, a Variance, a Use Permit, and Design Review for the development of a 58-unit multi-family residential cluster development on 2.9 acres. The project site is located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015); and,

**WHEREAS**, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on June 7, 2017; and,

**WHEREAS**, the Planning Commission recommended adoption of the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council; and,

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and,

**WHEREAS**, on June 7, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission makes the following findings required for approval of the proposed General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan; and,
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan in that it will further implement the City of Antioch Housing Element; and,
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City in that the Amendment will result in a logical placement of land uses consistent with the overall intent of the General Plan; and,

4. The proposed project will not cause environmental damage in that the project prepared the Almond Knolls Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program which concluded that the project does not result in any significant or unavoidable impacts; and,
5. The Proposed General Plan Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend to the City Council APPROVAL of the General Plan Amendment to amend the 2.9-acre project site southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015).

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 7<sup>th</sup> day of June, 2017 by following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

FORREST EBBS  
Secretary to the Planning Commission

**CITY OF ANTIOCH PLANNING COMMISSION  
RESOLUTION NO. 2017-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING APPROVAL OF AN ORDINANCE TO REZONE 2.9 ACRES  
(APN 071-072-015) SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT (R-6),  
MEDIUM DENSITY RESIDENTIAL (R-20), AND NEIGHBORHOOD COMMERCIAL  
(C-2) TO MEDIUM DENSITY RESIDENTIAL DISTRICT (R-20)**

**WHEREAS**, the City received an application from Kyle Masters, Grupe Group, for approval of an Initial Study / Mitigated Negative Declaration, a General Plan Amendment, rezone to Medium Density Residential (R-20), a Tentative parcel map, a Variance, a Use Permit, and Design Review for the development of a 58-unit multi-family residential cluster development on 2.9 acres. The project site is located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015); and,

**WHEREAS**, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on June 7, 2017; and,

**WHEREAS**, the Planning Commission recommended adoption of the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council; and,

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and,

**WHEREAS**, on June 7, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and,

**WHEREAS**, in consideration of the rezone, the granting of such rezone will not adversely affect the comprehensive General Plan.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission makes the following findings required for approval of the proposed zone change:

1. That the public necessity requires the proposed zone change. The subject property is zoned Single-Family Low Density Residential District (R-6), Medium Density Residential (R-20), and Neighborhood Commercial (C-2). The proposed project is required to rezone the subject property to a Medium Density Residential (R-20) District.
2. That the subject property is suitable to the use permitted in the proposed zone change. The subject property is undeveloped land adjacent to existing multi-family and commercial zoned properties and is suitable for a multi-family cluster development.

3. That said permitted use is not detrimental to the surrounding property. The project is consistent with the adjacent zoning districts to the west.
4. That the proposed zone change is in conformance with the requested General Plan Amendment. The project conforms to the requirements of the General Plan for High Density development and the Citywide Design Guidelines.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the 2.9-acre project site located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015).

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 7<sup>th</sup> day of June by following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

FORREST EBBS  
Secretary to the Planning Commission



**EXHIBIT A**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE  
2.9 ACRES TO MEDIUM DENSITY RESIDENTIAL DISTRICT FOR THE ALMOND  
KNOLLS PROJECT (APN 071-072-015)**

The City Council of the City of Antioch does ordain as follows:

**SECTION 1:**

The City Council determined on \_\_\_\_\_ that, pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act, that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

**SECTION 2:**

At its regular meeting of June 7, 2017, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Medium Density Residential for the Almond Knolls Project.

**SECTION 3:**

The real property described in Exhibit A, attached hereto, is hereby rezoned to Medium Density Residential for the Almond Knolls Project.

**SECTION 4:**

The City Council finds that the public necessity requires the proposed zone change, that the subject property is suitable to the use permitted in the proposed zone change, that said permitted use is not detrimental to the surrounding property, and that the proposed zone change is in conformance with the Antioch General Plan.

**SECTION 5:**

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_ of \_\_\_\_\_ and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_\_, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
Mayor of the City of Antioch

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Antioch

EXHIBIT "A"  
LEGAL DESCRIPTION  
ALMOND KNOLLS

REAL PROPERTY IN THE CITY OF ANTIOCH, CONTRA COSTA COUNTY, AND STATE OF CALIFORNIA  
DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1  
EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN LINE OF THE PARCEL OF LAND DESCRIBED IN  
THE QUITCLAIM DEED FROM THE CITY OF ANTIOCH TO ALFRED BARBAGALLO, ET UX, RECORDED  
NOVEMBER 2, 1955, IN BOOK 2641 OF OFFICIAL RECORDS OF CONTRA COSTA, PAGE 346, WITH THE  
EASTERN LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL 3 IN THE DEED FROM ALFRED  
BARBAGALLO, ET UX, TO PLEASANT HOMES, INC., RECORDED NOVEMBER 9, 1955, IN BOOK 2646 OF  
OFFICIAL RECORDS OF CONTRA COSTA COUNTY, PAGE 418;

THENCE SOUTH 3° 15' 55" EAST A DISTANCE OF 161.35 FEET, ALONG THE EASTERN LINE OF SAID  
PARCEL 3, AND OF PARCELS 2 AND 1, AS DESCRIBED IN SAID DEED TO PLEASANT HOMES, INC., (2646  
OR 418), TO THE NORTHERN LINE OF ANTIOCH HEIGHTS SUBDIVISION UNIT NO. 1, FILED SEPTEMBER  
2, 1949, IN BOOK 38 OF MAPS, PAGES 11 AND 12, CONTRA COSTA COUNTY RECORDS;

THENCE ALONG THE NORTHERN AND NORTHEASTERN LINES OF SAID SUBDIVISION (38 M 11 & 12),  
THE FOLLOWING COURSES AND DISTANCES:

NORTH 87° 53' 00" EAST, 136.84 FEET AND SOUTH 54° 23' 00" EAST, 329.99 FEET TO THE  
INTERSECTION THEREOF, WITH THE EASTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE  
DEED FROM NELLIE NICHOLLS, ET AL, TO ALFRED BARBAGALLO, ET UX, RECORDED SEPTEMBER 3,  
1942, IN BOOK 674 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, PAGE 277;

THENCE NORTH 0° 52' 00" WEST ALONG SAID EASTERN LINE (674 OR 277), A DISTANCE OF 533.15  
FEET TO THE NORTHERN LINE OF SAID BARBAGALLO PARCEL (2641 OR 346) AND THE SOUTH LINE OF  
WORRELL ROAD AS SHOWN ON THE RECORD OF SURVEY FILED MARCH 11, 1980 IN BOOK 66 OF LSM  
AT PAGE 38;

THENCE ALONG SAID SOUTH LINE OF WORRELL ROAD, SOUTH 68° 01' 00" WEST, 238.40 FEET;

THENCE FROM A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 330 FEET, THROUGH A CENTRAL  
ANGLE OF 13° 50' 03", AN ARC DISTANCE OF 79.68 FEET;

THENCE, SOUTH 06° 26' 21" EAST, 77.82 FEET;

THENCE, SOUTH 88° 51' 05" EAST, 117.07 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.90 ACRES MORE OR LESS.

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH  
THE PROFESSIONAL LAND SURVEYORS ACT.

---

RYAN M. SEXTON / PLS 9177



**PLANNING COMMISSION  
RESOLUTION NO. 2017-\*\***

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION  
RECOMMENDING APPROVAL OF A TENTATIVE PARCEL MAP, A VARIANCE TO  
ALLOW A SIX-FOOT TALL VIEW FENCE AND VEHICLE GATES ALONG WORRELL  
ROAD, AND A USE PERMIT AND DESIGN REVIEW FOR THE ALMOND KNOLLS  
PROJECT**

**WHEREAS**, the City received an application from Kyle Masters, Grupe Group, for approval of an Initial Study / Mitigated Negative Declaration, a General Plan Amendment, rezone to Medium Density Residential (R-20), a Tentative parcel map, a Variance, a Use Permit, and Design Review for the development of a 58-unit multi-family residential cluster development on 2.9 acres. The project site is located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015); and,

**WHEREAS**, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on June 7, 2017; and,

**WHEREAS**, the Planning Commission recommended adoption of the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council; and,

**WHEREAS**, on June 7, 2017, the Planning Commission recommended approval of a General Plan Amendment to amend 2.9 acres of Medium Low Density Residential and Neighborhood Commercial to High Density Residential to the City Council; and,

**WHEREAS**, on June 7, 2017, the Planning Commission recommended approval of a rezone to Medium Density Residential District to the City Council; and,

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and,

**WHEREAS**, on June 7, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does hereby make the following findings for approval of a Tentative Parcel Map:

1. That the parcel map, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a proposed General Plan Designation of High Density Residential and proposed Medium Density Residential zoning

district and the Tentative Parcel Map will accommodate uses that are consistent with the proposed General Plan designation.

2. That the Tentative Parcel Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed Parcel Map meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Tentative Parcel Map as conditioned complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. 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 Planning Commission does hereby make the following required findings for approval of the requested variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The project site is located approximately 200' east of existing Lone Tree Way, a divided four-lane arterial, providing direct access to State Route 4. This arterial roadway conveys considerable vehicular traffic, and has a posted speed limit of 35 miles per hour, thus creating safety concerns for the multi-family community. The six-foot tall view fence and vehicle access gates will insure the safety of residents, their belongings and of community amenities. The City's current development standards do not allow for a "fence, wall or hedge that exceeds three feet in the required front yard setback" (9-5.1602, Walls and Fences: Height Restrictions).

2. The granting of such variances will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The granting of the six-foot tall view fence and vehicle gates would not be detrimental to the public health and welfare, as the fence and gates are intended to ensure the safety of the multi-family development. The design and location of the six-foot tall view fence has been considered as to not obstruct the line of sight for vehicles entering or exiting the community. Stacking distance is proposed at both entries so residents and visitors would not obstruct vehicle circulation on Worrell Road while queuing for the gate to open. In addition, the proposed six-foot tall view fence is intended to reduce nuisance crimes such as car break-ins

and other types of vandalism. Therefore, the granting of a variance for the six-foot tall view fence and vehicle gates would not affect public health or welfare.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The project site consists of a sloped topography which restricts the development potential. Therefore, the proposed project is a residential cluster development locating the majority of the development and site access to the northern portion of the site. Because of the cluster development allowing sufficient amount of area for open space, parking, circulation, and storm water detention, the six-foot view fence and vehicle gates are located within the front yard setback of the property.

4. That the granting of such Variance will not adversely affect the comprehensive General Plan.

The granting of the six-foot tall view fence and vehicle gates would not change the allowed uses of the site and would not adversely affect the comprehensive General Plan.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission 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 has been designed to comply with the City of AMC requirements.
2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all multi-family development applications.
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. The site plan complies with the City of Antioch's High Density Residential Development standards.
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 construct street improvements, which are designed to meet City standards for adequate width and pavement.

5. That the granting of such 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 proposed General Plan land use designation for the project site is High Density Residential, which conditionally allows for the type of use 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 Planning Commission of the City of Antioch does hereby recommend City Council APPROVAL a tentative parcel map, a variance, a use permit, and design review for the development of a 58-unit multi-family residential cluster development on a 2.9-acre project site located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015) 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. Approval of this tentative parcel map for condominium purposes ("tentative map") is subject to the time lines established in the State of California Subdivision Map Act.
3. Approval of this tentative map shall not constitute approval of any improvements shown on the tentative map.
4. Approval of this tentative map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.
5. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the AMC, or as amended by the Planning Commission.
6. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.



7. This approval expires two years from the date of approval (expires June 7, 2019), 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.
8. 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.
9. All required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City of Antioch. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
10. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property or easement holders for any work done within such property or easements.
11. The development and all proposed improvements shall comply with the City of AMC and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
12. The developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
13. All units within the project shall be identified by a decorative addressing method easily visible to emergency responders and modified as deemed necessary by the Antioch Police Department.
14. The property owner shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
15. The property owner agrees to participate in Streetlight and Landscape District 2A Zone 4 and accept a level of annual assessments sufficient to maintain the public streetlights and landscaping in the vicinity of the project area at no cost to the City.
16. The property owner shall pay the AUSD developer fee in effect at the time the building permit is issued, in lieu of participation in AUSD CFD 2004-1.

17. In order to assist the City in meeting a police force level within a range of 1.2 to 1.5 officers per 1,000 residents as set forth in Performance Standard 3.5.3.1 of the General Plan, the developer shall annex into CFD 2016-01 (Police Protection), prior to the issuance of the first building permit for the project.
18. The City engineering, planning and clean water staff will inspect the site and adjacent right-of-way for compliance with conditions of approval and the project shall conform to all conditions of approval prior to final certificate of occupancy.
19. City of Antioch “No Dumping – Drains to River” decal buttons shall be installed on new and existing storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain system.
20. Masonry trash enclosures shall be provided to screen dumpsters from public view. Trash enclosures shall have a pitched metal roof and accommodate recycling containers. The interior floor shall be sloped to a centralized floor drain and plumbed to the sanitary sewer system. The location and design of trash enclosures shall be subject to Planning staff approval prior to issuance of building permits for the project. The trash enclosures shall not be located within any easement areas. Submit architectural designs (roof, drain, elevations, color, and materials) for the trash enclosures, including residential composting bins, for review and approval by the City of Antioch Planning Division.
21. All access drive aisles shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
22. All parking spaces shall be double-striped and all parking lot dimensions shall meet minimum City policies and AMC requirements.
23. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer. Where existing or proposed fire hydrants or other utilities create a narrower passageway, sidewalks shall be replaced bowing out around the utility to provide a five-foot (5') wide path of travel.
24. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
25. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the developer.

26. Prior to final map approval, the applicant shall submit a detailed plan of the entry gates for review and approval of the City Engineer. The design shall allow for adequate vehicle storage and turnaround.
27. A truck-turning template shall be shown on the site plan confirming that trucks can successfully ingress, egress, and safely maneuver through the site, as approved by the City Engineer.
28. Sight distance triangles shall be maintained per Antioch Code of Ordinances § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer.
29. The developer or property owner shall maintain all undeveloped areas within this project in an attractive manner, which shall also ensure fire safety.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in the AMC. Construction is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the Bay Area Air Quality Management District.

**C. FIRE REQUIREMENTS**

1. Emergency apparatus access shall have a paved driving surface of not less than 20 feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC
2. All exposed curbs along the access roadways around the buildings shall have signs posted or curbs painted red with the words NO PARKING- FIRE LANE clearly marked. (503.3) CFC

3. Electrically operated vehicle access gates shall be equipped with a Knox Company key-operated switch. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC
4. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from not more than one (1) hydrant flowing for duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
5. The developer shall provide hydrants of the East Bay type. Hydrants shall be located such that there is a minimum clearance of 3 feet around the perimeter of the hydrant barrel. (C103.1) CFC
6. The developer shall submit a minimum of two (2) copies of site improvement plans indicating proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC
7. Paved emergency apparatus access throughout the site and new hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: The first lift of asphalt concrete paving must be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

8. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13R. Submit a minimum of two (2) sets of plans for each building type to the Fire District for review and approval prior to installation. (903.2) CFC
9. The developer shall submit a minimum of two (2) complete sets of construction plans for each building model, including plans for the following required deferred submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
  - Private underground fire service
  - Fire sprinklers
  - Fire alarm

**D. FEES**

1. That the developer shall pay all required fees prior to filing of the parcel map for condominium purposes, including the Contra Costa County map maintenance fee.
2. The developer shall pay all City fees which have been established by the City Council and as required by the AMC.
3. 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 effect at the time of building permit issuance.
  - Contra Costa County Flood Control District Fee in effect at the time of building permit issuance.
  - School Impact Fees.
  - Delta Diablo Sewer Fees.
  - Contra Costa Water District Fees.
4. Per Section 9-4.1007 of the AMC, the developer shall pay all fees park in lieu of land dedication at the rate applicable at building permit issuance (currently \$950 per multi-family dwelling unit). Final determination of the requirements for fees in lieu of dedication of land would be made by the Parks and Recreation Commission pursuant to Section 9-4.1011 of the Code.

**E. PROPERTY MAINTENANCE**

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

**F. GRADING**

1. The grading operation shall take place at a time and in a manner so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.

3. Wall and fence locations and elevations shall be included on the grading plan.
4. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
5. The grading for slopes shall be contoured to provide as natural an appearance as possible as required by the City Engineer.
6. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
7. Asphalt paving shall be designed for a minimum traffic index (TI) of 4.5 and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
8. Swales adjacent to structures shall have a minimum of a 1% slope or as directed by the City Engineer.
9. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
10. The grading plan for this development shall be approved by the City Engineer.
11. All elevations shown on the plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, as approved by the City Engineer.
12. Retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
13. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.
14. The grading transitions from parcel to parcel or parcel to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.

**G. CONSERVATION/NPDES**

1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used.
2. The Project shall meet or exceed Tier 1 of the CALGreen Building Code.
3. That the project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC § 6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
4. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
  - a. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
  - b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification

of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

- c. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and drive aisles in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP



may result in the issuance of correction notices, citations, or a project stop work order.

- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install "No Dumping, Drains to River" decal buttons on all catch basins.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January.

Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

5. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.

#### **H. UTILITIES**

1. The developer shall install all infrastructure necessary to serve the site in the first phase of development.
2. All onsite utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.
3. All existing and proposed public utilities (e.g. transformers) shall be placed underground (subsurface installation) in accordance with the AMC, unless otherwise approved in writing by the City Engineer.
4. A reduced backflow prevention device shall be installed on all City water meter services.
5. Reduced pressure backflows, water meters, and double detector check backflows shall be enclosed within an easement granted to the City at no cost to the City.
6. A double detector check backflow shall be installed for fire lines to the buildings and reduced pressure backflows shall be installed for domestic water and irrigation per the City's standards.
7. All sewage shall flow by gravity to the intersecting street sewer main or as approved by the City Engineer.
8. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.
9. The developer shall comply with all conditions stipulated in Contra Costa County Flood Control District letter dated March 16, 2017, inclusive of the following:
  - a. Submit hydrology and hydraulic analyses that prove the adequacy of the in-tract drainage system and the downstream drainage system, with a Storm Water Control Plan, to the City for review and approval, and submit same to the Contra Costa County Flood Control District for review at no cost to the City if directed by the City Engineer.

- b. Analyze the storm drain system and mitigate any impacts caused by the change from single-family (medium) residential to multi-family residential land use.
10. The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.
11. The units shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.

**I. LANDSCAPING**

1. Landscaping, grading and signage shall not create a sight distance problem.
2. Detailed landscaping and irrigation plans for the entire site (including C.3 basins) shall be as approved by the Planning Commission on plans dated December 19, 2016. Final landscape and irrigation plans shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy.
3. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size.
4. Landscape shall show immediate results and be permanently maintained in good condition.
5. Based on drought conditions, the City Engineer has the authority to delay some or all of the landscape Conditions of Approval.
6. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELo). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.

**J. PROJECT SPECIFIC CONDITIONS**

1. This design review approval applies to the construction of 58 multi-family units, landscaping, fencing, sound walls and other associated improvements as depicted on the plans entitled "Almond Knolls City of Antioch, California", dated January 5, 2017.

2. Development shall be substantially in accordance with the plans entitled "Almond Knolls City of Antioch, California", dated January 5, 2017, except as modified by the following conditions.
3. The applicant shall prepare and record a condominium plan in accordance with California Civil Code § 1351(f), having no more units than that specified on the tentative parcel map for condominium purposes per California Government Code § 66427 (e)(1).
4. The applicant shall prepare and record Declaration of Covenants, Conditions, and Restrictions (CC&R's) subject to the approval of the City Attorney and Community Development Director. The CC&R's shall be recorded concurrently or prior to the recording of the parcel map. The CC&R's shall contain the following requirements which shall be the responsibility of the property owner or HOA:
  - a. Implementation of a parking lot sweeping program.
  - b. Maintenance of the storm water detention basin.
  - c. Compliance with all City Codes regarding property maintenance.
  - d. Maintenance of all slopes to property line.
  - e. Maintenance of all onsite landscaping, with the landscaping between the parking lot and the homes on Hillside Drive kept in a condition to screen headlights.
5. All masonry walls and wood fencing shall be placed so as to not create an empty void space between the existing fence and new fence without providing access to maintain the slopes adjacent to project fencing. Fence and wall locations shall be identified on the plans submitted with the building permit submittal. All fencing shall be installed in accordance with AMC Section 9-5.1602. The applicant shall submit a Maintenance Plan for review and approval of the City Engineer for the slopes adjacent to project fencing on the southern property boundary providing confirmation that the applicant contacted property owners on the southern property boundary regarding an offer of slope maintenance or providing access for slope maintenance and indicating which affected properties' slope will be maintained by the project applicant or maintained by the owner of the slope.
6. Lot line adjustment(s), if needed, shall be reviewed and approved by the City Engineer and Community Development Director prior to the issuance of building permits.
7. Per the requirements of AMC section 9-5.1714, the applicant shall provide a solid decorative concrete or masonry wall a minimum of six feet in height on the southern and eastern boundary boundary of the project site in areas where

parking spaces are adjacent residential properties in order to screen the parking areas from the adjacent residential properties.

8. The portion of the project between the parking lot and the existing homes on the southern project boundary shall be designed to screen headlights, to the satisfaction of City staff.
9. Storm drain pipe centerline along Worrell Road shall be located 0.67' from the face-of-curb.
10. All drive aisles shall be perpendicular to the Worrell Road centerline a minimum distance of twenty feet (20') from the property line, or as approved by the City Engineer.
11. A solid decorative concrete or masonry wall, six feet (6') in height, shall be constructed to separate the project from the adjacent commercial use. The existing wall may be utilized; however, the wall must be six feet (6') in height on the residential side. Staff shall review wall height for sight distance constraints next to Worrell Road and the developer shall rebuild the wall if necessary.
12. The developer shall notify neighbors at least one week prior to commencement of grading or construction operations on the site.
13. The lighting plan shall be per the plans approved by the Planning Commission dated January 5, 2017. Final plans shall be submitted for staff review and approval prior to the issuance of any building permits for this project. Lighting shall not spill over onto adjacent properties.
14. The density of landscaping in the unlit areas behind Building #5 should be increased to reduce crime and blight.
15. Bicycle parking shall be added to serve the proposed project per the requirements of Section 9-5.1707 of the AMC.
16. Submit elevations for retaining walls including overall design, color and materials for review and approval by the City of Antioch Planning Division prior to issuance of building permit.
17. All mechanical equipment shall be screened from public view per the requirements of Section 9-5.1301 of the AMC.
18. Submit location and design of mailboxes for review and approval by the City of Antioch Planning Division prior to issuance of building permit .

19. The project shall not cause an increase in background ambient noise which will exceed 60 CNEL adjacent to outdoor living areas (e.g., backyards for single-family homes and patios for multi-family units) of adjacent properties. The property owner, or HOA if one is established, shall establish and enforce through lease agreements or CC&Rs, "quiet hours" for project residents between the hours of 10 P.M. and 7 A.M. seven days a week.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 7<sup>th</sup> day of June, 2017 by following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

FORREST EBBS  
Secretary to the Planning Commission

# ATTACHMENT “A”



**Figure 2**  
**Project Vicinity Map**





# ATTACHMENT “B”

April 20, 2017

I am a homeowner whose property is in direct contact with the property on Worrell Rd, that is being called Almond Knolls Luxury Apartments.

Some of my concerns are-

1. That it will be apartments and not single family homes. The last time there was a proposal for this site, it was for single family homes. People tend to take more pride in ownership. There is less concern for property and value if there is not ownership.
2. Please, Please Please DO NOT allow Section 8 or any other subsidies for housing.
3. Privacy. Since my home is on Hillside Rd, the property is above me. Even with the proposed grading, those on Hillside Rd will be losing privacy. Depending on where the buildings are place some will be losing more.
4. Traffic. What do the traffic studies show? With a minimum of 2 cars per unit, that make 110 extra cars on residual streets in the area. First on Worrell Rd especially in the mornings. With people rushing to get to school and work, the congestion and wait times to cross Lone Tree Way can be long. And pedestrian traffic can and has been harrowing. Also of note is the cut through traffic on Hillside Rd. Many people are too impatient to wait at the signal light, instead **race** down Hillside Rd and around the corner. Having lived there since 1988, I have watched it through the years.
5. It is being called 'Luxury Apartments'. What makes it Luxury? Or is it just a term to attract a greater number of prospective tenants but still not homeowners?

Understanding that some building may happen on the lot. As homeowners I/we are trying to- preserve our way of life, the safety and security in our neighborhood, limit the congestion in our already over crowded streets, maintain our property values and privacy.

Thank you for you time,

Rose Cardinale

Sheila Broderick  
24 Worrell Road  
Antioch, CA 94509  
925-757-3911  
408-930-8660

**RECEIVED**

MAY 16 2017

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

May 14, 2017

To: Alexis Morris, Planning Manager, City of Antioch

Re: Proposed Almond Knolls Apartments, Worrell Road

I am opposed to the construction of this 58 unit, high-density apartment complex for several reasons.

The proposed apartment complex does not fit the character of the neighborhood. It has been a neighborhood of single family residences since the hill was developed in the early 1950s, characterized by large deep lots. The high-density use is obviously incompatible.

I foresee this development, if completed, bringing several problems to the neighborhood. I've worked in law enforcement for a Bay Area city for over 30 years, and high density apartments- no matter how nice- have always had the following complaints: parking, vehicle thefts/ burglaries and excessive noise.

The proposed development has 58 units and 85 bedrooms. The development allotted a single parking space per bedroom. This is California, the land of the auto. Most couples own two cars, even those just starting out in a one bedroom apartment. Second bedrooms are often sublet (despite what the lease allows), children reach driving age, and residents may have work vehicles that they must bring home at night – all factors that cause overflow parking onto neighborhood streets. Worrell Road has a blind curve at the crest of the hill. When vehicles are parked along the curb, the road is narrow. Parked vehicles further block the view of residents exiting their driveways. Red curbing out front only moves the problem farther into the neighborhood – it doesn't make the overflow cars go away.

Worrell Road was not designed to be a portal to the neighborhood. Access to the neighborhood was originally via East Tregallas, using Sunset, Lincoln and Roosevelt Lanes. Worrell Road was a dead end running west off Sunset Lane, and didn't have sidewalks until the mid 1960s. The connection to Lone Tree Way was not completed until the late 70s. Vehicles do not observe the 25 mph speed limit, especially when headed westbound toward Lone Tree Way.

**B2**

S. Broderick – Almond Knolls Apartments - page 2

The proposed apartment complex also has no garages - only some covered parking and open stalls, so there is no way to adequately secure a vehicle. This creates a target-rich environment for auto burglars and car thieves. While the plan for the complex includes wrought iron gates and front fence, the remainder of the property will have only a flimsy wooden fence. It's quite easy to boot out a board or two to either gain access to or leave from the property. We do not need an increase in crime in the neighborhood by creating these targets of opportunity.

I think it goes without saying that 58 families and 88 vehicles would generate a lot more noise than 12 single family homes and their accompanying vehicles would on this property. Loud music, loud vehicles, loud parties and domestic violence complaints are the norm for apartment complexes, due to the high-density environment. This noise spills over into the adjoining neighborhood, especially when an apartment complex does not have sound walls to help damper the problem.

Just as an aside regarding the trees on the property, none of the trees were present before the 1970s, with the possible exception of trees #17 and #18 at the very south-east corner of the property. Tree #24 on the east property line sprouted in the 70s, and was probably, like all the other trees, from seeds dropped by birds. The only original vegetation (pre 1963- my first year of personal reference) on the main portion of the property is a large shrub out in the center of the lot.

Thank you for taking my concerns into consideration.

Yours truly,

A handwritten signature in black ink that reads "Sheila Broderick". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Sheila Broderick

**RECEIVED**

MAY 16 2017

Tim Broderick  
24 Worrell Road  
Antioch, CA 94509  
925-757-3911  
925-634-3508

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

May 14, 2017

To: Alexis Morris, Planning Manager, City of Antioch

Re: Proposed Almond Knolls Apartments, 58 units, on Worrell Road

The Broderick family is opposed to the above referenced 58 unit apartment complex.

Clearly, high density apartments are an inappropriate, non-conforming and incompatible land use in a long-established low-density single family residential neighborhood.

A blind curve (originally a dead-end street) exists bordering the project at the crest of Worrell Road. Significantly increased traffic creates dangerous egress and ingress to existing residents, as does concentrated off-site overflow parking from the proposed high-density development. Pedestrian safety, especially of school children, is also a monumental concern.

The introduction of 58 families packed on less than 3 acres is clearly inconsistent with the character of the existing neighborhood.

High concentrations of apartments and traffic will create and promote an adverse impact affecting quiet enjoyment and tranquility of an existing single family residential neighborhood. With respect to all adjacent properties, a more intensive use (i.e. the proposed apartments) should be required to provide effective masonry sound walls, with regard to both material and height.

Additionally, natural topography indicates drainage flows to the west. The adjacent Broderick property drains toward the proposed project; any development must address this issue.

**B4**

T. Broderick - Almond Knolls Apartments - p.2

Any high-density proposal would require re-zoning plus a General Plan Amendment.

We would be in favor of single family residential development, consistent with the established general neighborhood.

The Broderick family has resided at 24 Worrell Road since 1956. I am a licensed real estate broker and have been active in the east Contra Costa real estate industry since 1976, and my late father before me, since 1949.

Your consideration is sincerely appreciated. Thank you.

Very truly yours,



Tim Broderick  
925-634-3508 (office)

cc: Sean Wright, Mayor  
Antioch City Council

**B5**

March 2017

Dear city Counsel of Antioch

I am sending you this letter, because in the next month or so.. you will be asked to make changes in zoning. We are presently zoned single resident housing. This will be from The Grupe Company 209-473-6066.

Location is on Worrell Road. The parcel of land is Across the street from 11 Worrell Rd. They have called this Almond Knolls.

Our community wants single resident housing as zoned. They want to put 3 story apartments. across the street a home just sold for 600,000. Apartments are not suited for this land or this neighborhood. also the traffic is congested as is. children going to Park JR high, riding bikes walking to and from school and parents driving make a lot of congestion and make it difficult for residents coming out of their driveways. you will discover this being in the area around 8am and again at 3pm. 16 homes are presently backed up to this parcel.

The Residents in surrounding area is strongly apposed to this intended construction! please consider us Tax paying and voter residents!

Carl Sellers 38 Worrell Rd 757-3548

Edith May Schrader 56 Worrell Rd. 757-1513

Maria McClain 43 Worrell Rd. 757-7383

ALLAN WILSON 15 WORRELL RD

SHEILA BRODERICK 24 Worrell Rd 757-3911

TIM BRODERICK 24 WORRELL RD. 757. 3911

PHYLLIS BRODERICK 24 WORRELL RD. 757-3911

Michele Lousley 19 Worrell Rd 925-848-9411  
~~Howard G...~~

DALE MANNING 132 Hillside Rd 925 628-4670

RECEIVED

MAY 16 2017

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

B6



Outstanding Agents.  
Outstanding Results.®

May 16, 2017

City of Antioch  
Planning Commission  
Community Development Department  
P.O. Box 5007  
Antioch, CA 94509

Re: Notice April 7, 2017  
58 Units / Worrell Road, Antioch

Commission / City of Antioch,

I own the property at 2830 Lone Tree Way, Antioch. I was noticed concerning the proposed project.  
I/we would not object to the project subject to the following:

1. That the use be Condominium Only, application for Apartments be denied
2. That all new construction only be sold to owner occupants
3. That there be a Home Owners Association
4. That no more than 15% of the units could be rentals at any one time (9) maximum forever, first come first allowed to rent
5. That any unit converted to a rental be registered with the HOA and the City of Antioch
6. That the units all have Tile Roofs
7. That all units be 75% stucco finish with not less than 25% stone or artificial stone
8. That the security gate have a number control for access
9. That there be not less than 2 covered parking spaces per unit, carport or garage
10. That there be not less than 20 visitor parking spaces
11. That no RV's, Boats, or other vehicles be allowed in the complex
12. That there be a limitation of one animal per unit with a weight not to exceed 35lbs
13. That the landscaping include not less than 50 trees

We strongly object to an Apartment construction Application.

Sincerely,

Mark Jordan, Broker

Mark Jordan, ABR, CRS, GRI, CDPE, SRES®  
Broker-Owner, REALTOR®, DRE#00676018

**RE/MAX Preferred Properties**

2830 Lone Tree Way • Antioch, CA 94509 • 6680 Alhambra Ave #184 • Martinez, CA 94553

Office (925) 757-8080 • Fax (925) 757-8582  
mark@markcynthia.com • www.markcynthia.com



RECEIVED

APR 21 2017

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

To City of Antioch

Att Alexis Morris  
Planning Officer

Ref Almond Knolls Project

From Nearby Neighbor  
#1 Terranova Drive  
Antioch Ca 94509

April 19 2017

Dear Alexis,

I am in receipt of the notice of potential development of the Almond Knolls project and strongly support the development of a fenced 58 unit apartment project. I am a nearby neighbor to the site at which has remained undeveloped for years and is a constant problem with homeless person habitating the property and building temporary structures at which is constant eyesore and has lowered our property values not only on Worrel road but also nearby Lone tree way. I support the project 100% but wish to remain anonymous due to personal reasons. The City of Antioch would be insane not to approve this project.

Sincerely,

Anon

B8

**RECEIVED**

JUN 01 2017

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

**Patton & Associates  
School Facilities Consultants  
Construction Mediation Services**

**32 Worrell Road  
Antioch, California 94509-4916  
Phone (925) 759-7924  
Schoolhelper@sbcglobal.net**

May 31, 2017

Dear Commissioner:

This letter is to express my absolute dissatisfaction with the plans to build 56 apartment units at the intersection of Worrell Road and Lone tree Way. I am a long time citizen of Antioch and I have the best interests of our community at heart. Below are the reasons for my resistance to any plan that would permit such development on the proposed site smaller than three acres:

- Worrell Road is already a dangerous place with traffic sometimes cresting the hill in front of my house at 40 or 50 miles per hour. My daughter and I have almost been broadsided many times just trying to get out of our driveway. Add to that another 118 cars per day and the situation will be untenable. The developer tells me that the Planning Commission feels that there is no need for a traffic study before allowing the project to move forward. If that is true, this is a serious breach of the Planning Commission's responsibility to our community.
- Students from Belshaw Elementary School and Park Middle School use Worrell Road each day to travel to and from school. How will the Commission be responsible for the safety and well being of those students? I invite the Commissioners to see Worrell Road, Lone Tree Way, and Putnam Street traffic at school opening and dismissal times when students must travel Worrell Road and cross the street at Lone Tree Way. An additional 118 cars per day is simply unsafe and an irresponsible idea to even entertain.
- I have made Worrell Road in Antioch my permanent home and have been here for nearly 30 years. I have done so because this has been a single family home community for decades, and like other single family developments in Antioch, it needs to remain that way. I value the

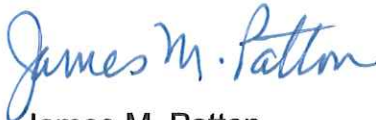
**B9**

character of our community and this proposed development will detract from the unique character of our neighborhood.

- The plan is to level the site and build two and three storey apartments. The Commission must understand that the nature of the soil on the site will require extraordinary measures to be used so that the site can be leveled. The proposed apartments will be constructed with a clear view of the inside of the houses directly below the site along Hillside Road. This infringes on the privacy of the existing long time residents and is simply unfair and unacceptable.

I have been at multiple City Council meetings over the years where the Planning Commission has caught the Council unawares by asking for approvals on issues that the Council has not previously seen or of which the Council has had any prior knowledge. I insist that this will not be another of those issues. My neighbors and I intend to block this absurd development for the sake of our neighborhood. We ask that the Commissioners investigate this development further and take responsible action with regard to this proposed development.

Sincerely,



James M. Patton

# ATTACHMENT “C”



ENCROACHMENT EXHIBIT

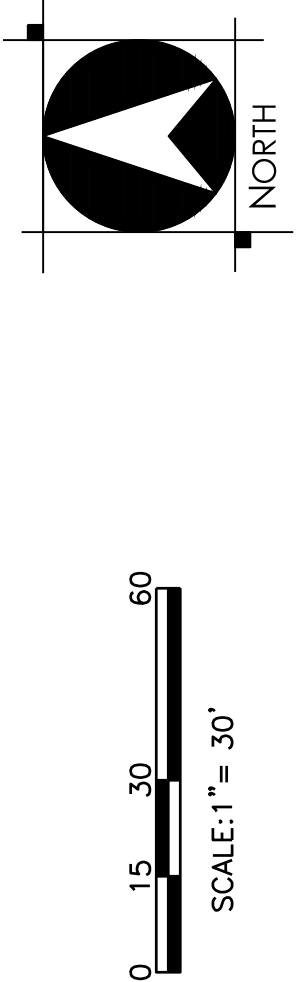
WORRELL ROAD

ANTIOCH, CA

MARCH 2017

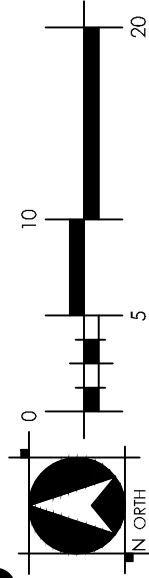
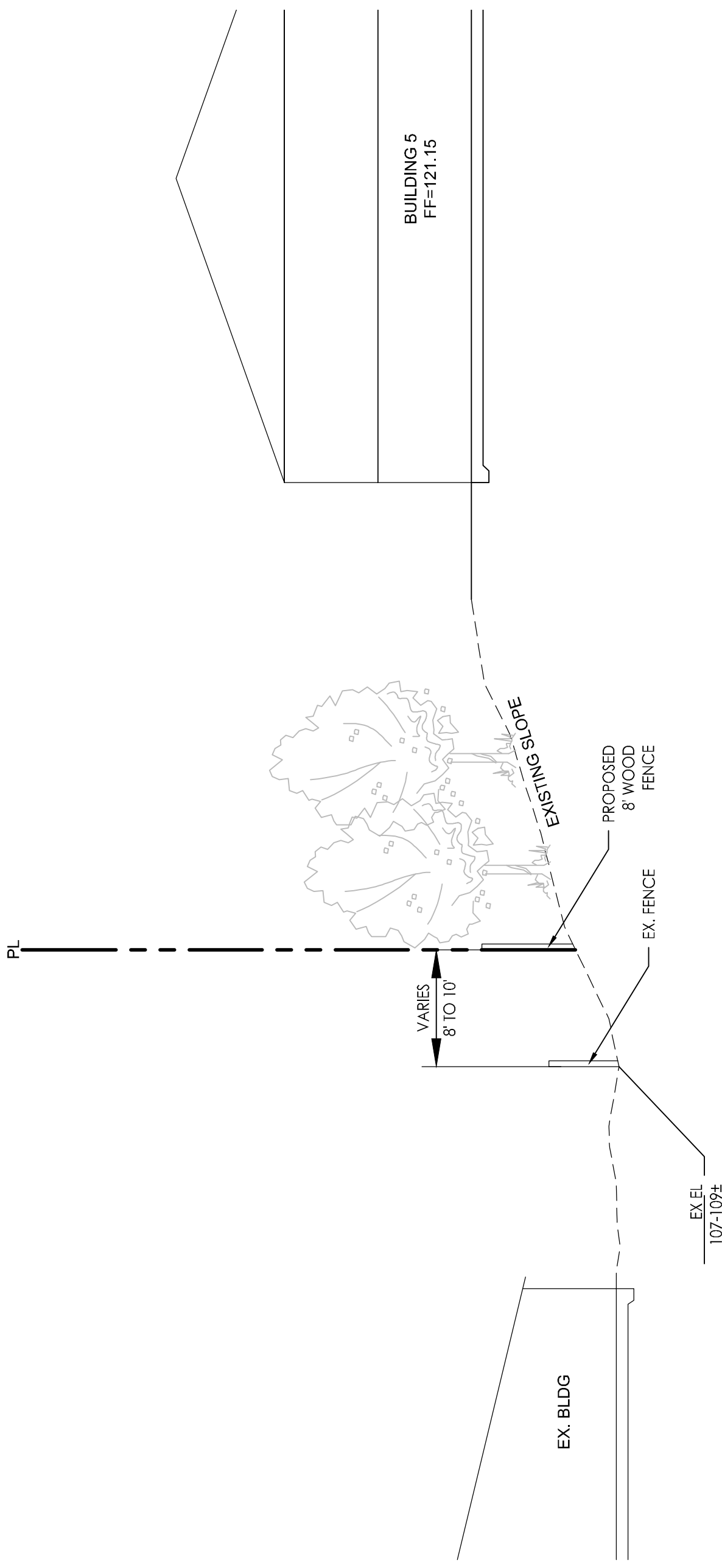


Point Table			
Pt#	Elev	Northing	Easting
102	125.64	2187047.34	6185472.63
103	128.52	2186648.35	6185228.23
105	124.08	2187037.42	6185338.29
106	107.02	2186951.40	6185124.93
107	82.90	2187082.20	6184755.51
113	97.05	2186930.45	6185029.24
117	104.79	2186217.67	6184736.89
119	101.47	2186318.60	6185511.09
120	101.06	2186325.96	6185494.89
Description			
CFC 2			
CFC 3			
CM DISK-LS3251			
CM DISK/PNCH			
CFC 1			
CM DISK-PUNCH-LS-3251			
CFC 4			
CFC 5			
CM DISK PUNCH			





SECTION B DETAIL  
**ALMOND KNOLLS**  
CITY OF ANTIOCH, CALIFORNIA  
MAY 22, 2017



**WOOD ROODERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
4670 WILLOW ROAD STE 125 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557

# ATTACHMENT “D”



**Stantec Architecture Inc.**

1383 North McDowell Boulevard Suite 250, Petaluma CA 94954-7118

March 3, 2017  
File: 2007769006

**Attention:**

Alexis Morris-Senior Planner  
City of Antioch  
200 'H' Street  
Antioch, CA 94509  
(925) 779-6141; (925) 779-7034 fax

**Reference: Almond Knolls Apartments – 10 Worrell Road, Antioch, CA 94509**

Dear Alexis;

In accordance with the City of Antioch's request, STANTEC is providing this peer review of the referenced project. The application is for 58 housing units in (2) two story and (3) three story buildings, located on a looped road. Portions of the sloped 2.94-acre site are devoted to a large detention basin and picnic and bocce facilities.

It is our understanding that the application to the city is deemed complete and the city has authorized us to proceed with this review.

STANTEC reviewed the proposed project based on and in compliance with:

- Citywide Design Guidelines.
- General Plan Community Image Policies.
- Specific Plan Requirements.
- Applicable City Departmental Requirements
- Applicable State Regulations - including updated MWEL.
- Industry standards.

**PROJECT UNDERSTANDING**

The following documents have been used in this review and form the basis of understanding for the peer review:

- Landscape, Lighting, and Architectural Project plans dated 10-30-2016 from S Squared Architecture for The Grupe Company.
- The Project Description dated 11-10-2016 Previously.
- The Preliminary Grading Plan dated 10-31-16 from Wood Rodgers.

Design with community in mind

Doing business as:

Stantec Architecture and Engineering (NY)

Stantec Architecture P.C. (DC, MS, MO, NE)

For a list of our registered architects, please visit [www.stantec.com/registeredarchitects](http://www.stantec.com/registeredarchitects)

**D1**





March 3, 2017

Page 2 of 12

Reference: Almond Knolls

**Peer Review Comments:**

Item No.	Comment Source	Comment or Concern	Recommendation
	<b>General Comments</b>		
1	Google Aerial Article 12 Tree Preservation and Regulation	(1) Mature existing trees appear on Google Maps for this site.	<p>Existing trees should be identified on the landscape plan. Clarification is made on the demolition plan that shows all trees to be removed.</p> <p>However, the landscape plan has a symbol for almond trees without clarification if they are to be removed or to remain.</p> <p>Additionally, the aerial shows many large trees that may be on adjacent properties but would be impacted by the proposed grading and construction of the retaining wall to the west.</p> <p>These trees should appear on the landscape plan to help inform the intention of screening to be provided between the apartment development and adjacent residences.</p> <p>There should be a note on the landscape plan stating that an arborist is to oversee work near these mature trees on adjacent properties and is to develop measures for protection.</p> <p>Coordination with, civil (grading and utilities) is required.</p>



March 3, 2017

Page 3 of 12

**Reference: Almond Knolls**

			The trees' sizes and types should be identified on the landscape plans.
	<b>Project Description</b>		
2	Page 1	Architectural Description and Neighborhood Context	Applicant should add text describing how the architectural style of this project is complimentary to the surrounding neighborhood architecture.
	<b>Site Plan</b>		
3	Parking Calculations and Green Code	ADA and Green Code parking space calculations	Add Green Code parking calculations and ADA spaces provided to the site plan project notes section sheet 1 of 4.
4	California Building Code-Adaptable/Accessible Units	Provide summary of adaptable and accessible units to be provided.	<p>Applicant to add summary numbers of adaptable/accessible units in project summary block of sheet 1 of 4.</p> <p>Hatch the paths of travel to the sidewalk of the main street access and within the project.</p> <p>Suggest locating an accessible parking stall near the recreation/open space area.</p>
5	6.1.2 Design Objectives	Create a human scale ...bicycle and pedestrian friendly environment.	No bicycle facilities are seen on the plan. See other comments about pedestrian walkways in this review.



March 3, 2017

Page 4 of 12

**Reference: Almond Knolls**

6	6.2.2 Pathway Lighting  6.2.6.B Parking Lot Lighting  6.2.6.C Pathway Lighting	Pathways to be lit especially from parking areas to the building entries.  Provide parking lighting for safety without glare.  Pedestrian scaled lighting shall be located along pedestrian routes.	There are no pathway light fixtures shown on sheet L02. It appears the lighting for pathways is dependent on splash from building lights.  Sheet L03 shows reduced levels of lighting on these walks. Additional lighting should be provided on these pathways.  There is one block of parking in the NE corner to the west of the secondary entry gate that does not have a light fixture and may need one added.  Fixtures should be changed for a more residential style of fixture, especially W1.2.
7	6.2.7 Walls and Fences	Provide materials for walls.	The retaining wall at the west side of the site is not defined. Applicant should provide materials and colors for the wall.  Clarification should be made between the two walls shown on the landscape plan and the one wall shown on the grading plan.  Clarification as to the symbol around the patio/fire pit is needed. Is this a seat-wall? Will it provide enough separation so no one trips into the basin? Clarify the furniture to be provided if any.
8	Site Plan	Pedestrian Pathways	All paths have 90 degree corners which will be cut



March 3, 2017

Page 5 of 12

**Reference: Almond Knolls**

			across damaging the landscape over time.  Consider a more organic form for the walks or add curved paving radii.
9	6.2.9 A_F and 6.3.4 A 11/12 and B5	Trash Enclosures and Stairs	Provide architectural design (roof, drain, materials, elevations) for the Trash Enclosures per the noted sections of the City Design Guidelines.
10	6.2.10.A Community Facilities Access	Access to facilities is to be provided.	The detention basin and community open space area lacks connection to the remainder of the site. Show how this connection can be strengthened using a landscape element, paving pattern and color or other measures.  Applicant should provide a pathway to the bocce court with seating and a play feature for younger children.
11	Accessible Paths of Travel and Parking	Path of travel throughout site and to public sidewalks is required.	Show with a hatch full site access and accessible paths to the common areas and public sidewalk.  The parking stalls provided count over 75. (3) accessible spaces are required. Only two have been provided.  Applicant to define one more. See suggestions above.
12	Emergency Access and gate	None Found	Applicant to identify/finalize emergency access and gate. Provide the path of travel for a

Design with community in mind

**D5**



March 3, 2017

Page 6 of 12

**Reference: Almond Knolls**

			<p>fire truck and illustrate that a fire truck can get around the site.</p> <p>On sheet A13 the exit gate is showing with the gate swinging in and suggest it swings out.</p> <p>Suggest crossing/entry paving treatment at this location and at entry.</p>
13	6.3.4.A.10.11,12 Multi-Family Housing	Transformers and Trash Enclosures	Locate transformers on the plan and show how it they are screened /landscaped.
14	6.1.6 / 6.2.7 Walls	Masonry wall-may apply to retaining wall on the west side.	Provide an image that shows elevations for this wall including overall design, materials, and color. Show how this design is integrated with all the community features and style.
15	Storm Water Management	Illustrate how storm water is being managed	<p>Although the detention basin is shown on the site and preliminary grading plan, sheet 3 of 4, the grades indicate that much of the site is draining to the street.</p> <p>Provide more detail information of how storm water will be managed on site.</p>
16	Traffic Control	Traffic Calming	Add speed bumps or other traffic calming measures and crossings for pedestrians along the lopped entry and exit road.



March 3, 2017

Page 7 of 12

**Reference: Almond Knolls**

	<b>Preliminary Landscape Plan</b>		
17	Preliminary Landscape Plan	<p>AB 1883 and Article 10 Landscaping and Irrigation 9-5.1004 Specific Design Standards (B) (4) Water conserving measures to be incorporated.</p> <p>Provide WUCOLS Ratings for each plant.</p>	<p>Provide the AB 1881 water budget calculations with the latest factors and incorporate the irrigation efficiency in the calculation.</p> <p>Per the latest WUCOLS Data Base available on line, many of the plant ratings shown on the plan are different. For example, the Juniper, Iris and Adenstoma are rated L not M. Please correct these and confirm all others.</p>
18	Preliminary Landscape	Article 12 Tree Preservation and Regulation	<p>Add locations of existing trees to be removed and remain. Add notes regarding tree protection and grading limits for tree to remain. Note bonding requirement and permit requirements. See comment 1.</p>
19	Preliminary Landscape Plan	Total Square footage from site plan for landscape area should be included on landscape plan.	Add total sf of landscaped areas.
20	<p>Preliminary Landscape Plan</p> <p>6.2.6 Landscaping-B,C and F</p>	Miscellaneous Comments per the City Design Guidelines and other requirements.	<p>Define what material is used in the "white blocks" of area on the plan.</p> <p>Define the material on the ground for the picnic area and the patio/fire pit area.</p> <p>Provide a statement defining the type of irrigation system to be used and the water source.</p>



March 3, 2017

Page 8 of 12

**Reference: Almond Knolls**

			<p>What is the landscape treatment on the east slope.?</p> <p>Finalize the landscape treatment around the perimeter especially on the west side in relation to existing trees.</p> <p>Coordinate the location of shrubs currently on the entry fence at the secondary gate.</p> <p>Provide 3" depth of mulch not 2".</p> <p>Provide a statement that soils will be amended per a post grading soils test.</p> <p>Show how the Trash enclosures are to be screened.</p>
21	6.3.4.A.6 Multi-Family Housing	Create a positive identity at the entry.	<p>Suggest the use of different plantings at the entry from those used in the basin and along the street, to create a sense of identity at the entries. Consider a paving change as well.</p>
	<b>Architecture</b>		
22	6.2.4 (a)	Style	<p>The project description doesn't delineate what style of architecture is used and how this style fits into the surrounding neighborhood. Overall material and colors are pleasant but don't appear to match the surrounding buildings. Most of</p>



March 3, 2017

Page 9 of 12

**Reference: Almond Knolls**

			the design emphasis for the project is on building 1 but the elements are not carried through with consistency in buildings 2-4. The base wainscot stone material should be used more on buildings 2-4.
23	6.2.4 (B.9) Chapter 8 Municipal Code for the City of Antioch	All mechanical equipment to be screened.	Clarify location and screening for mechanical equipment. The location is not clear in elevations.
24	6.2.4(G)	Colors to be muted and compatible.	The red color appears in print to be a little bright and might look better in a muted tone. This red color is a strong contrast to the grey. Verify that it is muted down and darkened enough to not stand out as strong. Provide a color board.
25	6.2.4.(F)	Rooflines to be segmented and varied; shall reflect a residential appearance	Rooflines are varied but seem to be complex and could be simplified. Show gutter and rain water leader locations.
26	6.2.10	Mail boxes	Show mailbox location.
27	Misc.		The living room of Units 111/121 and the stairwells appear to be small and narrow. Furniture moving and placement may be challenging. Also there is what appears to be a pantry between the kitchen and the bathroom for the second bedroom but no doors are





March 3, 2017

Page 10 of 12

**Reference: Almond Knolls**

			<p>indicated. Please clarify the door type.</p> <p>The exterior walk and stairs appear stark and some details or colors could be added.</p> <p>Sheet A08's East elevation and sheet A07's South elevation are both lacking fenestration and interest with the one small window.</p> <p>Perhaps some color changes could be made to brighten up these elevations.</p> <p>Dependence on the stairs and railings is not enough as these elements are very simple and could be enhanced or elevated as well.</p> <p>Some entrances have a very small overhang which would be more effective if deepened. Storage rooms do not seem to have an overhang and this should be added.</p> <p>Drainage from roofs and overhangs might be challenging. When downspouts are added, avoid using them as a design element. They should be painted to match adjacent wall colors.</p> <p>Verify that furniture can be moved into the units by using stairs.</p> <p>Provide material specs for resident window types. They</p>
--	--	--	--



March 3, 2017

Page 11 of 12

**Reference: Almond Knolls**

			<p>should be an integral part of the design.</p> <p>Wall pack light fixtures appear of a commercial kind. Suggest a different fixture with a more residential look. Should show location on elevations.</p> <p>Show doors at the storage/ water heater rooms on the elevations.</p> <p>Locate electrical closets and show on the elevations.</p> <p>Is there to be a permanent rental office / community room on site? If so, please identify.</p>
28	California Building Code	Access	<p>Show/ delineate accessible units in data.</p> <p>No elevators are provided. Show that units on ground floor have an accessible access.</p> <p>Illustrate that the sink and counter provide for access per Ca ADA.</p>

### **Summary Conclusions:**

The project as submitted does not fully comply with all the Design Guidelines. The buildings do create a pleasant architectural statement. Stantec feels that with some effort the project could become more cohesive and some of the elements of the site could elevate the project.

Overall, the site could become more pedestrian friendly with more connectivity, just by addressing some of the ADA requirements. The lack of connection within the project is most evident at the basin area. Stantec suggests a stronger pedestrian walkway/bike path link so residents can enjoy this "open space".

Design with community in mind

# **D11**



March 3, 2017

Page 12 of 12

**Reference: Almond Knolls**

The design of the buildings is pleasant and interesting, but could use some minor detailing changes to be more reflective of a residential feel. These would include different lighting, railings, overhangs, and some additional color on a few of the elevations.

We recommend that the applicant consider these and any other suggestions from the city and return with an improved project.

Regards,

**STANTEC ARCHITECTURE INC.**

Maisha Ruth, PLA, ASLA, CLIA  
Associate  
Phone: (707) 658-4707  
Fax: (707) 765-9908  
Maisha.Ruth@stantec.com

[illegible]

ARCHITECTURAL  
A0 COVER SHEET & COLORED ELEVATIONS  
A1 EXISTING SITE PLAN  
A2 PROPOSED SITE PLAN  
A3 EXISTING PARTIAL FLOOR PLAN & ELEVATIONS  
A4 PROPOSED PARTIAL FLOOR PLAN & ELEVATIONS

CIVIL  
C1 PRELIMINARY GRADING & DRAINAGE PLAN

LANDSCAPE  
L0 PRELIMINARY LANDSCAPE PLAN

<u>ARCHITECTURAL:</u>	DESIGN TECH ASSOCIATES 4456 BLACK AVE. SUITE 250 PLEASANTON, CA 94566 PH: (415) 223-6200
<u>STRUCTURAL:</u>	V52R ENGINEERING INC 2130 TAKE DRIVE LIVERMORE, CA, 94550 PH: (415) 313-6061
<u>CIVIL:</u>	ROBERT A. KARN & ASSOCIATES, INC. 1071 BECK AVENUE FAIRFIELD, CA 94533 PH: (707) 435-4999
<u>INTERIORS:</u>	DYNAMIC DESIGNS 254 E. FRANK STREET BIRMINGHAM, MI 48009 PH: (248) 644-1215
<u>LANDSCAPE:</u>	KJA INC. 151 N. NORLIN STREET SONOMA, CA 95310 PH: (204) 532-2856
<u>GEOTECHNICAL:</u>	HENRY JUSTINIANO & ASSOCIATES PO BOX 2336 SAN RAMON, CA 94583 PH: (425) 831-0402
<u>CONTRACTOR:</u>	GASPERSEN CONSTRUCTION CORP. 3514 OVELLA WAY PLEASANTON, CA 94566 PH: (425) 426-6848
<u>ENERGY:</u>	T.B.D.

THIS PROJECT CONSISTS OF AN ADDITION FOR LASER TAG AND ARCADE EXPANSION, AS WELL AS INTERIOR REMODEL FOR NEW ENTRANCE.

<u>PROJECT ADDRESS</u>	3300 DELTA FAIR BLVD, ANTIOCH, CA 94501
<u>SITE DATA</u>	APN: 0714-122-044 ZONING: C-3 OCCUPANCY: A-3 CONSTRUCTION: V-B NO. OF STORIES: 1 FIRE SPRINKLER: YES
<u>AREA</u>	EXISTING BLDG. +/- 33,361 S.F. <u>PROPOSED ADDITION</u> +/- 4,841 S.F. NET TOTAL: +/- 38,202 S.F.
	LOT AREA: (3.33 AC.) +/-145,305 S.F.



CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

REVISIONS	DATE
Δ	
Δ	
Δ	
Δ	
Δ	



**KEN MELTON**  
00 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

**OWNER.**

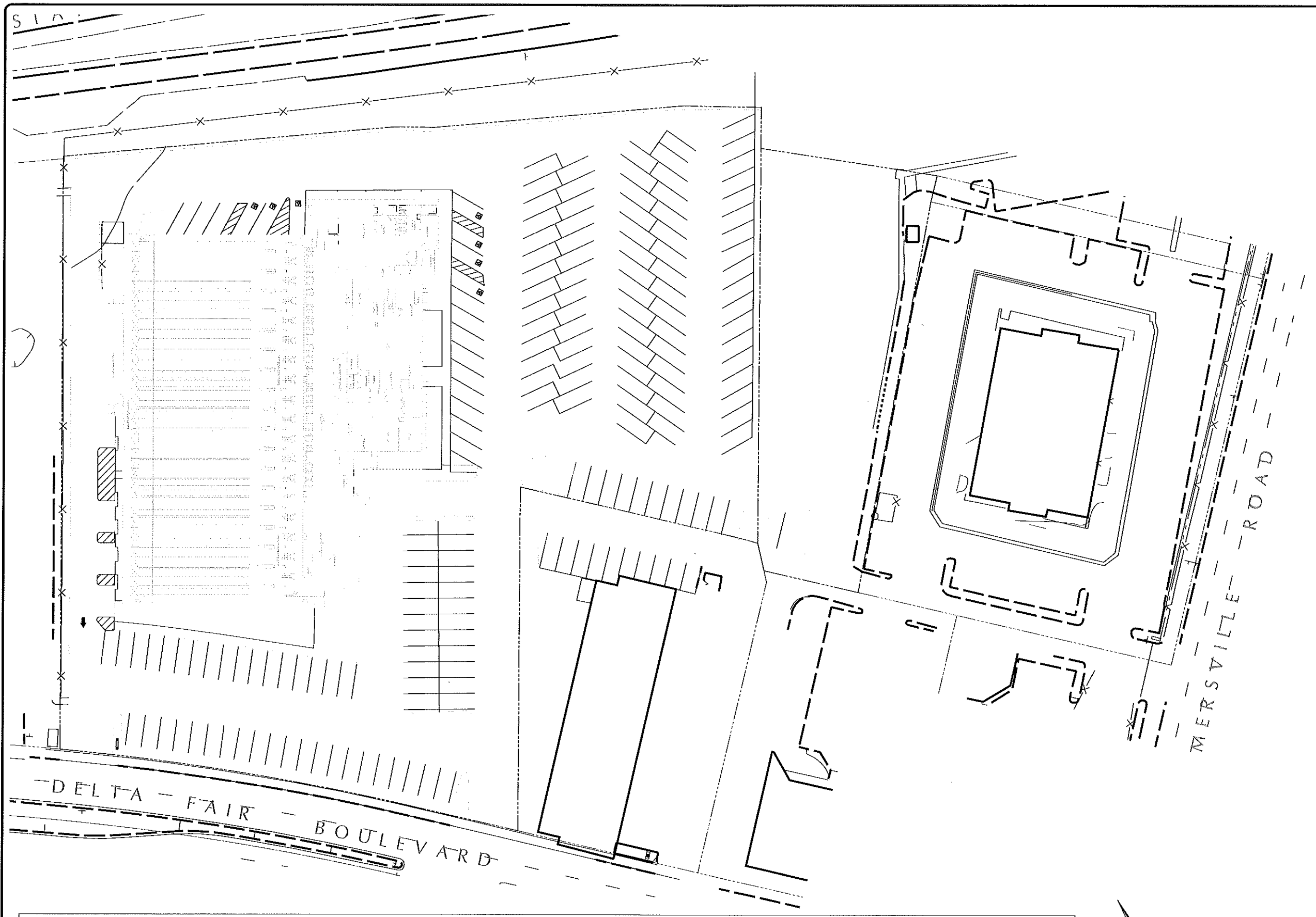
**DELTA BOWL  
ADDITION/REMODEL  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509**

COVER SHEET

**DRAWING TITLE:**

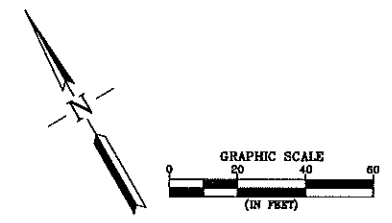
DRAWN
SBR
CHECKED
G.MURPH
DATE
02-22-201
SCALE
AS NOTED
JOB NO
15-039
SHEET

AO



EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1/2" = 1'



REVISIONS	DATE

Design O Tech Associates  
Professional Engineer  
4455 BLACK AVENUE, SUITE 200 • ELK GLEN, CA 94620  
PH: (925) 224-4200

OWNER:  
**KEN MELTON**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

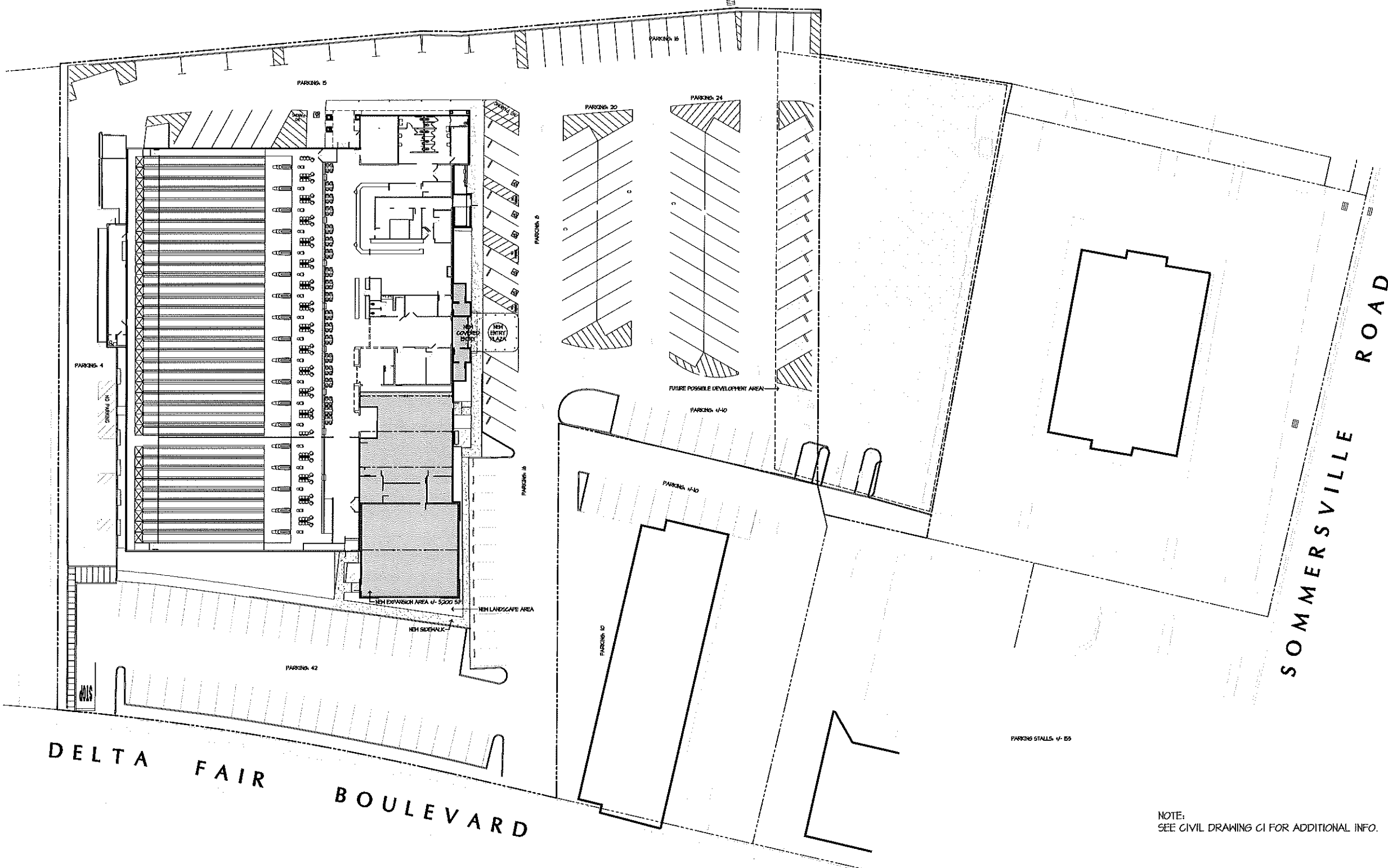
PROJECT:  
**DELTA BOWL  
ADDITION/REMODEL**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

DRAWING TITLE:  
**EXISTING  
ARCHITECTURAL  
SITE PLAN**

DRAWN SBR
CHECKED O.M.W.
DATE 02-22-2017
SCALE AS NOTED
JOB NO. 15-098
SHEET <b>A1</b>



STATE ROUTE 4

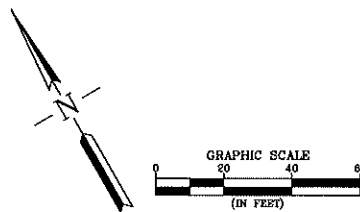


DELTA FAIR BOULEVARD

SOMMERVILLE ROAD

NOTE:  
SEE CIVIL DRAWING C1 FOR ADDITIONAL INFO.

PROPOSED ARCHITECTURAL SITE PLAN SCALE: 1/2" = 1'-0"



REVISIONS	DATE

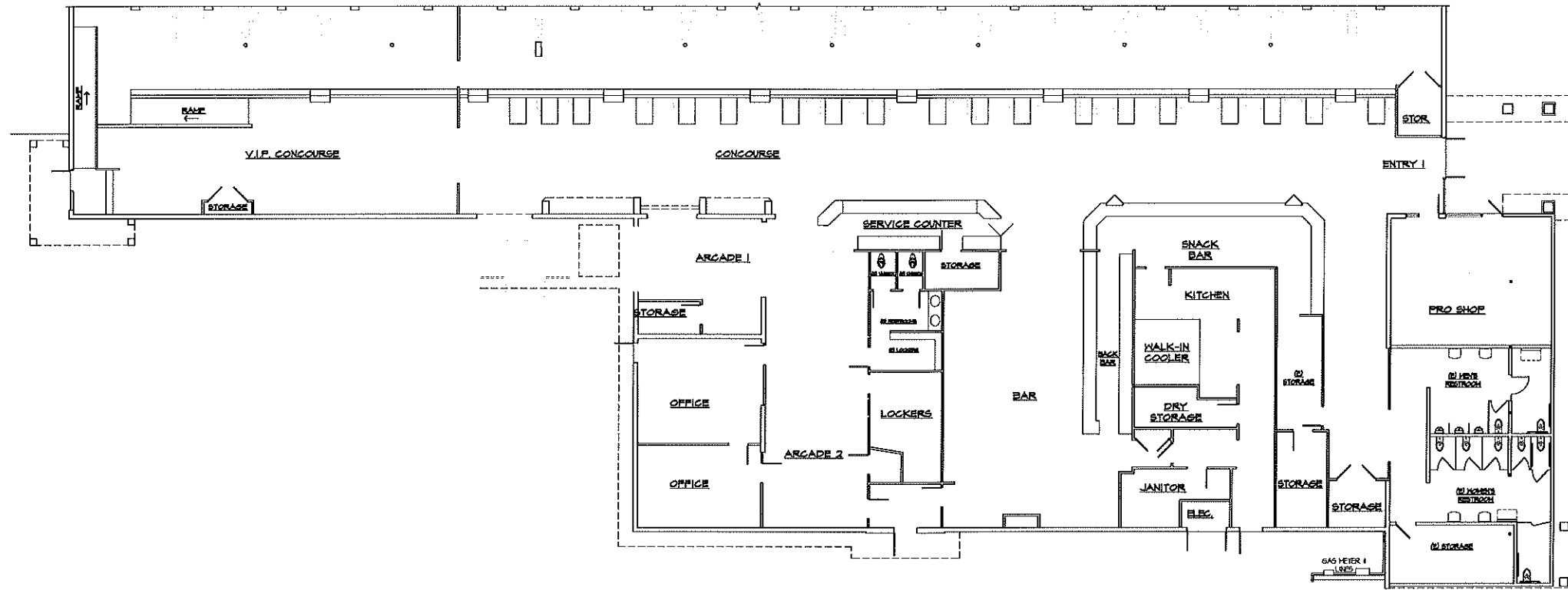
Design O Tech Associates  
4425 BUCK AVENUE SUITE 200 EL PASO, TEXAS 79907-2240  
PH: 957-224-0000

OWNER:  
**KEN MELTON**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

PROJECT:  
**DELTA BOWL  
ADDITION/REMODEL**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

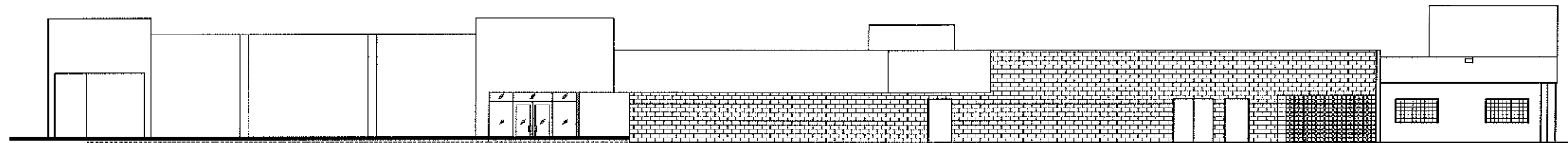
DRAWING TITLE:  
**PROPOSED  
ARCHITECTURAL  
SITE PLAN**

DRAWN SBR
CHECKED GJM/RM
DATE 05-21-2017
SCALE AS NOTED
JOB NO. 15-09
SHEET <b>A2</b>



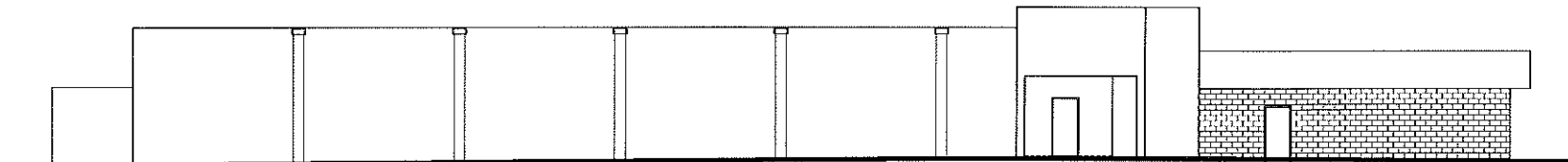
EXISTING/DEMO PARTIAL FLOOR PLAN

1/8" = 1'-0"



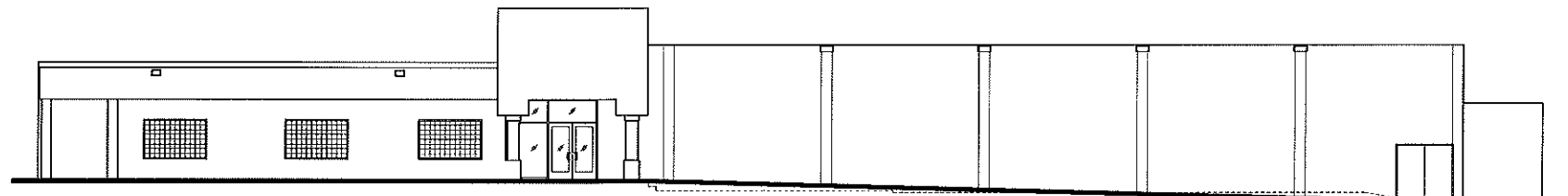
EXISTING FRONT (EAST) ELEVATION

1/8" = 1'-0"



EXISTING LEFT (SOUTH) ELEVATION

1/8" = 1'-0"



EXISTING RIGHT (NORTH) ELEVATION

1/8" = 1'-0"

REVISIONS	DATE

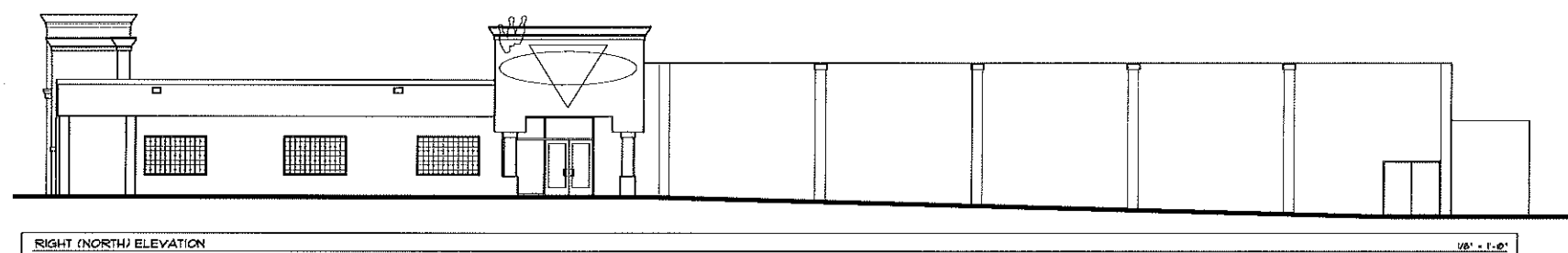
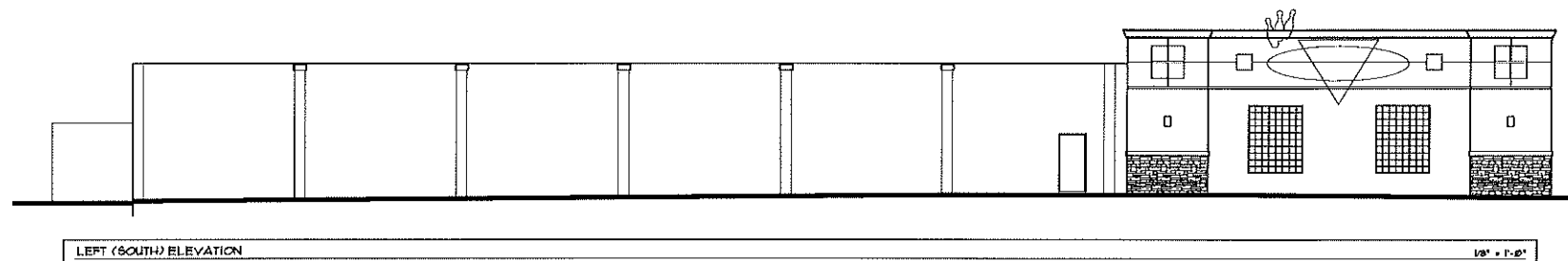
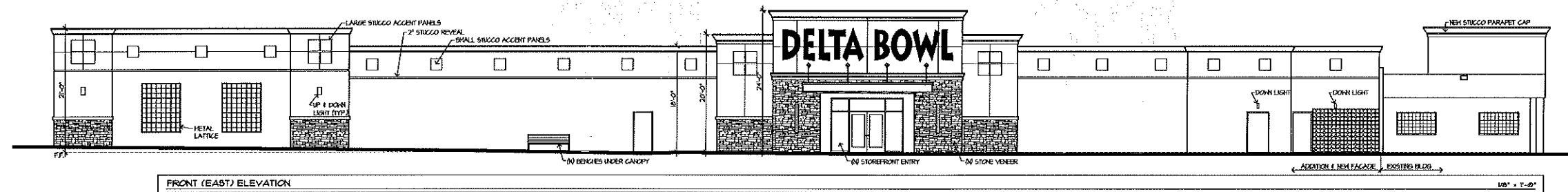
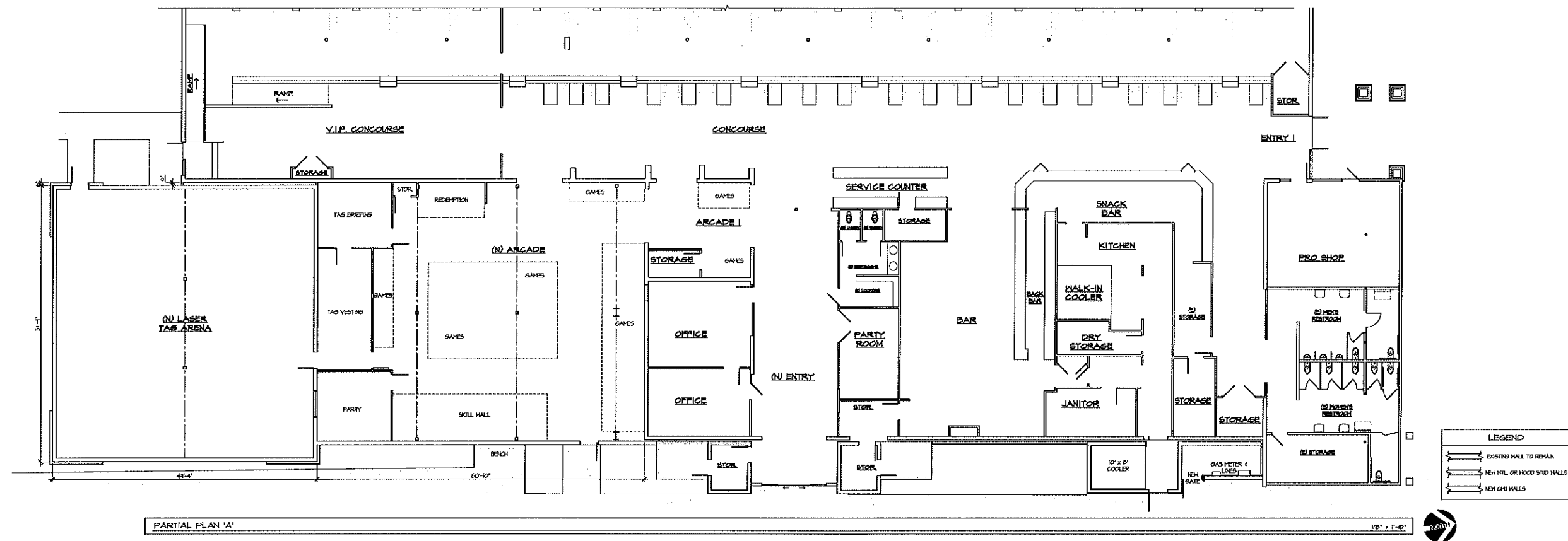
Design & Tech Associates  
4430 BLACK AVENUE, SUITE 300 • BILSANTON, CA 94509  
PH: (925) 224-2200

OWNER:  
**KEN MELTON**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

PROJECT:  
**DELTA BOWL  
ADDITION/REMODEL**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

DRAWING TITLE:  
**AS BUILT PARTIAL  
FLOOR PLAN &  
ELEVATIONS**

DRAWN SBR
CHECKED G.MURIN
DATE 02-22-2017
SCALE AS NOTED
JOB NO. 15-036
SHEET



REVISIONS	DATE

Design & Tech Associates  
1408 BLACK AVENUE, SUITE 200 • ELK GLEN, CA 94609  
PH: (925) 224-2000

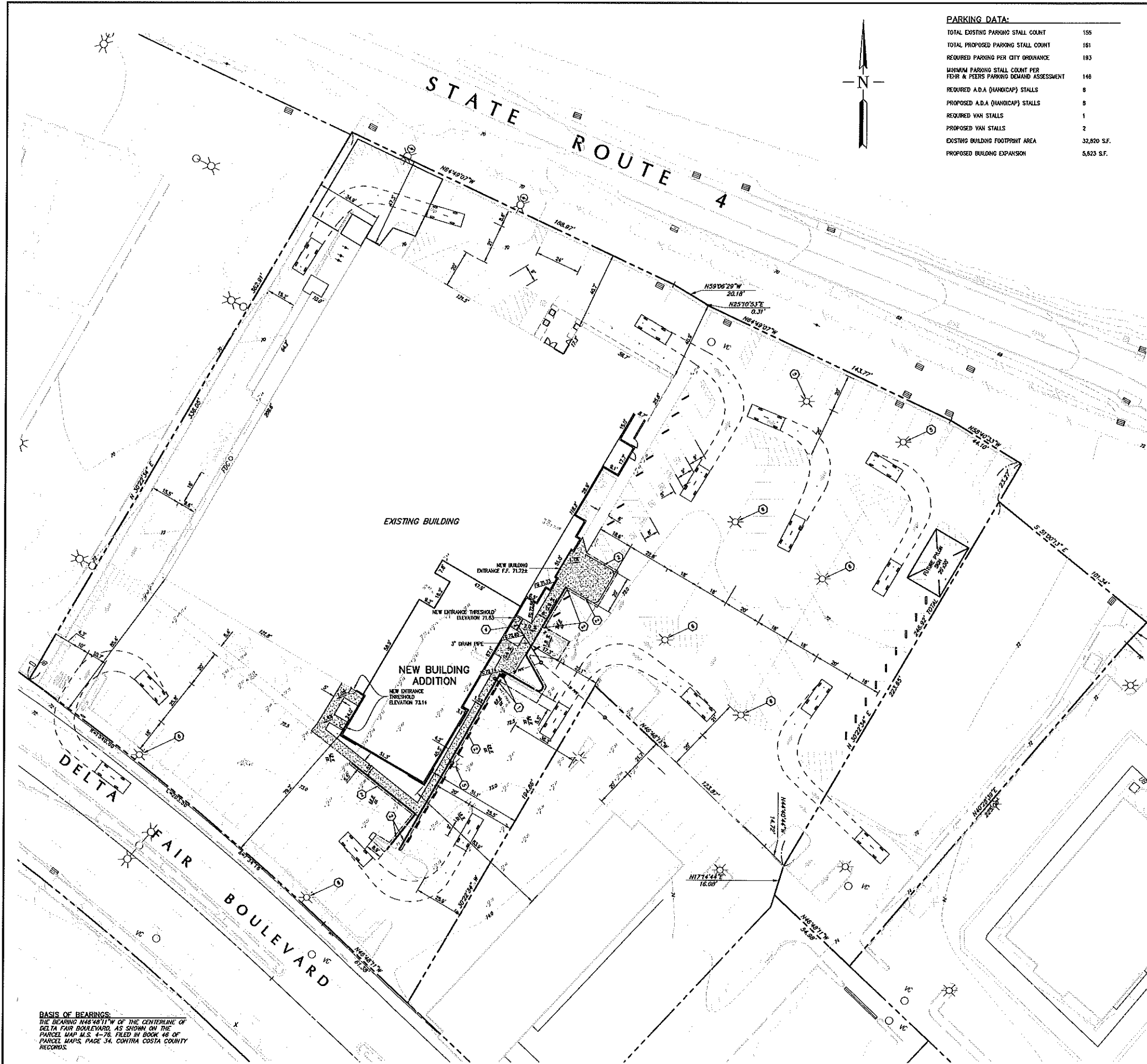
OWNER:  
**KEN MELTON**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

PROJECT:  
**DELTA BOWL  
ADDITION/REMODEL**  
3300 DELTA FAIR BLVD.  
ANTIOCH, CA 94509

DRAWING TITLE:  
**PROPOSED  
ELEVATIONS**

DRAWN SSR
CHECKED O.M.B.
DATE 02-21-2017
SCALE AS NOTED
JOB NO. 15-029
SHEET <b>A4</b>



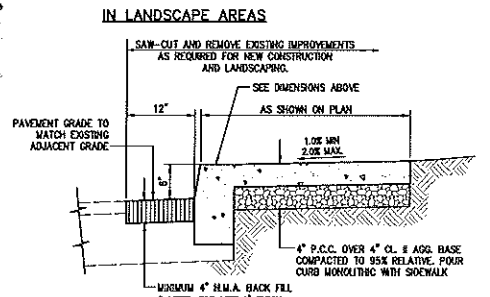
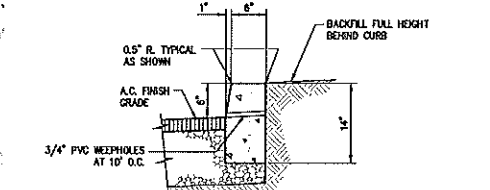
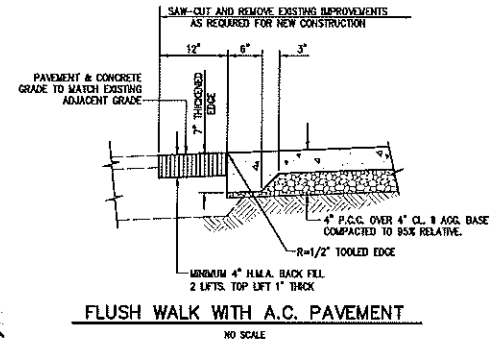


BASIS OF BEARINGS:  
THE BEARING N45°41'11"W OF THE CENTERLINE OF  
DELTA FAIR BOULEVARD, AS SHOWN ON THE  
PARCEL MAP U.S. 4-78, FILED IN BOOK 48 OF  
PARCEL MAPS, PAGE 34, CONTRA COSTA COUNTY  
RECORDS.

PARKING DATA:	
TOTAL EXISTING PARKING STALL COUNT	155
TOTAL PROPOSED PARKING STALL COUNT	161
REQUIRED PARKING PER CITY ORDINANCE	193
UNKNOWN PARKING STALL COUNT PER FEIR & PEIR'S PARKING DEMAND ASSESSMENT	146
REQUIRED A.D.A. (HANDICAP) STALLS	8
PROPOSED A.D.A. (HANDICAP) STALLS	8
REQUIRED VAN STALLS	1
PROPOSED VAN STALLS	2
EXISTING BUILDING FOOTPRINT AREA	32,820 S.F.
PROPOSED BUILDING EXPANSION	5,623 S.F.

LEGEND:		
PROPOSED	DESCRIPTION	EXISTING
---	PARCEL LINE	---
---	BUILDING	---
---	ELEVATION CONTOUR	---
---	PAVEMENT SPOT ELEVATION	---
---	TOP OF CURB ELEVATION	---
---	FINISH GRADE	---
---	SURFACE SLOPE	---
---	PAVEMENT SAWCUT LINE	---
---	PAVEMENT STRIPING	---
---	CONCRETE CURB	---
---	CONCRETE EDGE	---
---	DRAINAGE INLET	---
---	SMALL AREA DRAIN	---
---	STORM DRAIN PIPE	---
---	SITE LIGHT	---
---	NEW A.C. PAVING	---
---	NEW CONCRETE FLATWORK	---

- CONSTRUCTION NOTES:
- REMOVE EXISTING AREA DRAIN AND SET A NEW 12"x12" PRECAST CONCRETE DRAIN INLET OVER EXISTING PIPE AS SHOWN.
  - SET NEW CURB GRADE OR CONCRETE FLATWORK EDGE RELATIVE TO EXISTING PAVEMENT GRADE AT SAWCUT LINE.
  - TAPER CURB HEIGHT FROM 0" TO 8" OVER LENGTH SHOWN.
  - CONSTRUCT A STEP 4.1 FEET OUT FROM DOOR THRESHOLD UP TO FINISH WALK ELEVATION. AT TOE OF STEP INSTALL 7' L.F. OF 3" WIDE TRENCH DRAIN. CONNECT TRENCH DRAIN TO EXISTING DRAIN WITH 3" PVC SEWER PIPE AS SHOWN.
  - EXISTING SITE LIGHT, POLE AND BASE TO BE REMOVED.
  - EXISTING SITE LIGHT FIXTURE TO BE UPGRADED.



IN EXISTING PAVEMENT AREAS & WITH NEW SIDEWALK  
NOTE:  
ON STRAIGHT RUN OF CURB AND SIDEWALK, 1/2" EXPANSION JOINTS ARE REQUIRED AT 40' INTERVALS AND WEATHERED PLANE JOINTS CONSTRUCTED AT 10' INTERVALS.

TWO DAYS BEFORE YOU DIG  
CALL US AT TOLL FREE  
800-227-2600



ROBERT A. KARN  
& ASSOCIATES, INC.  
701 BECK AVENUE #4653  
FARMFIELD, CALIFORNIA 94533  
Phone: (707) 435-8888 Fax: (707) 435-8888  
WWW.RAKINC.COM

**RAK**  
CIVIL ENGINEERS

GRADING AND DRAINAGE PLAN  
**DELTA BOWL**  
ANTIOCH, CALIFORNIA

FOR: DELTA BOWL

SCALE	DATE	BY	CHK	REVISIONS	SHEET NO.
PLAN	12-25-18				C1
PROF.	12-25-18				
DRAWN					
CHECKED					
APPROVED					
PROJ. MGR.					

OF 1 SHEETS

JOB NO. A09036





151 N. Norlin St., Sonoma, CA 95370  
(209)532-2858 (209)532-9510 fax



Revisions		By
△	Date	
	Modification	

The site contains existing parking and shade trees. This proposal includes some reconfiguration of the existing parking lot with a net loss of parking stalls. The remainder of the site is being restriped per City of Antioch standards.

The landscape design concept for the Delta Bowl Family Fun Center is to provide an enjoyable and aesthetically pleasing space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City of Antioch. Plant material has been selected that performs well in the special conditions of the Inland San Pablo Bay area (Sunset Zone #17).

The current site is an existing bowling facility with existing landscape and irrigation. The project proposes an addition to the building which will include new landscape. The site is primarily irrigated by a manual system of spray heads on fixed shrub risers and pop-ups.

No high water use turf areas are on the site and no new turf areas are proposed. The new plantings will consist of entirely new low water use hardy trees, shrubs and groundcover's.

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

The existing irrigation will be converted from a manual system to a fully automatic system. When existing landscape areas are renovated the existing inefficient spray nozzles will be replaced with low volume drip emitters. Areas will be segregated into distinct hydrozones based on the water use of the plants. The system will preserve the existing system where practicable including lateral lines, pressurized mainline, backflow preventer, 1-in. filtered valves and hose bibbs. Where required the existing remote control valves will be converted to filtered drip zone valves where drip emitters replace spray nozzles. A new "Smart" Irrigation controller will be installed such as Hunter, Rainbird, Infiltrix, or equal brands. A wireless weather sensor will be installed to be connected to the controller. A detailed irrigation schedule and all other system parameters will be provided with the improvement plan. The new irrigation system will be compliant with the provisions of the current Water Efficient Landscape Ordinance (WELCO).

The Preliminary Plant Palette represents a sampling of the types of shrubs and groundcovers that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

**Delta Bowl**  
Antioch, CA

**Design Tech Associates**  
4456 Black Ave., Suite 250  
Pleasanton, CA 94566  
(925)223-6200

The original size of this drawing is 30" x 42". If the plan is different size than 30x42 do not scale off of the drawing.

Preliminary  
Landscape Plan

Scale:

Date: \_\_\_\_\_

Drawn:\Checked:

Project No.:

Sheet Number:

LO





REMOVE & RELOCATE ONE EXISTING SIGN  
NEW SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS

3300 DELTA FAIR BLVD., ANTIOCH, CA 94509

RECEIVED

MAR 14 2017

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

SHEET INDEX

CV - Cover Page  
SP - Site Plan  
Design Page 1 of 2  
Design Page 2 of 2



YESCO.

SACRAMENTO  
BRANCH

875 National Drive  
Suite 107  
Sacramento, Ca. 95834  
(916) 419-8101

CA CONTRACTOR LICENSE NO.  
980698

Notice to the Customer

This drawing was created to assist you  
in visualizing our proposal. The ideas  
herein are the property of YESCO.  
Permission to copy or reuse this drawing  
can only be obtained thru a  
written agreement with YESCO.

©2016 by YESCO  
All rights reserved

Note: The colors depicted on this rendering  
may not match actual colors used on the  
finished display.  
Please refer to the detail drawing for the  
approved color specifications.  
Note: The cost of providing electrical wiring  
to the sign area, all required permits and  
all special inspections are not included in  
this sign proposal.  
Note: The proportion of signs shown on  
building and landscape area photos is an  
approximate representation.  
Note: This sign is intended to be installed in  
accordance with the requirements of Article 600  
of the National Electrical Code and/or other  
applicable local codes. This includes proper  
grounding and bonding of the sign.

FIRM NAME / LOCATION ADDRESS

DELTA BOWL

3300 DELTA FAIR BLVD.  
ADDRESS:

ANTIOCH, CA 94509  
CITY:

TOM HUFF  
ACCOUNT EXECUTIVE:

DESIGNER	DATE
TORK	05/19/16
R1 TORK	05/20/16
R2 TORK	02/07/17
R3 TORK	02/10/17

APPROVAL

CUSTOMER	DATE
LANDLORD	DATE
SALES	DATE
ESTIMATING	DATE
SURVEY	DATE

DESIGN NUMBER  
571148 R3

ARCHIVE NUMBER

SHEET  
CV 1 of 1







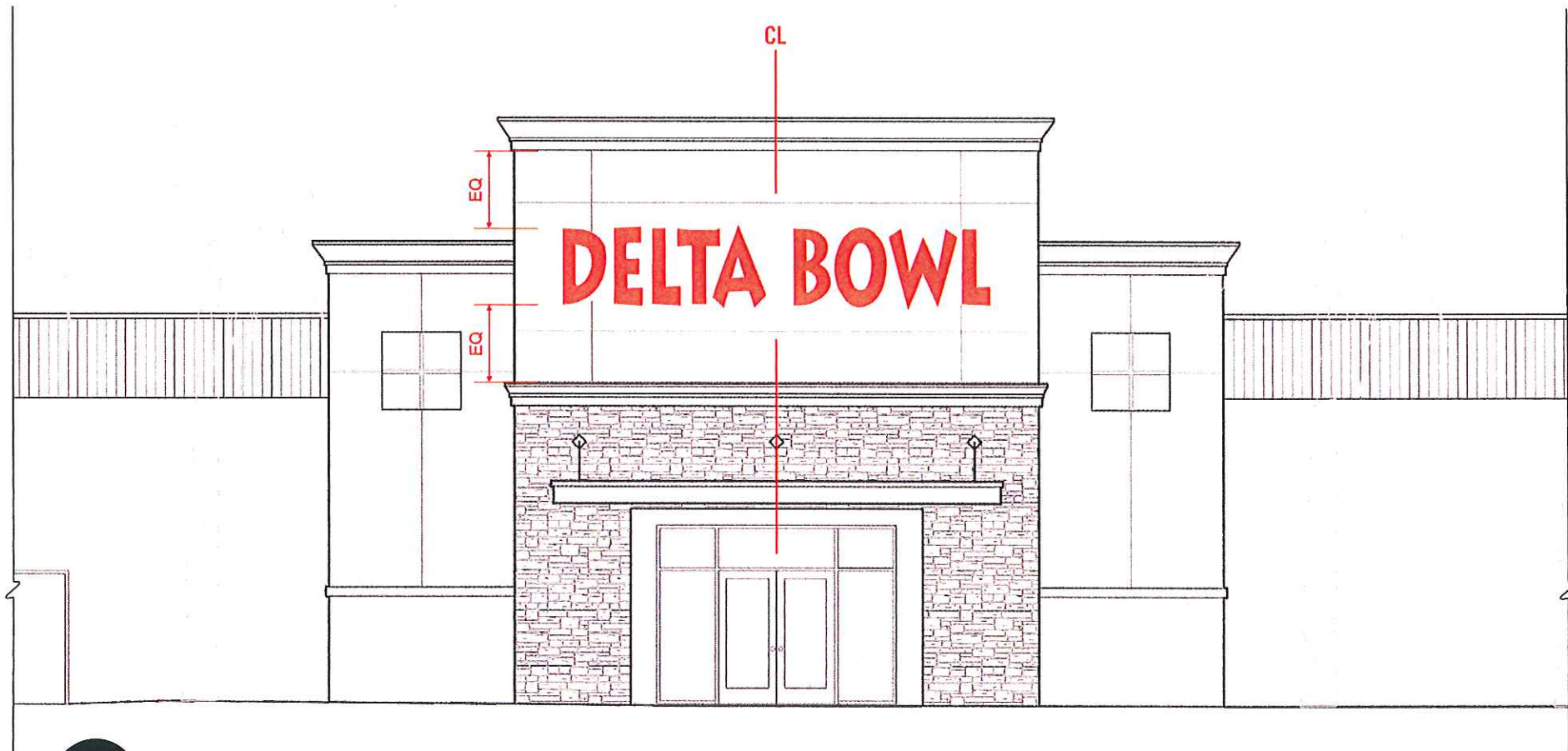
4'-0"

22'-8" CHANNEL LETTERS

DELTA BOWL

1 ONE (1) NEW SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS  
QUANTITY: 1 SET, MANUFACTURE & INSTALL

SCALE: 3/8" = 1'-0"  
90.66 SQFT



1 PROPOSED FRONT (EAST) ELEVATION  
1/8" = 1'-0" SCALE

LETTERS	MATERIAL	3" DEEP PAN CHANNEL
	LIGHTING	RED LED ILLUMINATION
	FACE	WHITE ACRYLIC WIRED VINYL
	TRIM CAP	PRE-COAT RED
	RETURN	PAINTED PMS 1788C RED
	MOUNTING	FLUSH-MOUNT TO FASCIA

SHOP DRAWING REQUIRED ☐ YES ☒ NO ENGINEERING DRAWING REQUIRED ☐ YES ☒ NO

COLOR KEY

PAINT TO MATCH PMS 1788C RED

VINYL 3M #3630-33 RED VINYL

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

**YESCO.**

**SACRAMENTO  
BRANCH**

875 National Drive  
Suite 107  
Sacramento, Ca. 95834  
(916) 419-8101

CA CONTRACTOR LICENSE NO.  
980698

Notice to the Customer

This drawing was created to assist you in visualizing our proposal. The ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO.

©2016 by YESCO  
All rights reserved

Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the detail drawing for the approved color specifications.  
Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are not included in this sign proposal.  
Note: The proportion of signs shown on building and landscape area photos is an approximate representation.  
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FIRM NAME / LOCATION ADDRESS

**DELTA BOWL**

3300 DELTA FAIR BLVD.  
ADDRESS:

ANTIOCH, CA 94509  
CITY:

**TOM HUFF**  
ACCOUNT EXECUTIVE:

DESIGNER	DATE
TORK	05/19/16
R1 TORK	05/20/16
R2 TORK	02/07/17
R3 TORK	02/10/17

APPROVAL

CUSTOMER	DATE
LANDLORD	DATE
SALES	DATE
ESTIMATING	DATE
SURVEY	DATE

DESIGN NUMBER  
**571148 R3**

ARCHIVE NUMBER

SHEET  
Design 1 of 2

3" Deep channel letter

1" (25mm) Black Trimcap  
with square head screws

3/16" (5mm) White acrylic  
with vinyl overlay

White LED illumination

Class II supply wire

Power supply installed  
behind wall

.063 Aluminum Letter Backs

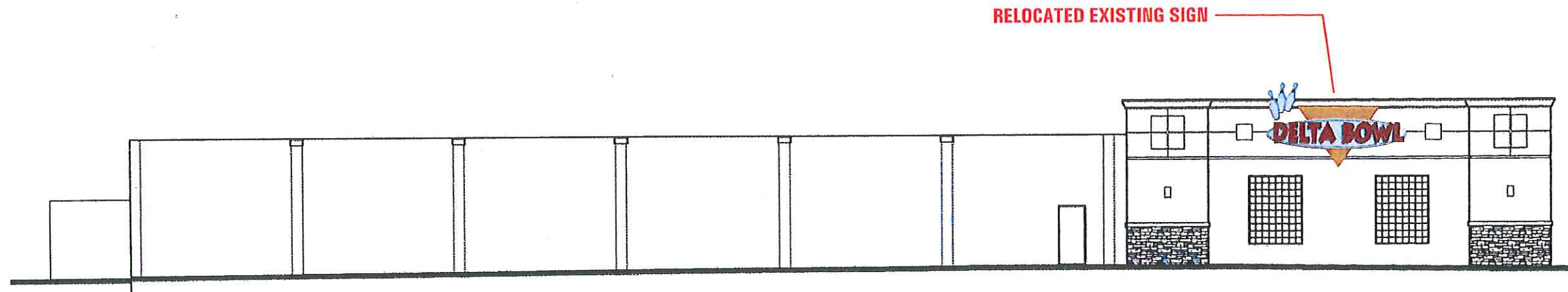
Wall fasteners 1/4" dia x 3" long  
lag bolts into wood studs  
(min 6 req'd)

Disconnect switch

Letter Section View

NTS

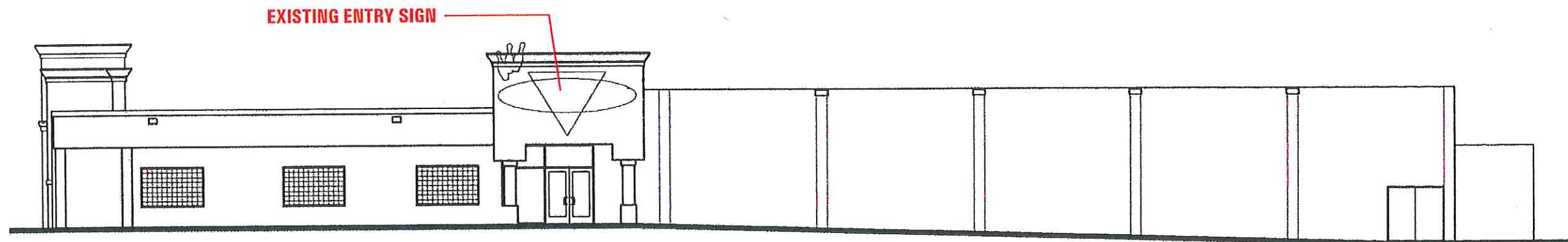




RELOCATE

3

SOUTH ELEVATION - PROPOSED RELOCATED SIGN from NORTH ELEVATION  
1/16" = 1'-0" SCALE



NORTH ELEVATION - EXISTING ENTRY SIGN  
1/16" = 1'-0" SCALE



EXISTING SIGN TO BE REMOVED AND RELOCATED

**YESCO.**  
**SACRAMENTO BRANCH**

875 National Drive  
Suite 107  
Sacramento, Ca. 95834  
(916) 419-8101

CA. CONTRACTOR LICENSE NO.  
980698

Notice to the Customer

This drawing was created to assist you in visualizing our proposal. The ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO.

©2016 by YESCO  
All rights reserved

Note: The colors depicted on this rendering may not match actual colors used on the finished display.  
Please refer to the detail drawing for the approved color specifications.  
Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are not included in this sign proposal.  
Note: The proportion of signs shown on building and landscape area photos is an approximate representation.  
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FIRM NAME / LOCATION ADDRESS

**DELTA BOWL**

3300 DELTA FAIR BLVD.  
ADDRESS:

ANTIOCH, CA 94509  
CITY:

TOM HUFF  
ACCOUNT EXECUTIVE:

DESIGNER	DATE
TORK	05/19/16
R1 TORK	05/20/16
R2 TORK	02/07/17
R3 TORK	02/10/17

APPROVAL

CUSTOMER	DATE
LANDLORD	DATE
SALES	DATE
ESTIMATING	DATE
SURVEY	DATE

DESIGN NUMBER  
**571148 R3**

ARCHIVE NUMBER



PROJECT TEAM

APPLICANT  
THE GRUPE COMPANY  
3255 WEST MARCH LANE, 4th FLOOR  
STOCKTON, CA 95219  
CONTACT: KYLE MASTERS  
PHONE: 209 473-6066

CIVIL ENGINEER  
WOOD RODGERS INC.  
4670 WILLOW ROAD  
PLEASANTON, CA 94588  
CONTACT: KARRIE MOSCA/PAUL MEUSER  
PHONE: 925 847-1547

ARCHITECT/LANDSCAPE ARCHITECT  
S2 ARCHITECTURE INC.  
530 DOLLIVER STREET  
PISMO BEACH, CA 93449  
CONTACT: JEFF SCHNEIDERREIT  
PHONE: 805 773-8333

SHEET INDEX

TITLE SHEET

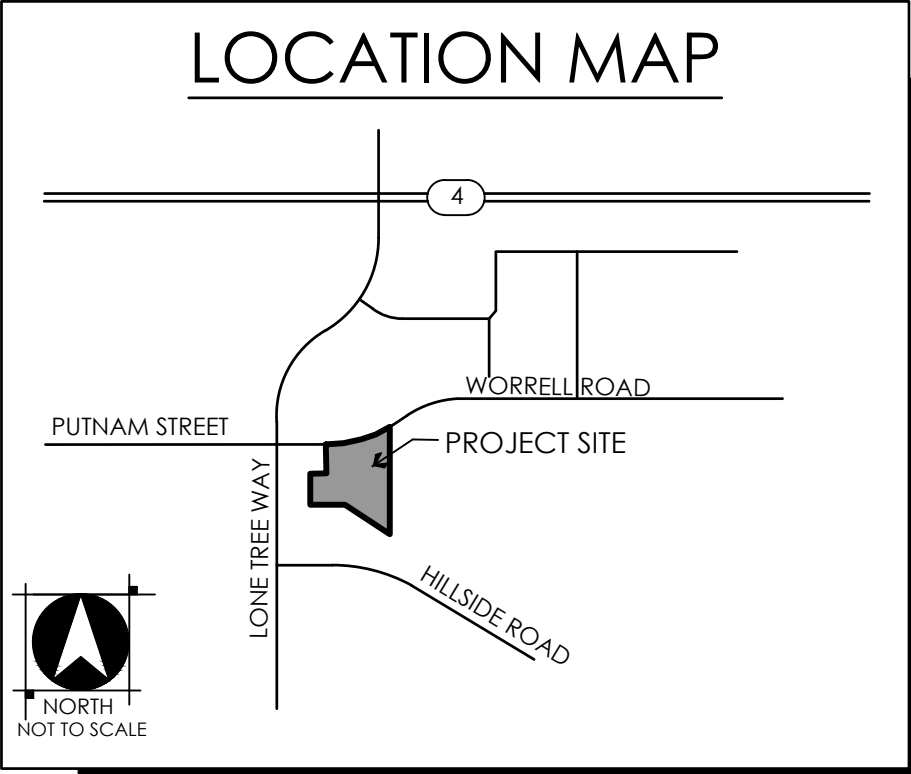
- CIVIL PLANS
- C01 TENTATIVE MAP
  - C02 SITE PLAN
  - C03 EXISTING CONDITIONS
  - C04 PRELIMINARY GRADING & UTILITY PLAN
  - C05 PRELIMINARY GRADING SECTIONS
  - C06 STORMWATER CONTROL PLAN

- LANDSCAPE PLANS
- L01 LANDSCAPE PLAN
  - L02 SITE LIGHTING PLAN
  - L03 PHOTOMETRIC PLAN

- ARCHITECTURE PLANS
- A01 BUILDING 1 FLOOR PLAN & ROOF PLAN
  - A02 BUILDING 2 FLOOR PLAN & ROOF PLAN
  - A03 BUILDING 3 FLOOR PLANS & ROOF PLAN
  - A04 BUILDING 4 FLOOR PLANS & ROOF PLAN
  - A05 BUILDING 5 FLOOR PLANS & ROOF PLAN
  - A06 BUILDING 1 ELEVATIONS
  - A07 BUILDING 2 ELEVATIONS
  - A08 BUILDING 3 ELEVATIONS
  - A09 BUILDING 4 ELEVATIONS
  - A10 BUILDING 5 ELEVATIONS
  - A11 1 BEDROOM UNIT FLOOR PLANS (DETAILED)
  - A12 2 BEDROOM UNIT FLOOR PLANS (DETAILED)
  - A13 MONUMENT SIGN PLAN & DETAILS



ALMOND KNOLLS  
CITY OF ANTIOCH, CALIFORNIA  
MAY 17, 2017





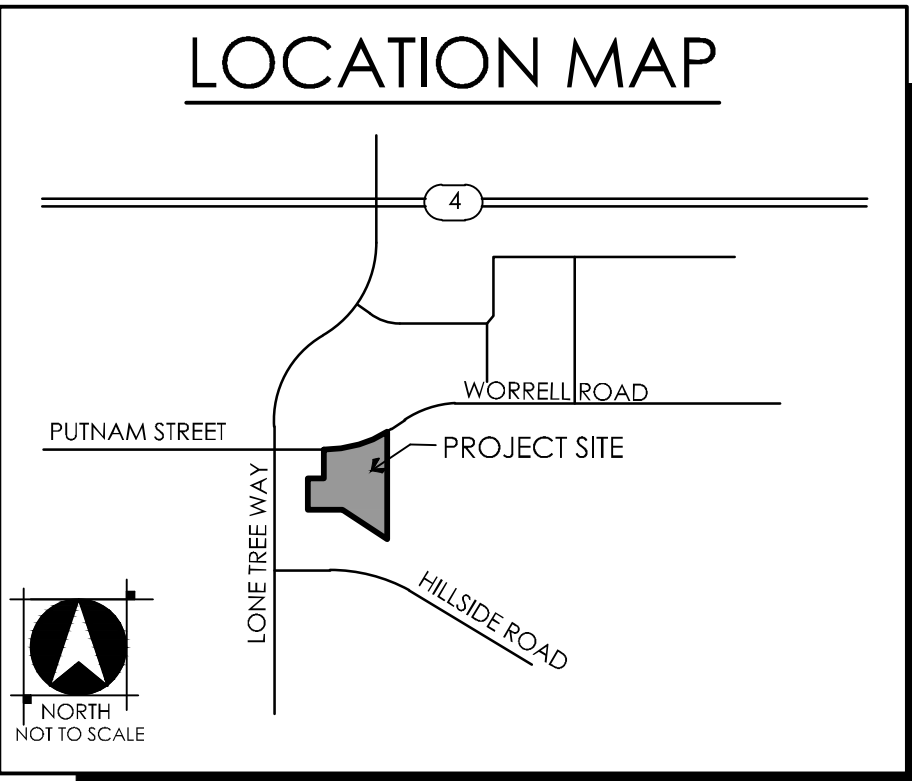
PARCEL MAP 9464

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

ALMOND KNOLLS

CITY OF ANTIOCH, CALIFORNIA

MAY 17, 2017



PROJECT NOTES

**APPLICANT**  
THE GRUPE COMPANY  
3255 WEST MARCH LANE, 4th FLOOR  
STOCKTON, CA 95219  
CONTACT: KYLE MASTERS  
PHONE: (209) 473-6066

**OWNER**  
JIM ODOM  
2018 SOUTH MILLER WAY  
NAMPA, ID 83686

**ENGINEER / PLANNER**  
WOOD RODGERS INC.  
4670 WILLOW ROAD, SUITE 125  
PLEASANTON, CA 94588  
CONTACT: KARRIE MOSCA, P.E. NO. 60815 | PAUL MEUSER, AICP  
PHONE: (925) 847-1547 | (925) 847-1549

**GEOTECHNICAL ENGINEER**  
GEOSPHERE CONSULTANTS, INC.  
2001 CROW CANYON ROAD, SUITE 210  
SAN RAMON, CA 94583  
CONTACT: ERIC SWENSON (CERTIFIED GEOLOGIST NO. 1855)  
PHONE: (925) 314-7180

**ASSESSOR'S PARCEL NUMBERS (APN)**  
071-072-015-2

**AREA**  
2.9 ± ACRES GROSS; 126,375 SQ.FT.

**NUMBER OF LOTS**  
1 MULTI-FAMILY LOT | 58 CONDOMINIUM UNITS

**DENSITY**  
20 DU/AC

**EXISTING USE**  
VACANT

**PROPOSED USE**  
MULTI-FAMILY RESIDENTIAL

**EXISTING ZONING**  
C-2, R-20 & R-6

**PROPOSED ZONING**  
R-20

**EXISTING GENERAL PLAN**  
NEIGHBORHOOD COMMERCIAL  
MEDIUM LOW DENSITY RESIDENTIAL (6 DU/AC)

**PROPOSED GENERAL PLAN**  
HIGH DENSITY RESIDENTIAL (UP TO 20 DU/AC)

**PARK DISTRICT**  
ANTIOCH RECREATION DEPARTMENT

**FIRE PROTECTION**  
ANTIOCH FIRE DEPARTMENT

**SCHOOL DISTRICT**  
ANTIOCH UNIFIED SCHOOL DISTRICT

**SEWER**  
CITY OF ANTIOCH

**STORM DRAIN**  
PRIVATELY OWNED & MAINTAINED

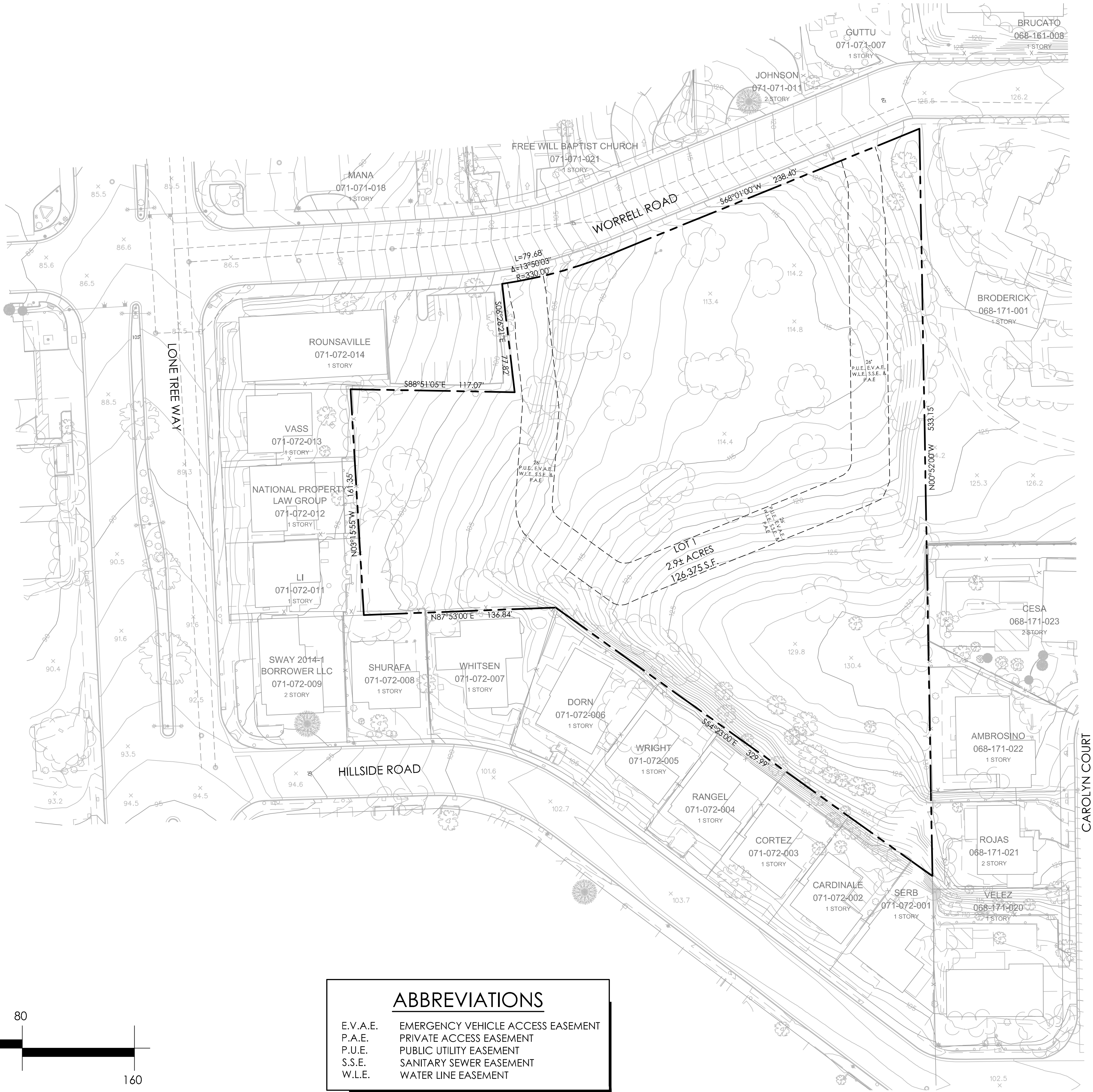
**WATER**  
CITY OF ANTIOCH

**ELECTRICITY**  
PG&E

**GAS**  
PG&E

**FEMA FLOOD ZONE**  
ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**NOTES**  
1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.  
2. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.  
3. THIS EXHIBIT IS PRELIMINARY. ALL SITE CHARACTERISTICS TO BE VERIFIED.  
4. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY GSP CONSULTING ON FEBRUARY 24, 2016.  
5. ADDITIONAL P.U.E.'S MAY BE IDENTIFIED BASED ON FINAL DESIGN.  
6. ALL STORM DRAIN, BASIN, RETAINING WALLS, LANDSCAPE, HARDSCAPE, CURBS PAVING, ETC. ARE TO BE PRIVATELY OWNED AND MAINTAINED. PRIVATE ENTITY MAY BE ESTABLISHED HOME OWNERS ASSOCIATION OF THE OWNER OF THE APARTMENT COMPLEX.



ABBREVIATIONS

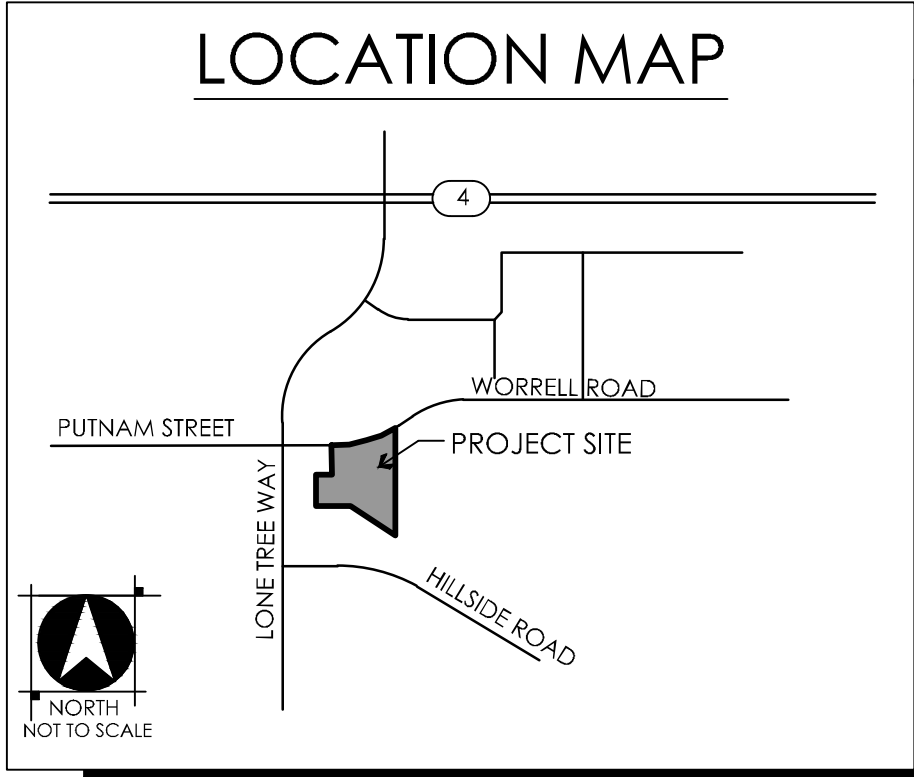
E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT  
P.A.E. PRIVATE ACCESS EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
S.S.E. SANITARY SEWER EASEMENT  
W.L.E. WATER LINE EASEMENT



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

4670 WILLOW ROAD STE 125 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557





SITE PLAN

# ALMOND KNOLLS

CITY OF ANTIOCH, CALIFORNIA  
MAY 17, 2017

PARKING SUMMARY		
PARKING	REQUIRED	PROVIDED
1 & 2 BEDROOM		
COVERED	58	58
UNCOVERED	29	30
GUEST	12	12
	99	100

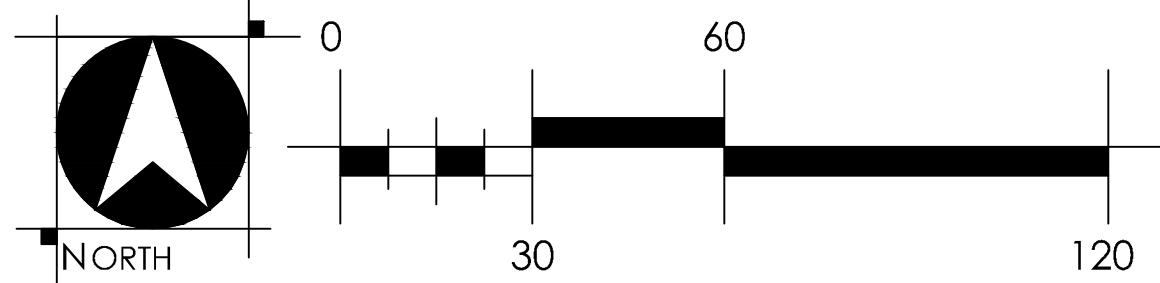
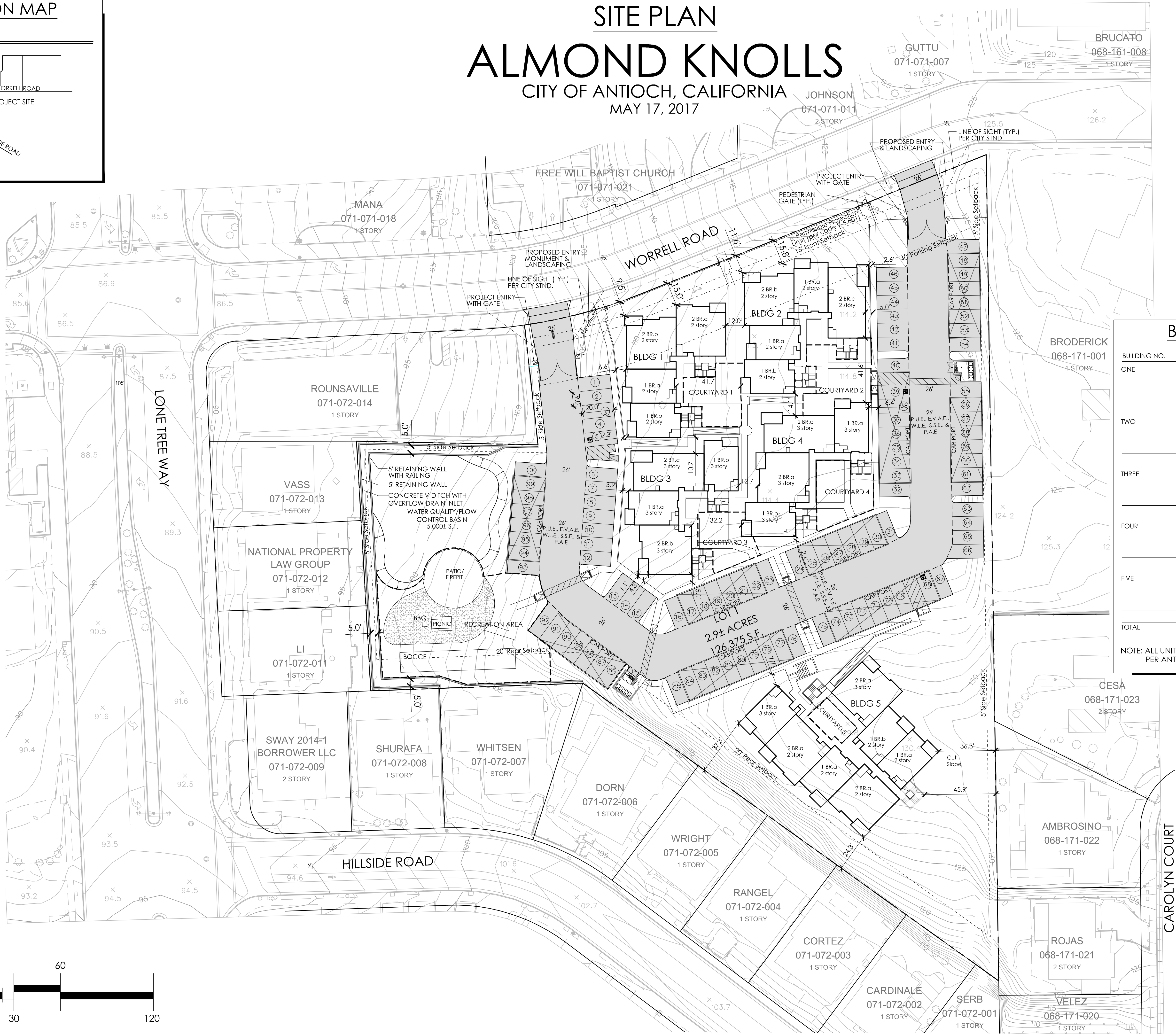
OPEN SPACE SUMMARY		
COMMON OPEN SPACE	REQUIRED SIZE (S.F.)	PROPOSED SIZE (S.F.)
COURTYARD 1		1,204
COURTYARD 2		1,517
COURTYARD 3	200 S.F./UNIT	1,056
COURTYARD 4		1,296
COURTYARD 5		456
RECREATION AREA		7,675
TOTAL		13,204 S.F.
		228 S.F./UNIT

NOTES:

- PRIVATE OPEN SPACE IS PROVIDED BY BALCONIES OR DECKS WITH A MINIMUM SIZE OF 60 S.F. PER UNIT. SEE UNIT SUMMARY.
- APPROXIMATELY 50% OF THE LOT AREA IS DEVOTED TO LANDSCAPING, COMMON AND PRIVATE OPEN SPACE AREA.

BUILDING/UNIT SUMMARY					
BUILDING NO.	UNIT TYPE	BEDROOMS	UNIT COUNT	FLOOR AREA (S.F.)	DECK (S.F.)
ONE	1 BR.a	1	2	625	65
	1 BR.b	1	2	635	66
	2 BR.a	2	2	952	66
	2 BR.b	2	2	945	74
			8		
TWO	1 BR.a	1	4	625	65
	1 BR.b	1	2	635	66
	2 BR.b	2	2	945	74
	2 BR.c	2	2	985	100
			10		
THREE	1 BR.a	1	3	625	65
	1 BR.b	1	3	635	66
	2 BR.b	2	3	945	74
	2 BR.c	2	3	985	100
			12		
FOUR	1 BR.a	1	3	625	65
	1 BR.b	1	3	635	66
	2 BR.a	2	3	952	66
	2 BR.c	2	3	985	100
			12		
FIVE	1 BR.a	1	4	625	65
	1 BR.b	1	3	635	66
	1 BR.c	1	1	625	66
	2 BR.a	2	7	952	66
			16		
TOTAL			58		

NOTE: ALL UNITS HAVE 250 CUBIC FEET OF STORAGE SPACE, PER ANTIOCH ZONING CODE.





EXISTING CONDITIONS AND DEMOLITION PLAN

ALMOND KNOLLS

CITY OF ANTIOCH, CALIFORNIA  
MAY 17, 2017

TREE TABLE		
TREE NUMBER	DESCRIPTION	DISPOSITION
1	9" TREE OF HEAVEN	REMOVE
2	7" ALMOND	REMOVE
3	8" ALMOND	PRESERVE
4	9" ALMOND	REMOVE
5	12" SIBERIAN ELM	REMOVE
6	6" ALMOND	REMOVE
7	6" HOLLY OAK	REMOVE
8	7" SIBERIAN ELM	REMOVE
9	8" SIBERIAN ELM	REMOVE
10	13" SIBERIAN ELM	REMOVE
11	9" SIBERIAN ELM	REMOVE
12	7" ALMOND	REMOVE
13	7" ALMOND	REMOVE
14	8" ALMOND	REMOVE
15	6" ALMOND	REMOVE
16	6" ALMOND	REMOVE
17	7" ALMOND	PRESERVE
18	33" CALIFORNIA PEPPER	PRESERVE
19	7" ALMOND	REMOVE
20	6" ALMOND	REMOVE
21	6" ALMOND	REMOVE
22	7" ALMOND	REMOVE
23	8" ALMOND	REMOVE
24	7" ALMOND	REMOVE
25	6" ALMOND	REMOVE
26	6" ALMOND	REMOVE
27	8" ALMOND	REMOVE
28	6" ALMOND	REMOVE
29	6" ALMOND	REMOVE
30	7" ALMOND	REMOVE
31	6" ALMOND	REMOVE
32	6" ALMOND	REMOVE
33	6" ALMOND	REMOVE
34	7" ALMOND	REMOVE
35	7" ALMOND	REMOVE
36	9" ALMOND	REMOVE
37	7" ALMOND	REMOVE
38	7" ALMOND	REMOVE
39	8" ALMOND	REMOVE
40	6" ALMOND	REMOVE

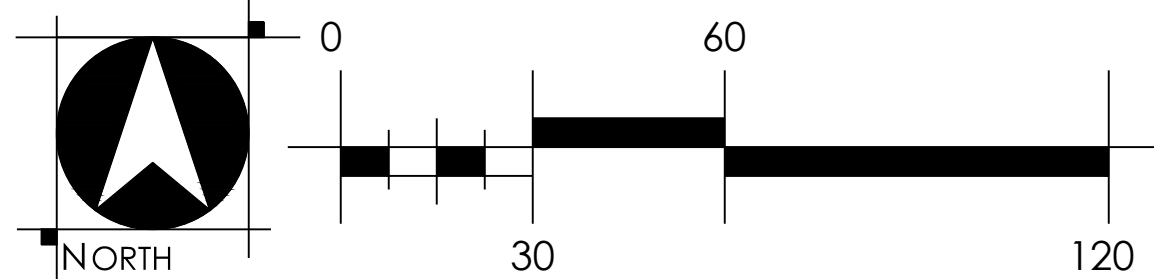
NOTE: REFERENCE ARBORIST REPORT BY HORT SCIENCES, DATED DECEMBER 16, 2016

GENERAL NOTES

1. ALL EXISTING IMPROVEMENTS (STRUCTURES, TEMPORARY STRUCTURES, UNDERGROUND PIPES, DRY UTILITIES, CONCRETE, AND ASPHALT) TO BE DEMOLISHED UNLESS OTHERWISE NOTED

✕ TREE TO BE REMOVED

✕ GROUPING OF TREES TO BE REMOVED



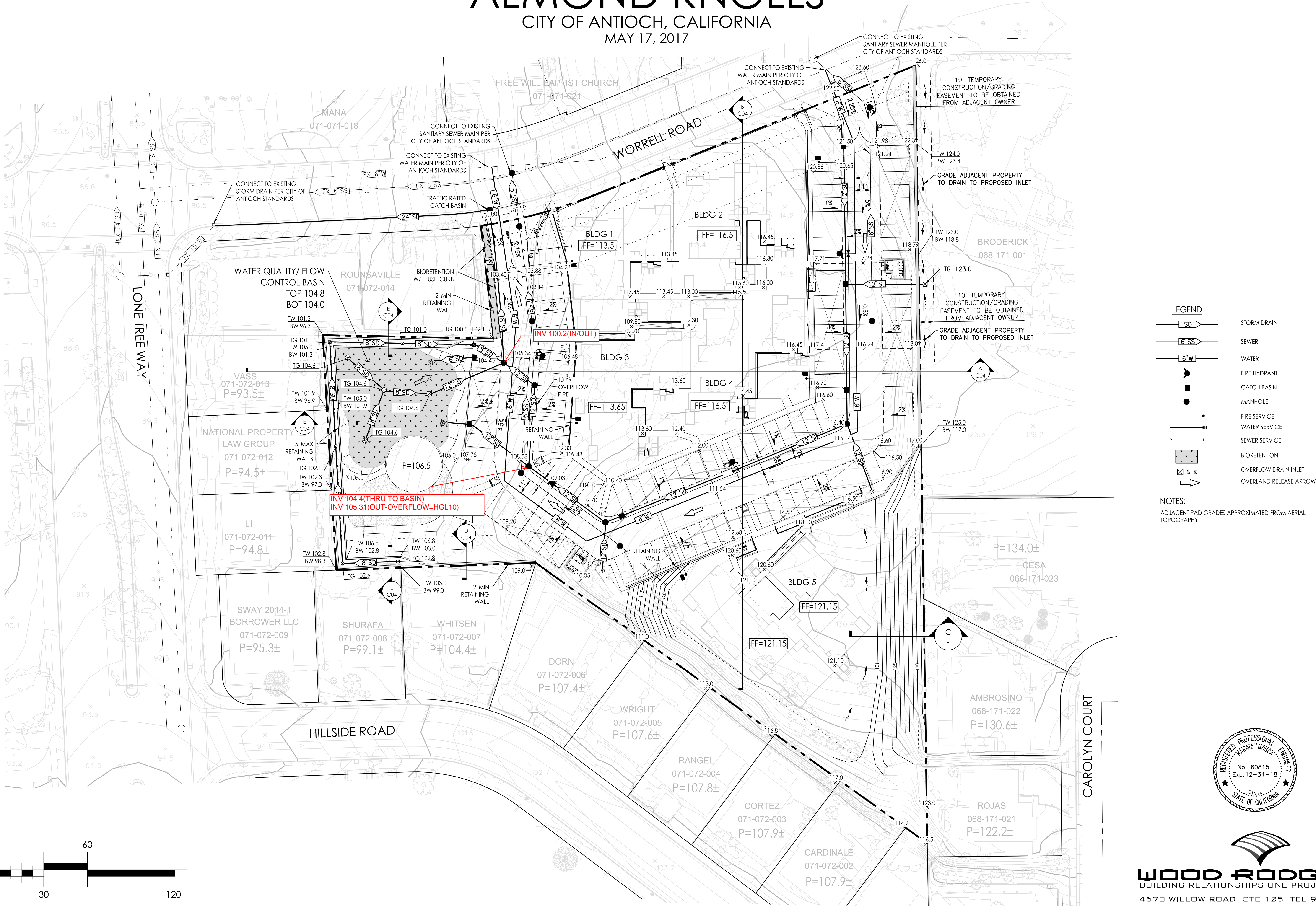


PRELIMINARY GRADING AND UTILITY PLAN

ALMOND KNOLLS

CITY OF ANTIOCH, CALIFORNIA

MAY 17, 2017



- LEGEND**
- SD STORM DRAIN
  - 6" SS SEWER
  - 6" W WATER
  - FIRE HYDRANT
  - CATCH BASIN
  - MANHOLE
  - FIRE SERVICE
  - WATER SERVICE
  - SEWER SERVICE
  - BIORETENTION
  - OVERFLOW DRAIN INLET
  - OVERLAND RELEASE ARROW

**NOTES:**  
ADJACENT PAD GRADES APPROXIMATED FROM AERIAL TOPOGRAPHY



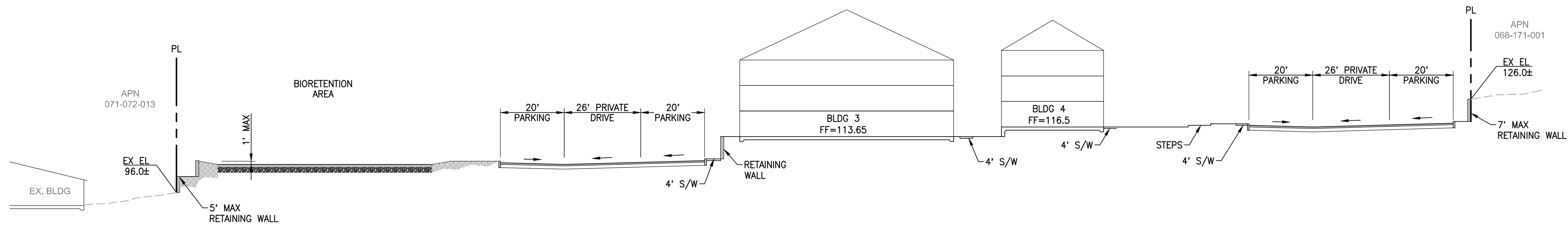
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
4670 WILLOW ROAD STE 125 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557



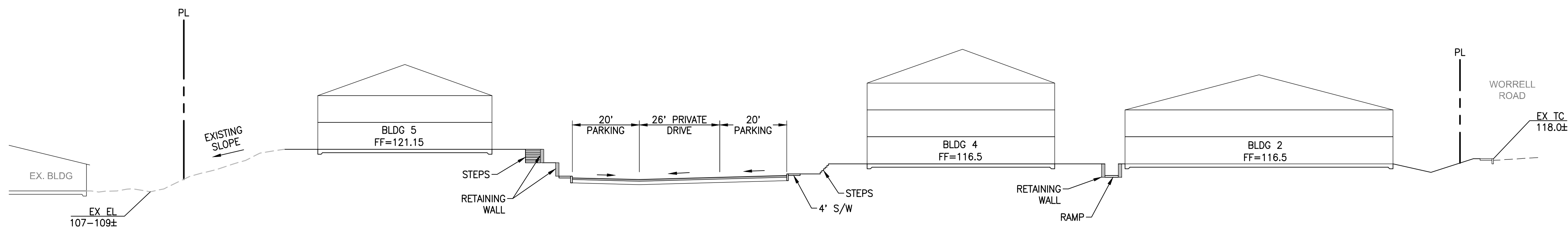
PRELIMINARY GRADING SECTIONS

# ALMOND KNOLLS

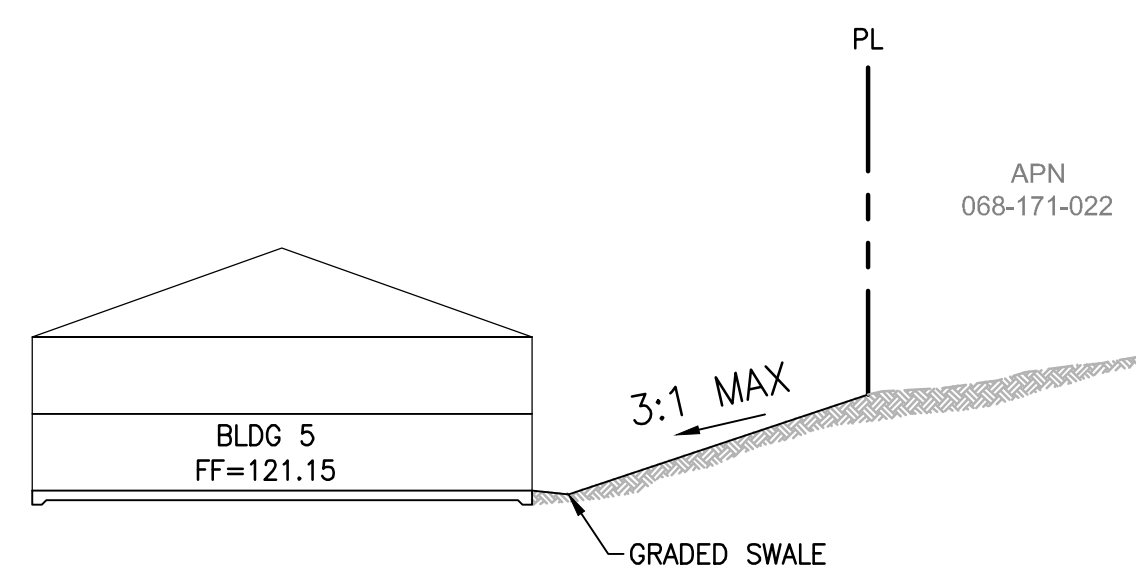
CITY OF ANTIOCH, CALIFORNIA  
MAY 17, 2017



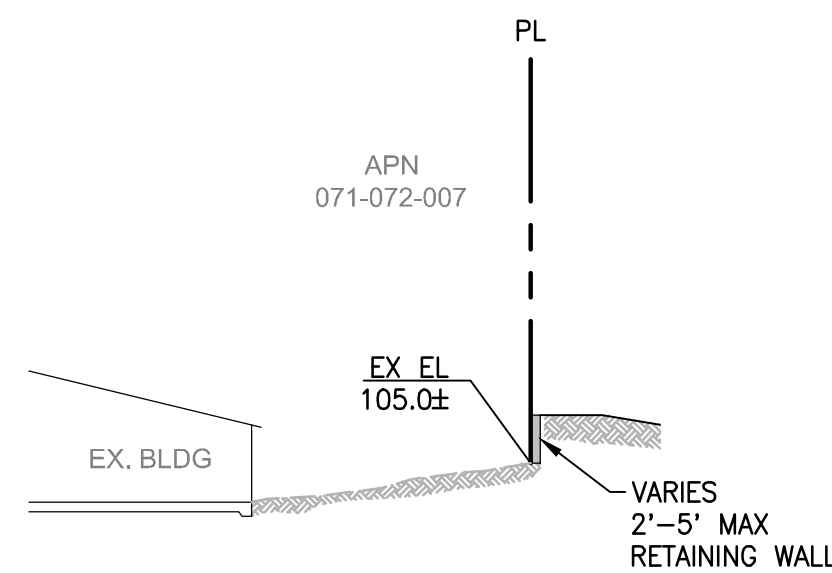
SECTION A



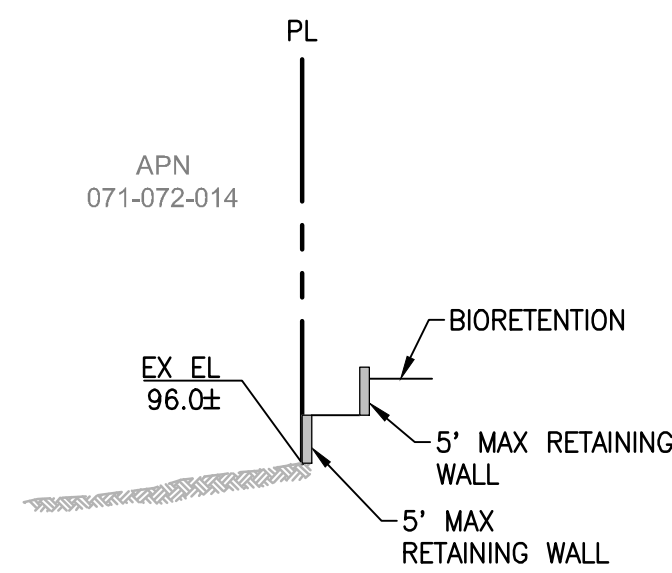
SECTION B



SECTION C

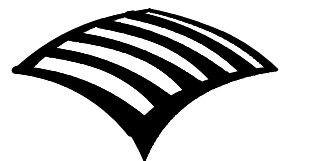


SECTION D

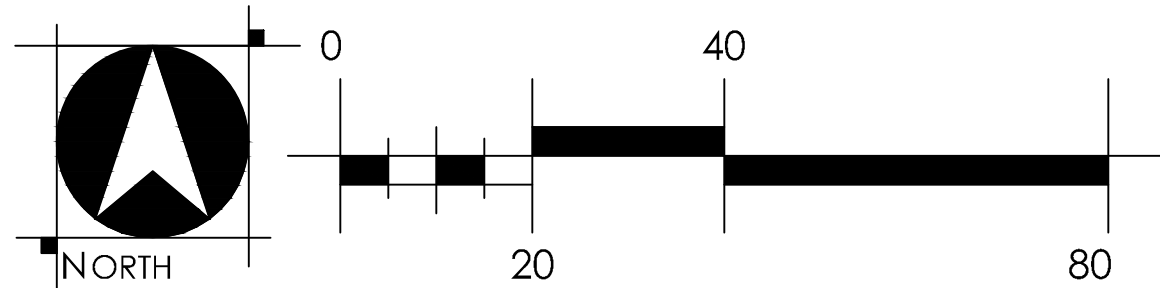


SECTION E

NOTE:  
ALL STORM DRAIN, BASIN, RETAINING WALLS,  
LANDSCAPE, HARDSCAPE, CURBS, PAVING, ETC. TO BE  
PRIVATELY OWNED AND MAINTAINED; PRIVATE ENTITY  
MAY BE AN ESTABLISHED HOME OWNERS ASSOCIATION  
OR THE OWNER OF THE APARTMENT COMPLEX.



BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
4670 WILLOW ROAD STE 125 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557



PRELIMINARY STORMWATER CONTROL PLAN

ALMOND KNOLLS

CITY OF ANTIOCH, CALIFORNIA

MAY 17, 2017

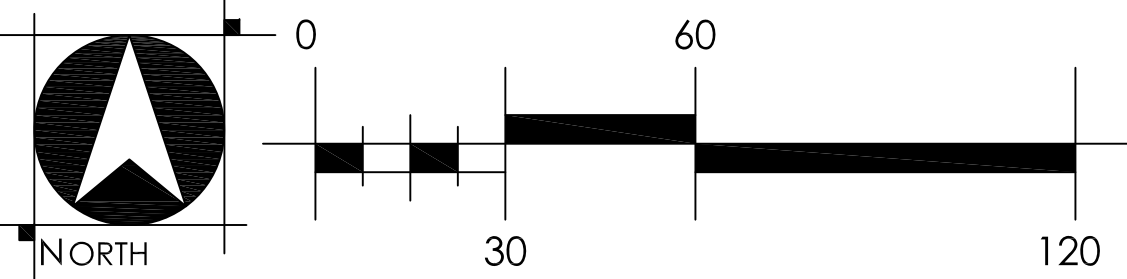
LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- TREATMENT CONTROL MEASURE (TCM)
- TB TOP OF BASIN
- BB BOTTOM OF BASIN
- TC TOP OF CURB
- FB FREE BOARD
- TG TOP OF GRATE
- TW TOP OF WALL

BIORETENTION AREA (SECTION A)

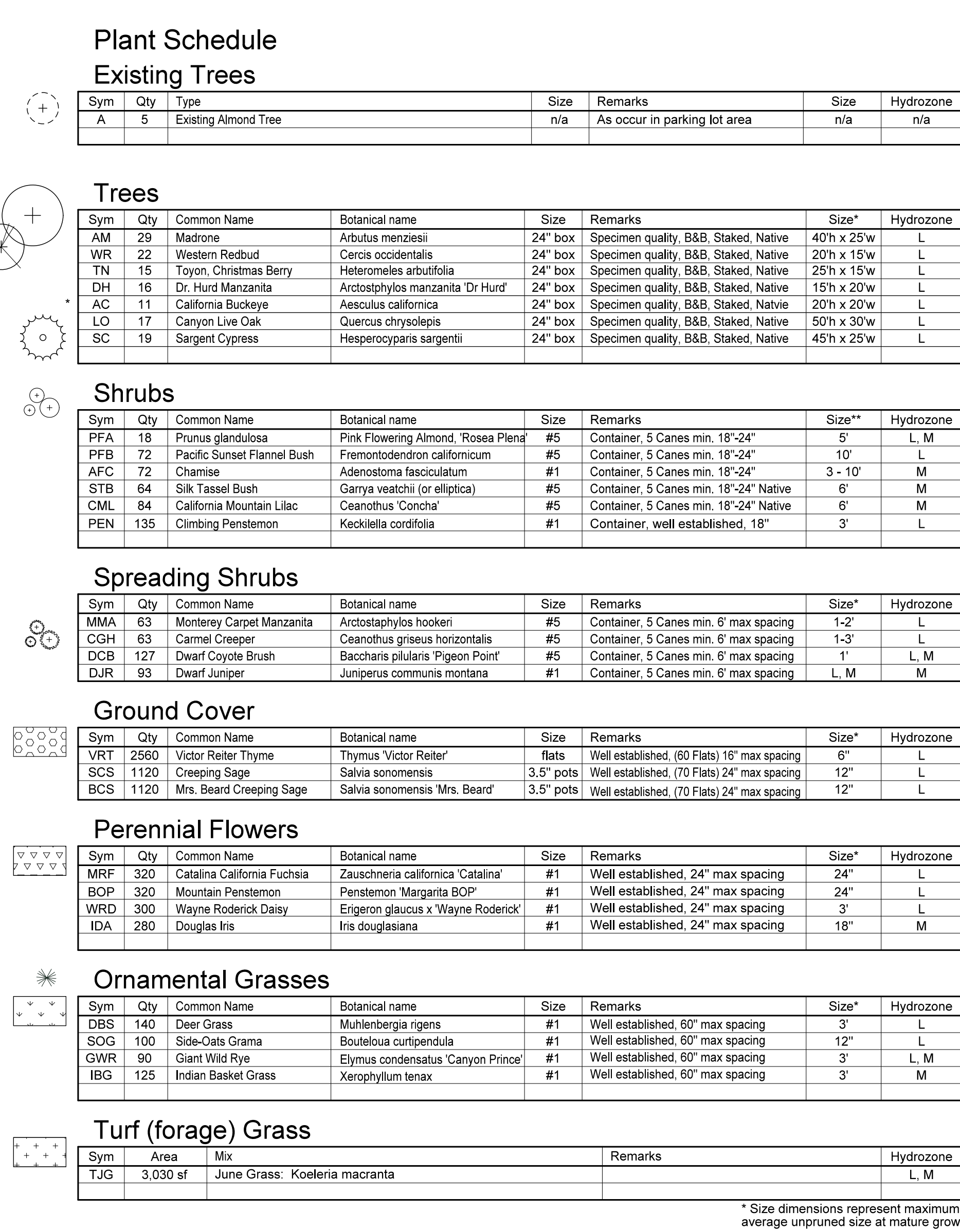
BIORETENTION AREA (SECTION B)

DRAINAGE MANAGEMENT AREA (DMA)	DRAINAGE AREA (SF)	ROOF (SF)	PAVEMENT (SF)	LANDSCAPE (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	TREATMENT AREA REQUIRED/ PROVIDED (SF)	PROPOSED TREATMENT CONTROLS
DMA#1	122,437	32,014	38,383	62,766	65,948	56,489	5,091	BIORETENTION
DMA#2	3,933	—	3,465	468	3,512	421	264	BIORETENTION

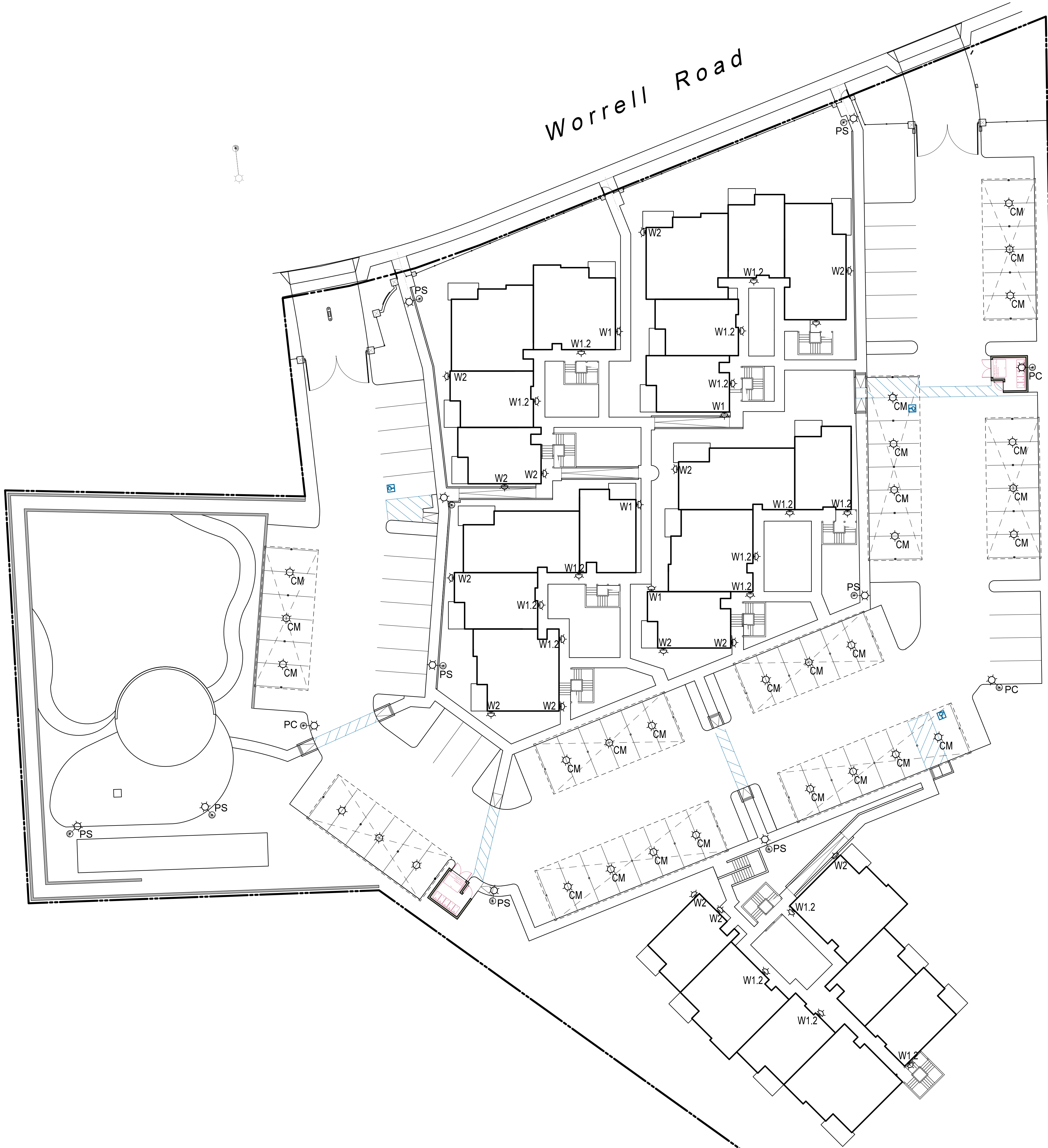




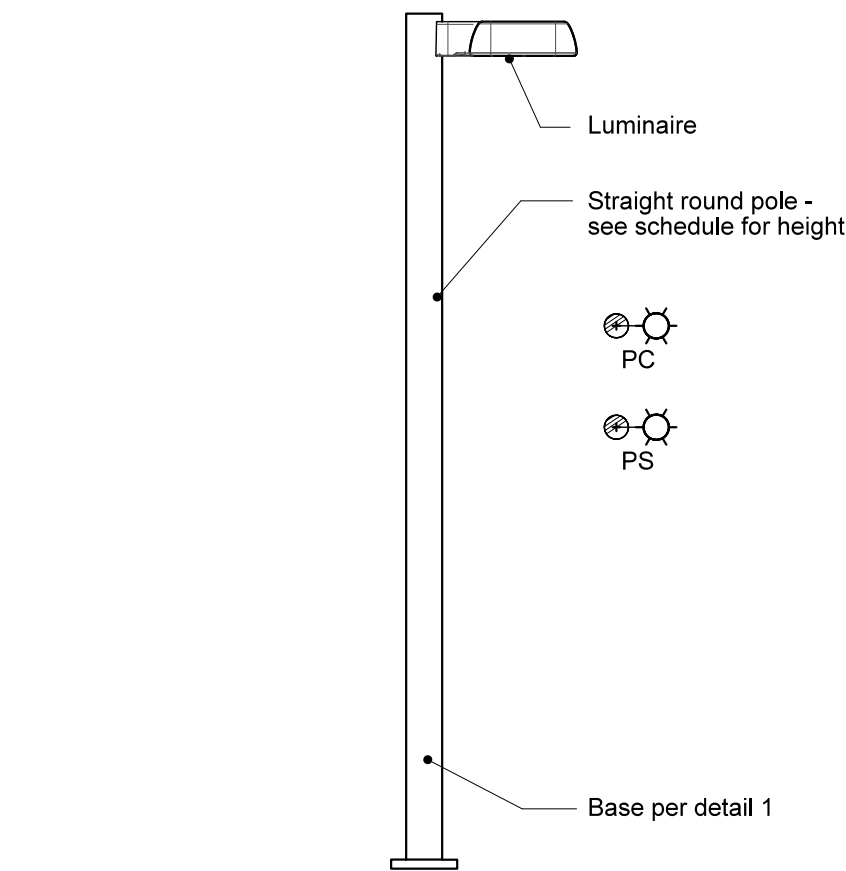
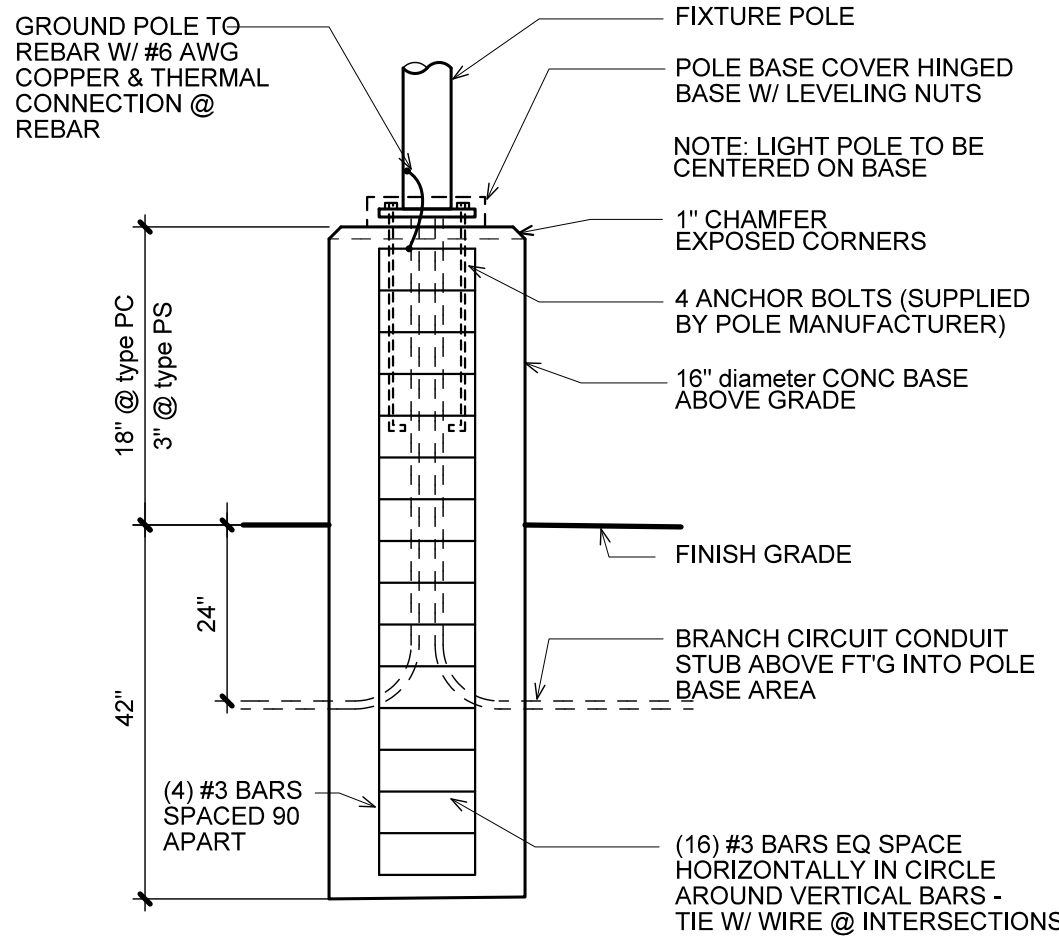
1. In no way shall plan to be interpreted to exceed the legal boundaries of the Owner's real property.
2. All plantings and irrigation shall be installed to meet all applicable city, county, state and federal codes.
3. This plan shall be considered preliminary until approved by all governing agencies. Implementation shall not proceed until issuance of all related permits.
4. Plant quantities are for information only. In case of any discrepancy, the plan shall govern.
5. Top dress all shrub and groundcover areas with 2" of fir bark mulch. Submit sample to landscape designer prior to construction for approval.
6. Tree locations may be adjusted in the field to suit site requirements as directed by the architect.
7. Excavated planting pits shall have positive drainage. Plant pits fully flooded with water shall drain within 12 hours of filling. The contractor shall ensure all plant pits have positive drainage.
8. Finish grade shall be set to allow positive drainage.
9. Rotolift 2" of compost into all planted areas.
10. Plant material shall be planted with root crown 1" above finish grade to allow for positive drainage away from crown.
11. Netting shall be provided at all slopes greater than 3 to 1 and covered with decorative gravel.
12. All trees over 8' in height shall be staked.
13. Landscape contractor shall coordinated with general contractor to provide for necessary sleeving through constructed elements including but not limited to concrete/masonry walls, footings & fltwork.
14. IRRIGATION SYSTEM: All landscape areas shall have underground irrigation system as noted installed prior to planting. Only sprinkler heads and/or drip emitters shall be above ground. Systems shall be installed to avoid water being thrown on buildings, walks, fences, driveways or streets.







Symbol	Description	LAMP	LUMENS	MOUNTING	LLF
⊙-☼ PC	LED Contour Post Mount Fixture: Lithonia Lighting CSX1 60C 1000 40K T3M MVOLT RPA DDBXD or equal on concrete pedestal	60C	22,279	26' on 25' tall x 6" od x 1.56" tk round straight Alum. on 18" pedestal	.94 @ 25K hrs .9 @ 50K hrs .83 @ 100K hrs
⊙-☼ PS	LED Contour Post Mount Fixture: Lithonia Lighting CSX1 60C 1000 40K T3M MVOLT RPA DDBXD or equal on concrete pedestal	60C	22,279	24'-9" on 25' tall x 6" od x 1.25" tk round straight Alum. on flush footing	.94 @ 25K hrs .9 @ 50K hrs .83 @ 100K hrs
☼-  W1	LED Architectural Wall Sconce: Lithonia Lighting WSQ LED 1 10A700/40K SR2 MVOLT DDBXD or equal	10 LEDs [1 light engine]	2,005	Wall Mount 12" above walkway or adjacent grade	.94 @ 25K hrs .88 @ 50K hrs .77 @ 100K hrs
☼-  W1.2	LED Architectural Wall Sconce: Lithonia Lighting WSQ LED 1 10A700/40K SR2 MVOLT DDBXD or equal	10 LEDs [1 light engine]	2,005	Fixture at each story wall mount 8' above each walkway	.94 @ 25K hrs .88 @ 50K hrs .77 @ 100K hrs
☼-  W2	LED Architectural Wall Sconce: Lithonia Lighting WSQ LED 2 10A700/40K SR2 MVOLT DDBXD or equal	20 LEDs [2 light engines]	3,944	Wall Mount 12" above walkway or adjacent grade	.94 @ 25K hrs .88 @ 50K hrs .77 @ 100K hrs
☼ CM	LED Ceiling mount: Lithonia Lighting OLCFM 15 DDB or equal [4000K color temperature]	15 LEDs [15 light engine]	1,029	Surface mount to ceiling of carports	



S Squared Architecture Inc.  
Attn: Jeff Schneiderreit  
580 Deller Street  
Pismo Beach, CA 93449  
PH 805.773.8333  
FX 805.556.4873  
jeffschneiderreit@s2arch.us  
  
www.s2arch.us

Owner/Applicant:  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
Phone: 209.473.6066  
Attn: Kyle Masters

No.	Description	Date
Initial	Submittal	10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

Lighting Plan  
North  
Project number 16.24-ATX  
Print Date 12/19/2016  
Drawn by SMS  
Checked by CHK  
  
LO2  
Scale 1"=20'-0"



THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.

Therefore, this proposal includes:

☐ SOLUTION: This proposal includes a complete lighting and control system either as an alternate to that specified, or as a recommendation based on the information provided, subject to your review and approval.

☐ SUPPLEMENT: This proposal includes lighting as requested/specified; as well as a proposed lighting control system for your review and approval.

☒ ALERT: This proposal includes only lighting as requested/specified. However, the application likely requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control quote/proposal at your request.

- Manual Switch(es)
- Automatic time switch (astronomical)
- Occupancy Sensor(s)
- Photosensor(s) / daylight sensor(s)
- Demand responsive / load shedding
- Controlled Receptacle(s)
- Motion Sensor(s) - Outdoor

### Note

#### Notes:

Reflectances: 30/30/20 Standard

Luminaire Mounting Height: Indicated in the Plan Drawing

Calculation Grid Height: 0'-0" Above Finished Ground

All objects except buildings and garbage enclosure is built flat

Parking canopy height: 10' Above Finished Ground

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstances.

## Statistics

### Description

Site All

Symbol

+

Avg

2.0 fc

Max

8.7 fc

Min

0.0 fc

Max/Min

N/A

Avg/Min

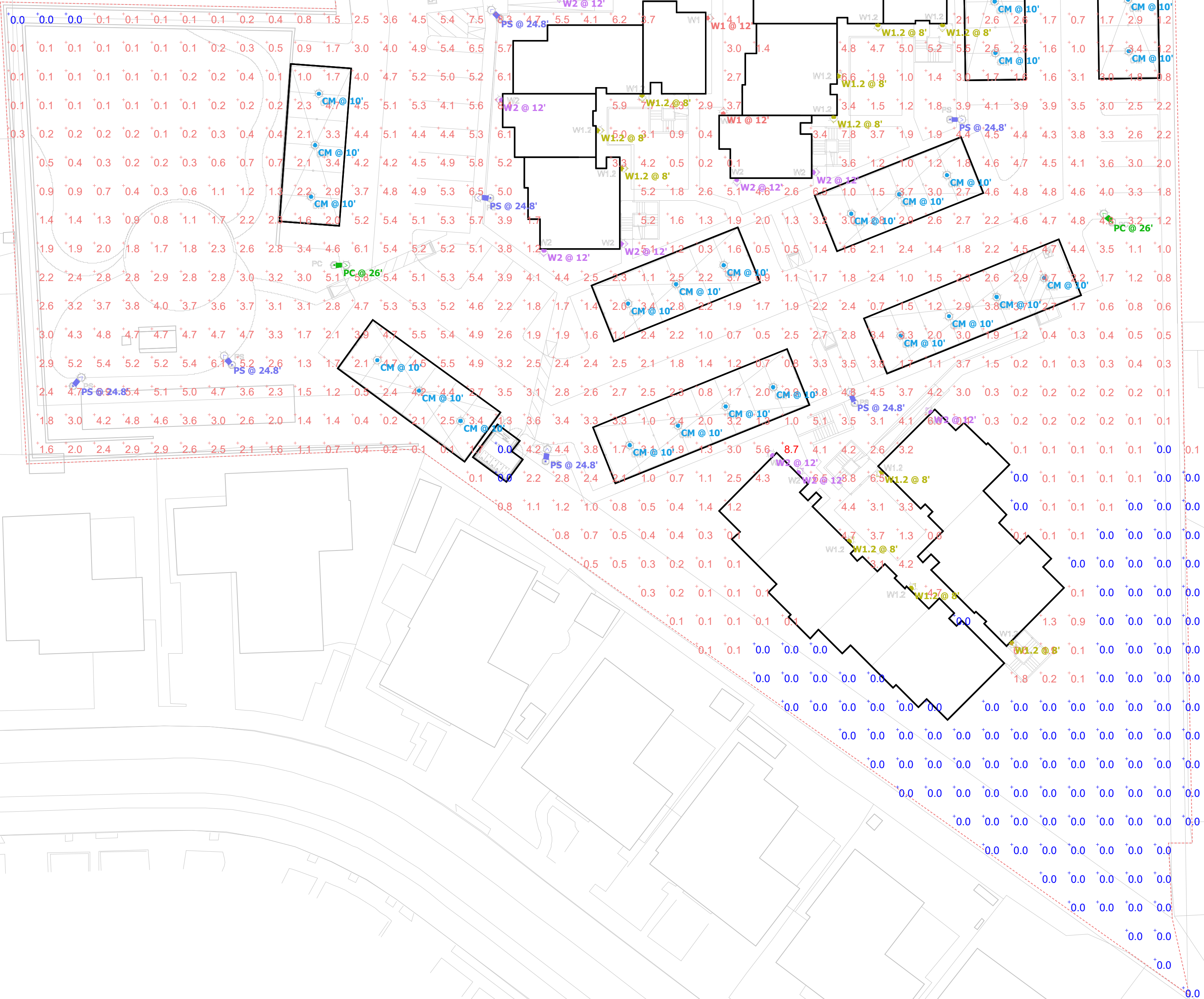
N/A

### Luminaire Schedule

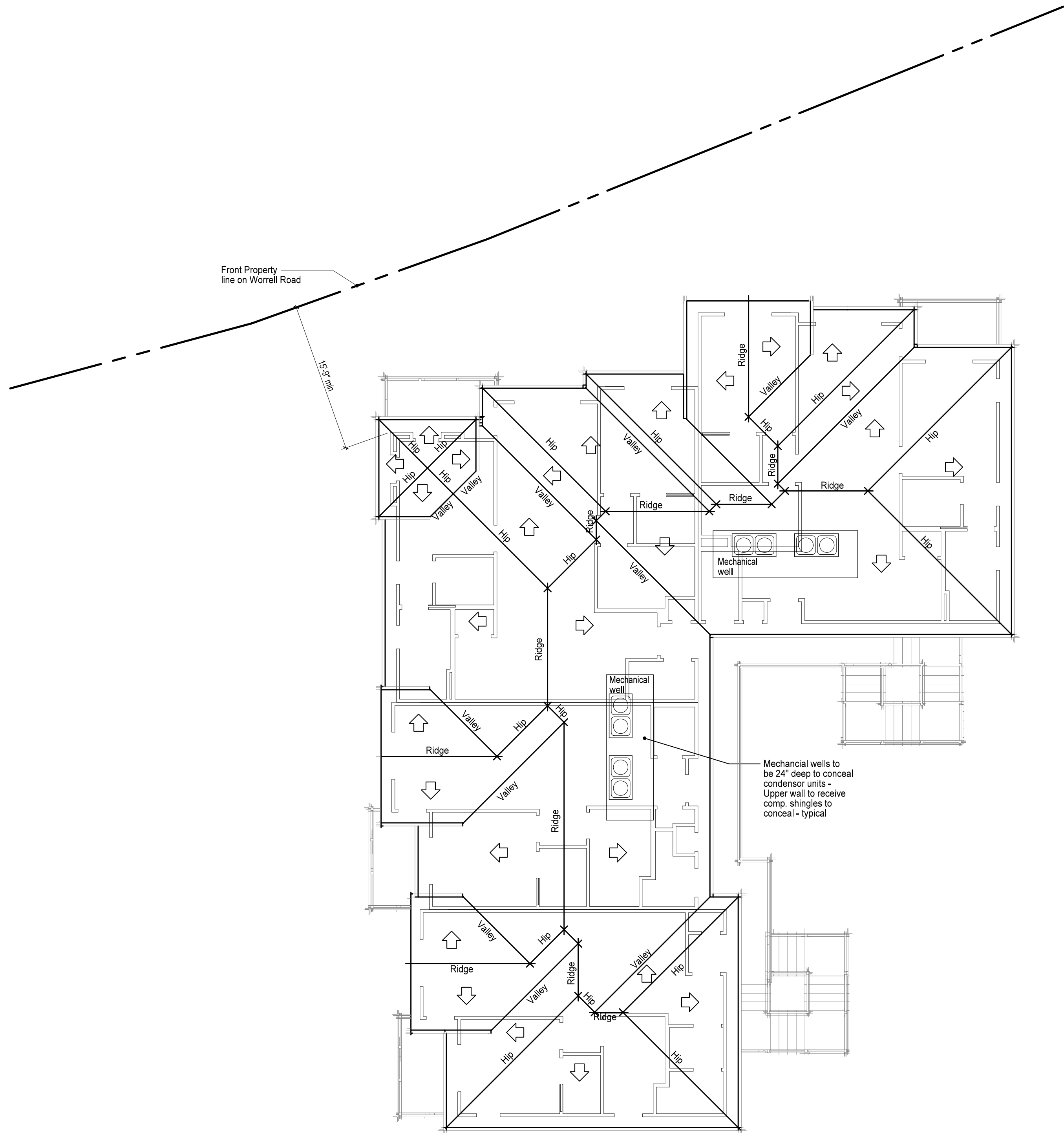
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	
	CM	30	Lithonia Lighting	OLCFM 15 DDB	GENERAL PURPOSE LED CAST FLUSH MOUNT WITH DARK BRONZE FINISH	LED	OLCFM_15_DDB.ies	1042	0.85	16.6	
	PC	3	Lithonia Lighting	CSX1 LED 60C 1000 40K T3M	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	LED	CSX1_LED_60C_1000_40K_T3M.ies	22277	0.85	209	
	PS	9	Lithonia Lighting	CSX1 LED 60C 1000 40K T3M	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	LED	CSX1_LED_60C_1000_40K_T3M.ies	22277	0.85	209	
	W1	2	Lithonia Lighting	WSQ LED 1 10A700/40K SR2 MVOLT	WSQ LED WITH 1 MODULE, 10 LED?s, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	1. LUMINAIRE OUTPUT: 1994 Lms.	WSQ_LED_1_10A700_40K_SR2_MVOLT.ies	2007	0.85	24.1	
	W1.2	16	Lithonia Lighting	WSQ LED 1 10A700/40K SR2 MVOLT	WSQ LED WITH 1 MODULE, 10 LED?s, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	1. LUMINAIRE OUTPUT: 1994 Lms.	WSQ_LED_1_10A700_40K_SR2_MVOLT.ies	2007	0.85	24.1	
	W2	14	Lithonia Lighting	WSQ LED 2 10A700/40K SR2 MVOLT	WSQ LED WITH 2 MODULES, 20 LED?s, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08, LUMINAIRE OUTPUT: 3949 Lms.	WSQ_LED_2_10A700_40K_SR2_MVOLT(1).ies	3975.735	0.85	46.9	

### Plan View

Scale - 1" = 25ft







**Roof Plan**

5 : 12 Pitch Typical



**Floor Plan**

Ground Floor Shown - Building is made up of stacked units.  
Other floors similar - see detailed plans on sheets A11 - A12



S Squared Architecture Inc.  
Attn: Jeff Schneidereit  
580 Dolliver Stret  
Pismo Beach, CA 93449  
PH 805.773.8333  
FX 805.556.4873  
jeffschneidereit@s2arch.us  
  
www.s2arch.us

Owner/Applicant:  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
Phone: 209.473.6066  
Attn: Kyle Masters

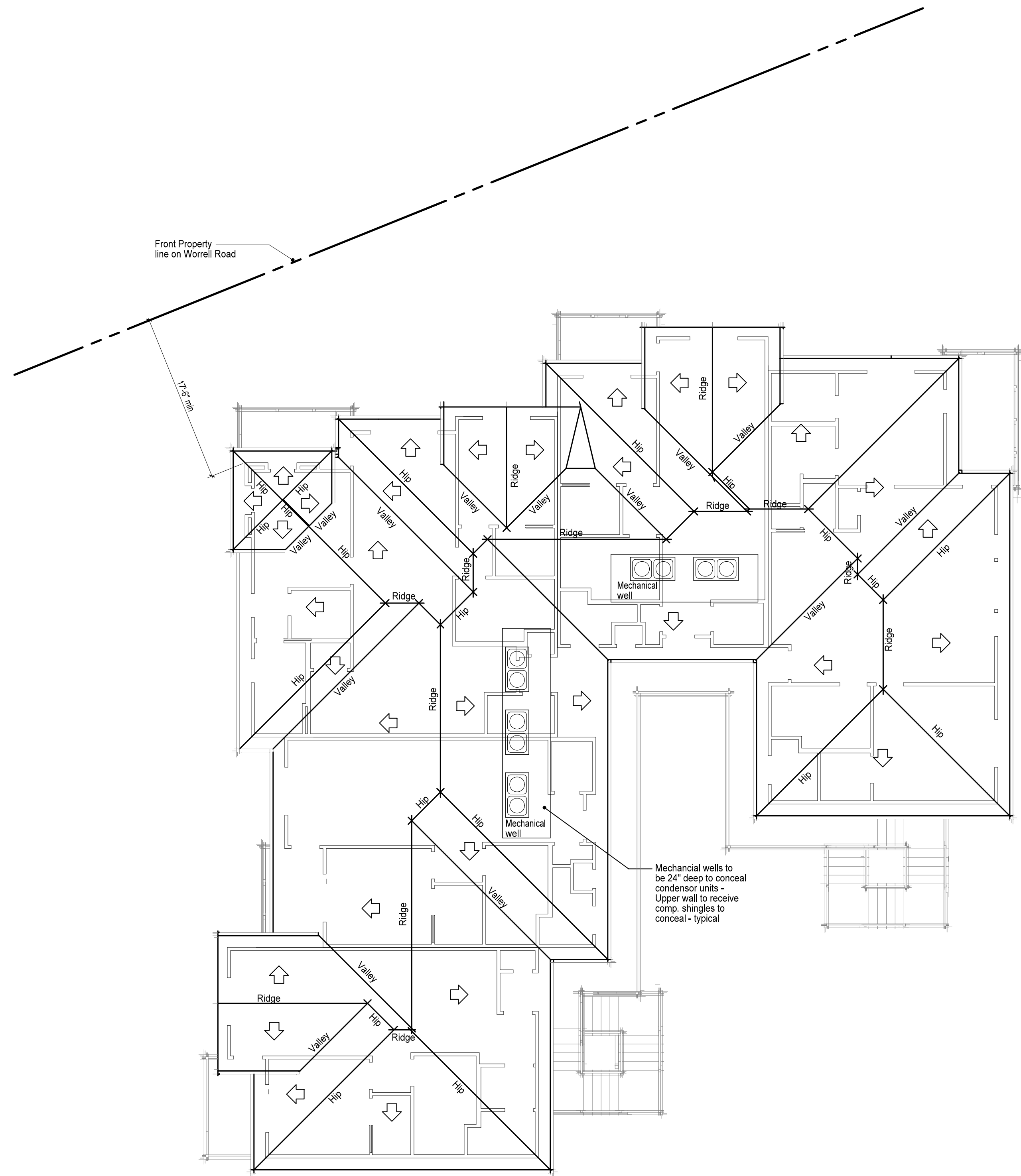
No.	Description	Date
Initial Submittal		10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

Building 1  
Floor &  
Roof Plan

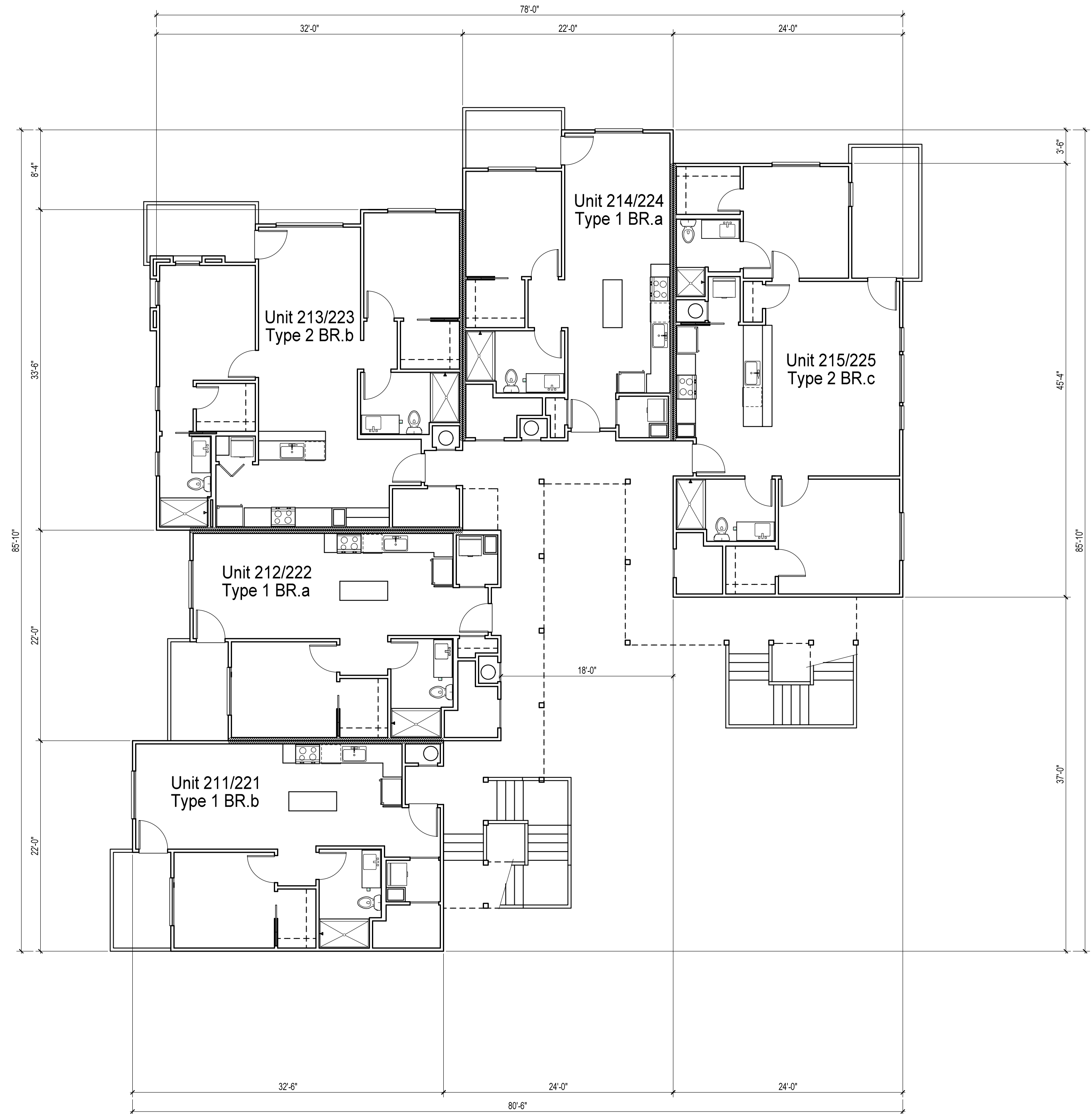
North  
Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

A01  
Scale 1/8"=1'-0"



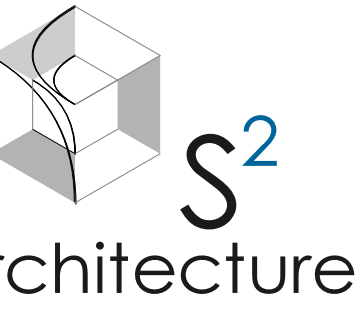
**Roof Plan**

5 : 12 Pitch Typical



**Floor Plan**

Ground Floor Shown - Building is made up of stacked units.  
Other floors similar - see detailed plans on sheets A11 - A12



S Squared Architecture Inc.  
Attn: Jeff Schneidereit  
580 Dolliver Stret  
Pismo Beach, CA 93449  
PH 805.773.8333  
FX 805.656.4873  
jeffschneidereit@s2arch.us  
  
www.s2arch.us

Owner/Applicant:  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
Phone: 209.473.6066  
Attn: Kyle Masters

No.	Description	Date
	Initial Submittal	10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

**Building 2  
Floor &  
Roof Plan**

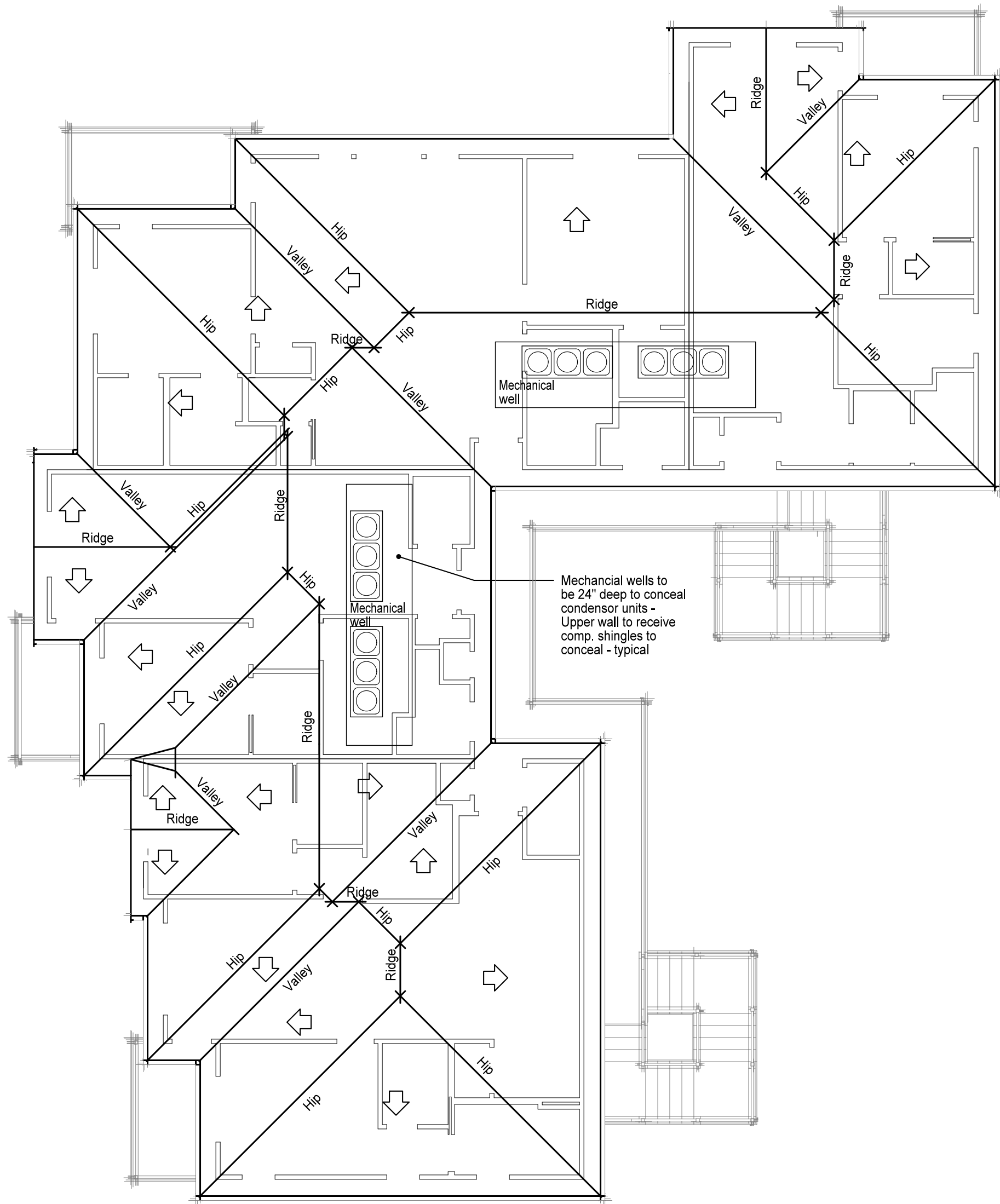


Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

**A02**

Scale 1/8"=1'-0"

No property lines within 65'



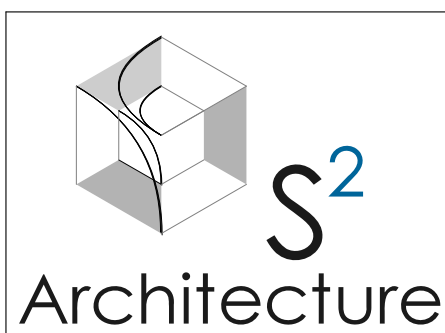
**Roof Plan**

5 : 12 Pitch Typical



**Floor Plan**

Ground Floor Shown - Building is made up of stacked units.  
Other floors similar - see detailed plans on sheets A11 - A12



S Squared Architecture Inc.  
Attn: Jeff Schneider  
580 Dolliver Street  
Pismo Beach, CA 93449  
PH 805.773.8333  
FX 805.556.4873  
jeffschneider@s2arch.us  
  
www.s2arch.us

Owner/Applicant:  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
Phone: 209.473.6066  
Attn: Kyle Masters

No.	Description	Date
Initial Submittal		10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

**Building 3  
Floor &  
Roof Plan**

North  
Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

**A03**  
Scale 1/8"=1'-0"



No.	Description	Date
	Initial Submittal	10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

Building 4  
Floor &  
Roof Plan

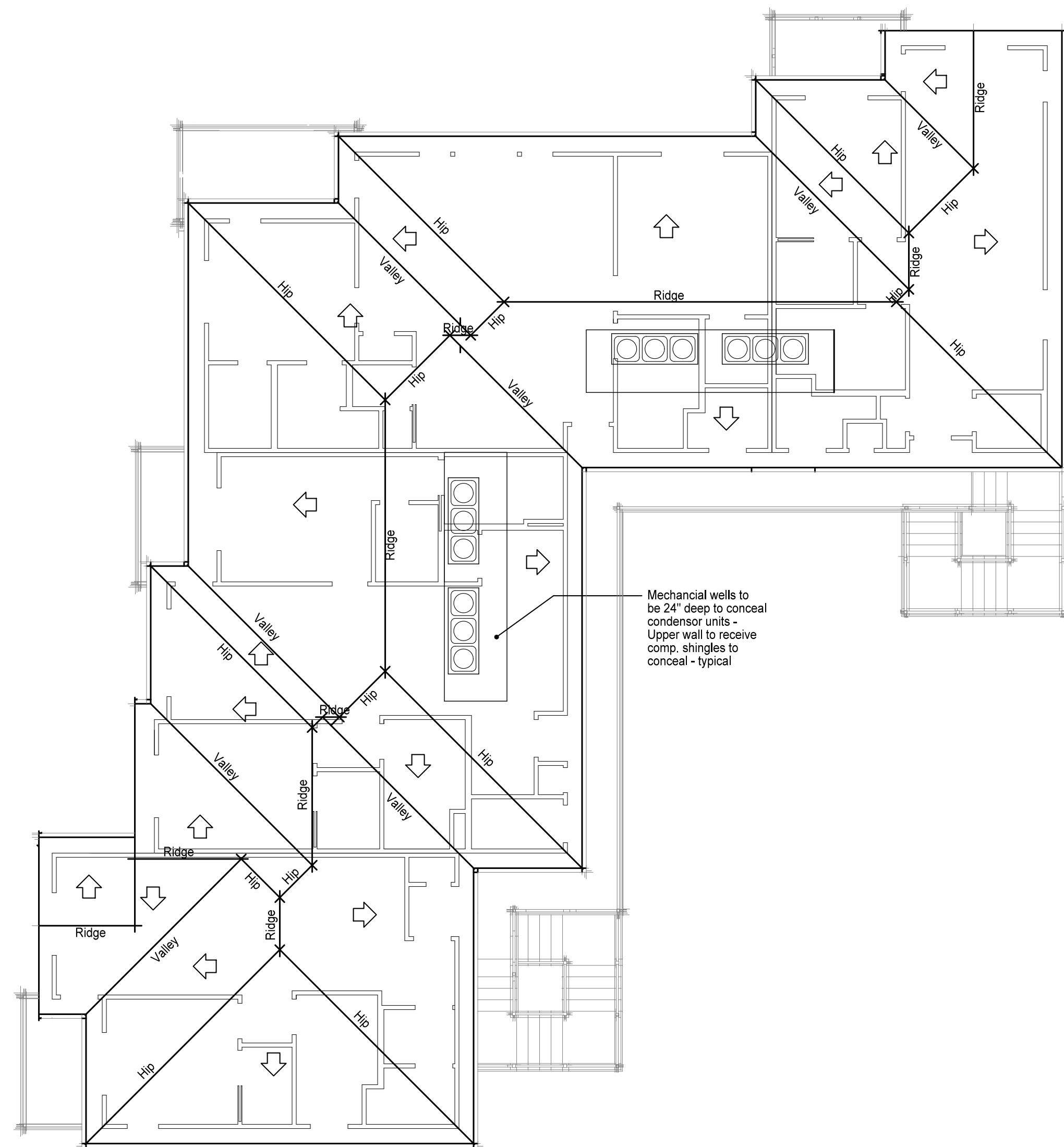


Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

A04

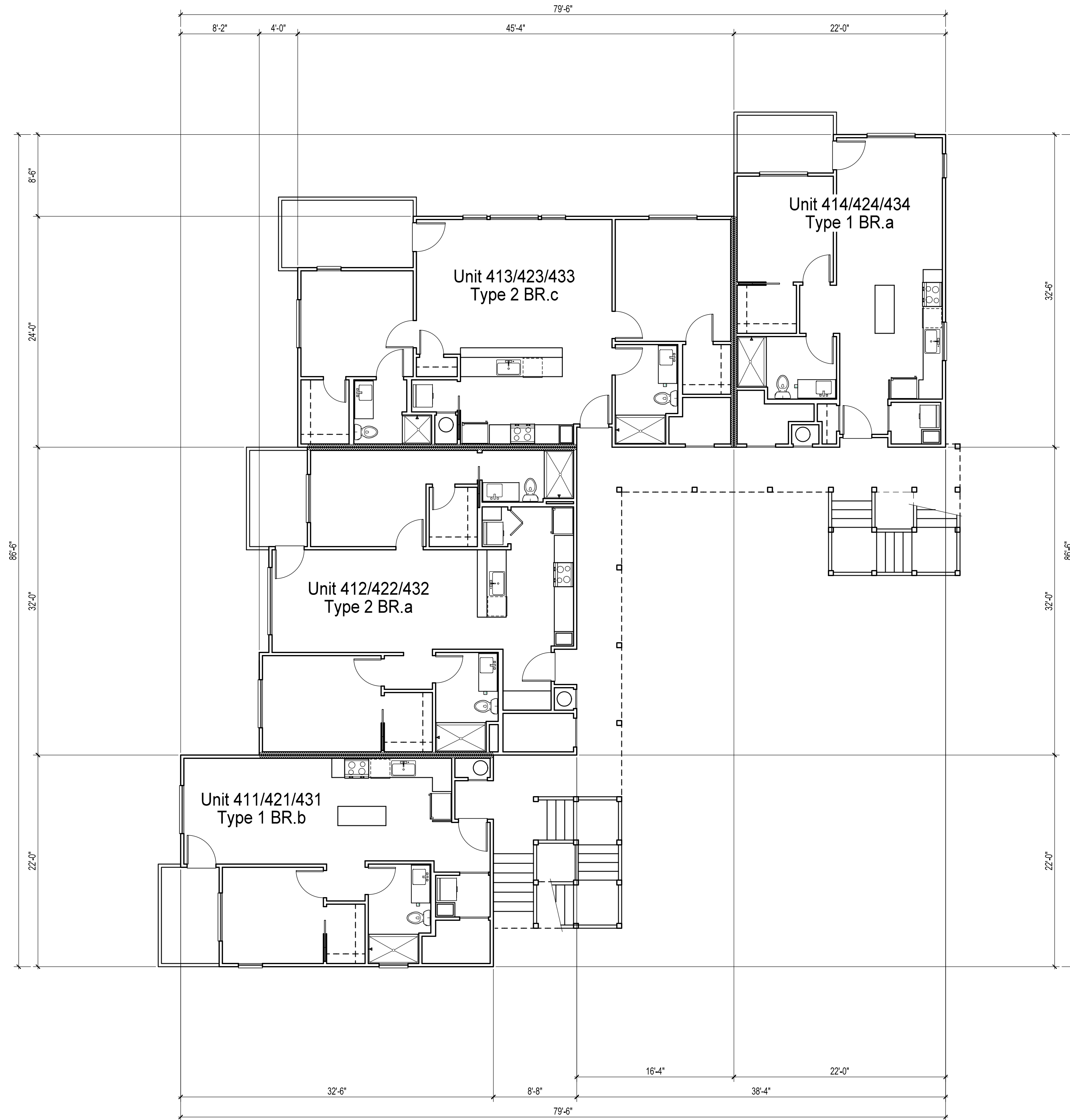
Scale 1/8"=1'-0"

No property lines within 73'



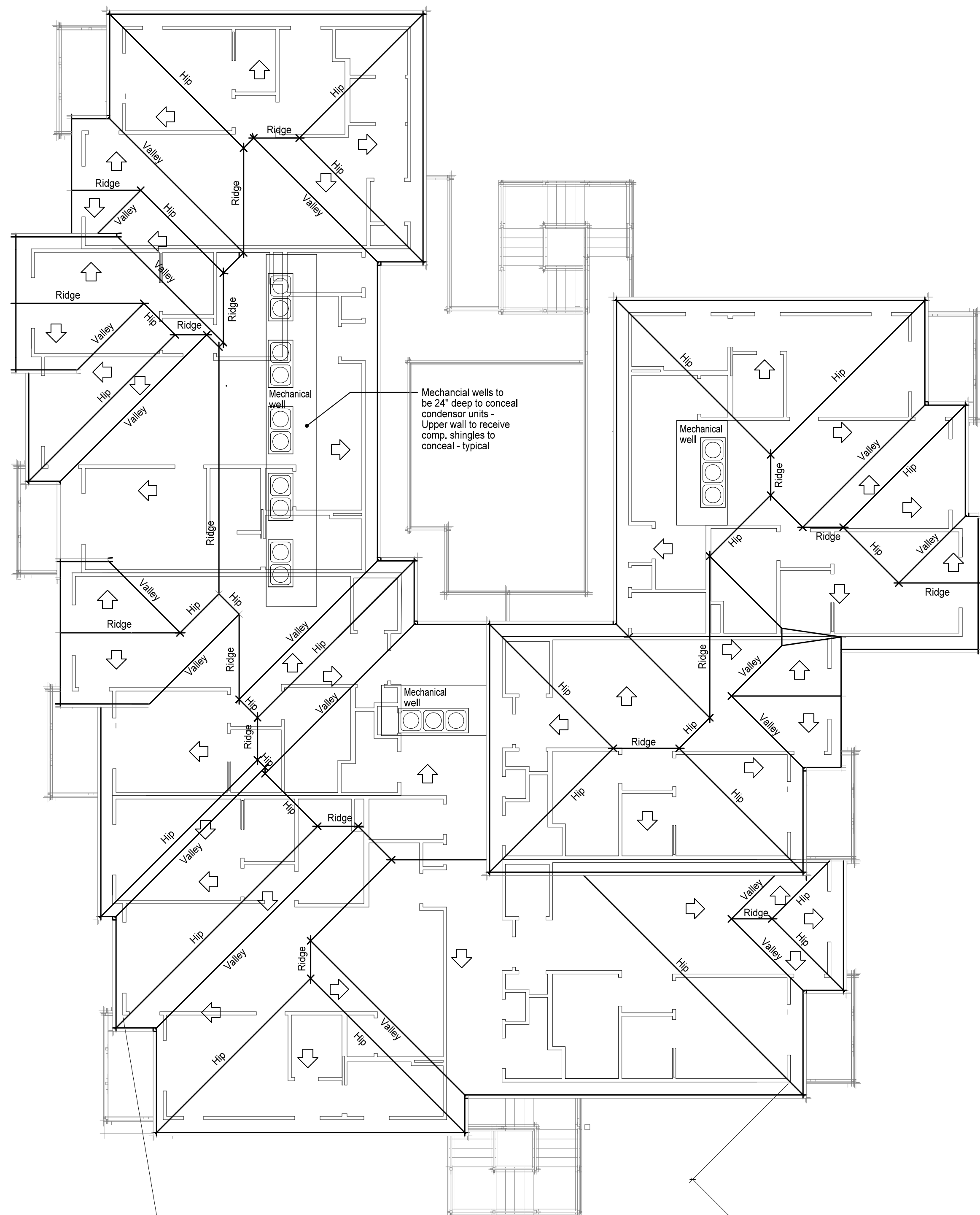
Roof Plan

5 : 12 Pitch Typical



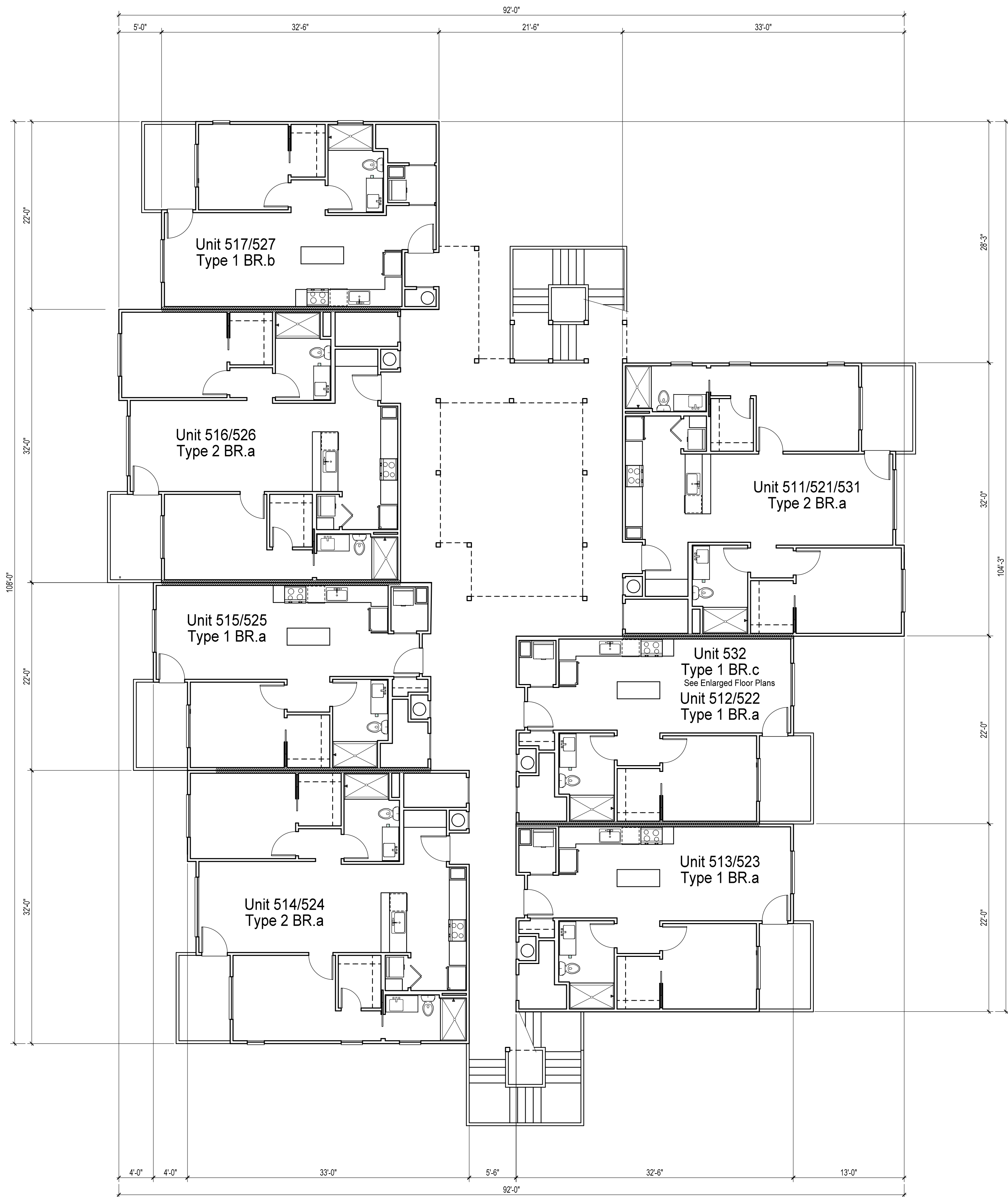
Floor Plan

Ground Floor Shown - Building is made up of stacked units.  
Other floors similar - see detailed plans on sheets A11 - A12



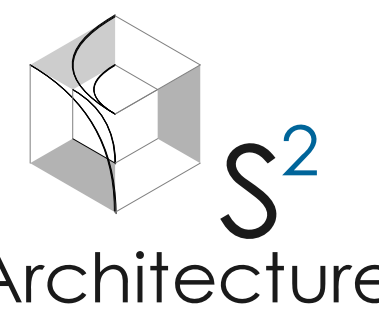
**Roof Plan**

5 : 12 Pitch Typical



**Floor Plan**

Ground Floor Shown - Building is made up of stacked units.  
Other floors similar - see detailed plans on sheets A11 - A12



S Squared Architecture Inc.  
Attn: Jeff Schneider  
580 Dolliver Street  
Pismo Beach, CA 93449  
PH 805.773.8333  
FX 805.556.4873  
jeffschneider@s2arch.us  
  
www.s2arch.us

Owner/Applicant:  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
Phone: 209.473.6066  
Attn: Kyle Masters

No.	Description	Date
Initial	Submittal	10/30/16

Almond Knolls

10 Worrell Road  
Antioch, CA

Building 5  
Floor &  
Roof Plan



Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

**A05**

Scale 1/8"=1'-0"





Perspective View From Worrell Road

No Scale

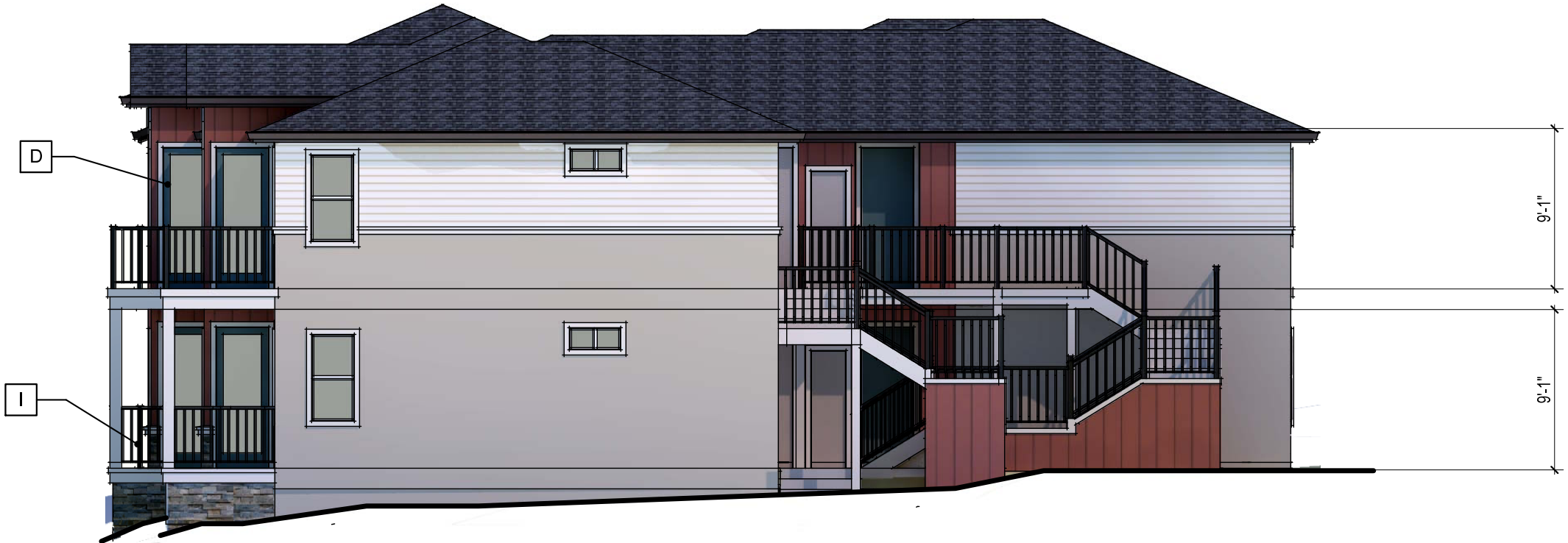


North Elevation

Worrell Road



West Elevation



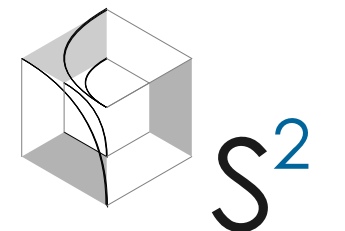
South Elevation



East Elevation

Color and Material Schedule

SYM	MATERIAL	DESCRIPTION	FINISH	COLOR
R	Asphalt Shingles	GAF or equal	Royal Sovereign	Ash Brown
T	Eave boards & Gutter	Wood/Sheetmetal	Paint	Dunn Edwards DEB063 "Black Walnut"
H	Horizontal Siding & Trim	James Hardie Fiber Cement Lap Siding	Factory: HardiePlank Select Cedarmill or Paint	Hardie "Sail Cloth" or Dunn Edwards DEB164 "Sail Cloth"
A	Board & Batt	James Hardie Fiber Cement Lap Siding	Factory: Painted	Hardie "Country Lane Red" or Dunn Edwards DEA148 "Sunken Ship"
S	Stucco Walls	Merlex Stucco	20/30 Sand	P-1210 "Moroccan Sand"
S	Matching Paint & Mechanical/Storage Doors			Dunn Edwards DET696 "Stanford Stone"
D	Doors & Accents	Fiberglass (or Wood)	Paint	Dunn Edwards DET694 "Eames for Blue"
W	Windows	Vinyl	Factory	White
I	Wrought Iron	Metal	Paint	Dunn Edwards DEA187 "Black"
P	Wainscott Accents	Stone	Dry Stack Panels	Gold Nugget (Ledger)



Architecture

S Squared Architecture Inc.  
Attn: Jeff Schneidereit  
580 Dolliver Stret  
Pismo Beach, CA 93449  
PH 805.773.8333  
FX 805.556.4873  
jeffschneidereit@s2arch.us

www.s2arch.us

Owner/Applicant:  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
Phone: 209.473.6066  
Attn: Kyle Masters

No.	Description	Date
	Initial Submittal	10/30/16

Almond Knolls

10 Worrell Road  
Antioch, CA

Building 1  
Exterior  
Elevations

Project number	16.24-ATX
Print Date	12/20/2016
Drawn by	SMS
Checked by	CHK

A06

Scale 1/8"=1'-0"





Perspective View From Worrell Road



North Elevation



West Elevation



South Elevation



East Elevation

Color and Material Schedule

SYM	MATERIAL	DESCRIPTION	FINISH	COLOR
R	Asphalt Shingles	GAF or equal	Royal Sovereign	Ash Brown
T	Eave boards & Gutter	Wood/Sheetmetal	Paint	Dunn Edwards DE6063 "Black Walnut"
H	Horizontal Siding & Trim	James Hardie Fiber Cement Lap Siding	Factory: HardiePlank Select Cedarmill or Paint	Hardie "Sail Cloth" or Dunn Edwards DE6184 "Sail Cloth"
A	Board & Batt	James Hardie Fiber Cement Lap Siding	Factory: Painted	Hardie "Country Lane Red" or Dunn Edwards DEA148 "Sunken Ship"
S	Stucco Walls	Merlex Stucco	20/30 Sand	P-1210 "Moroccan Sand"
D	Matching Paint & Mechanical/Storage Doors			Dunn Edwards DET696 "Standford Stone"
D	Doors & Accents	Fiberglass (or Wood)	Paint	Dunn Edwards DET664 "Eames for Blue"
W	Windows	Vinyl	Factory	White
I	Wrought Iron	Metal	Paint	Dunn Edwards DEA187 "Black"
P	Wainscott Accents	Stone	Dry Stack Panels	Gold Nugget (Ledger)

No.	Description	Date
	Initial Submittal	10/30/16





*Perspective View From Picnic Area*

No Scale



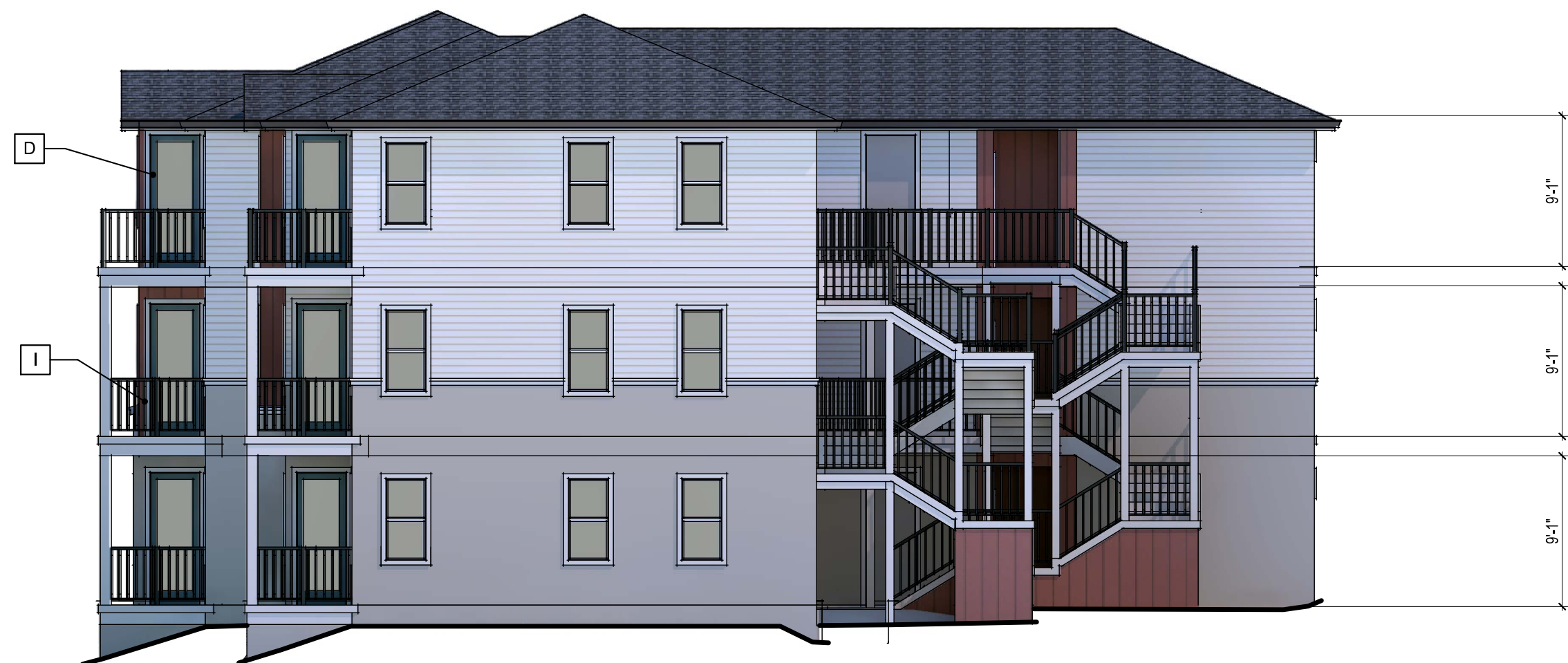
*West Elevation*

**Color and Material Schedule**

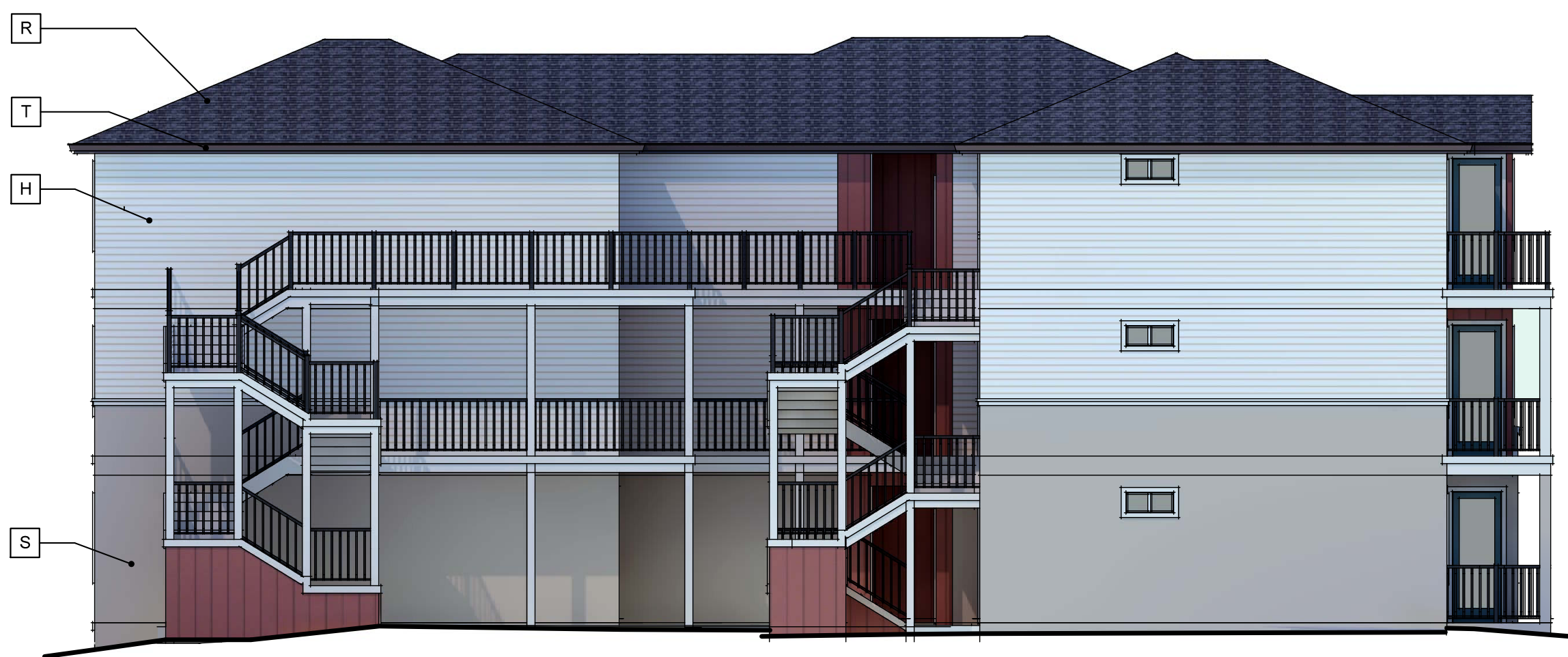
SYM	MATERIAL	DESCRIPTION	FINISH	COLOR
[R]	Asphalt Shingles	GAF or equal	Royal Sovereign	Ash Brown
[T]	Eave boards & Gutter	Wood/Sheetmetal	Paint	Dunn Edwards DE6063 "Black Walnut"
[H]	Horizontal Siding & Trim	James Hardie Fiber Cement Lap Siding	Factory: HardiePlank Select Cedarmill Paint	Hardie "Sail Cloth" or Dunn Edwards DE8184 "Sail Cloth"
[A]	Board & Batt	James Hardie Fiber Cement Lap Siding	Factory: Painted	Hardie "Country Lane Red" or Dunn Edwards DE148 "Sunken Ship"
[S]	Stucco Walls	Merlex Stucco	20/30 Sand	P-1210 "Moroccan Sand"
[S]	Matching Paint & Mechanical/Storage Doors			Dunn Edwards DET696 "Stanford Stone"
[D]	Doors & Accents	Fiberglass (or Wood)	Paint	Dunn Edwards DET564 "Eames for Blue"
[W]	Windows	Vinyl	Factory	White
[I]	Wrought Iron	Metal	Paint	Dunn Edwards DE187 "Black"



*North Elevation*



*South Elevation*



*East Elevation*

No.	Description	Date
	Initial Submittal	10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

**Building 3  
Exterior  
Elevations**

Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

**A08**  
Scale 1/8"=1'-0"





Perspective View From Driveway

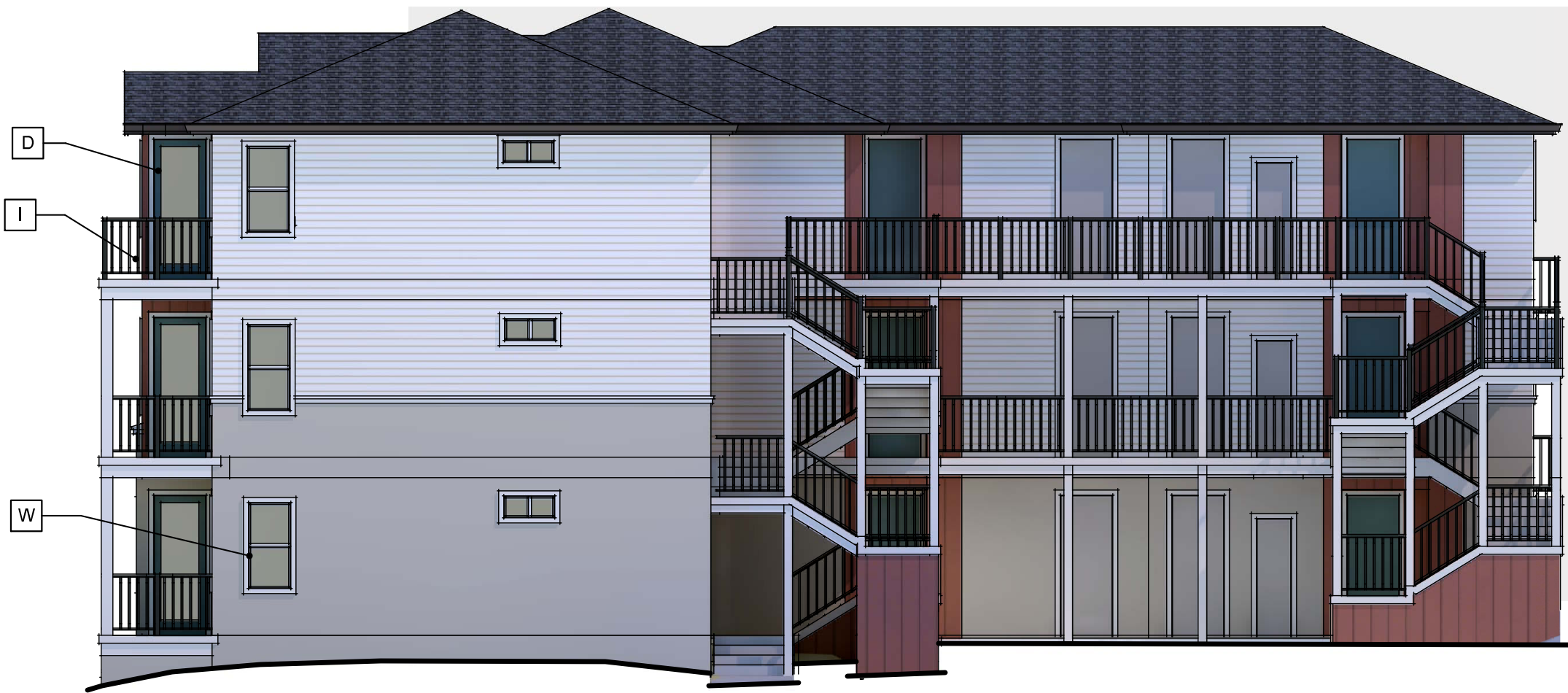
No Scale



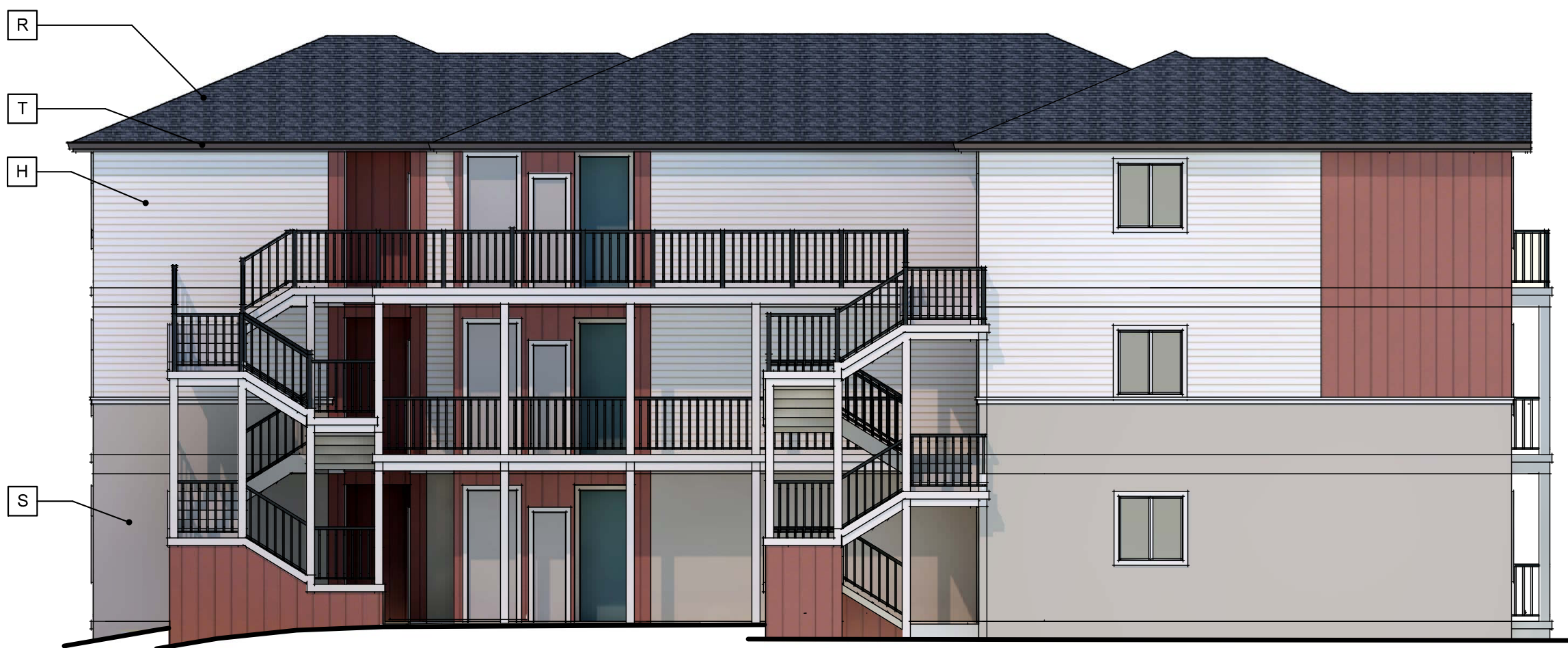
North Elevation



West Elevation



South Elevation



East Elevation

Color and Material Schedule

SYM	MATERIAL	DESCRIPTION	FINISH	COLOR
R	Asphalt Shingles	GAF or equal	Royal Sovereign	Ash Brown
T	Eave boards & Gutter	Wood/Sheetmetal	Paint	Dunn Edwards DE6083 "Black Walnut"
H	Horizontal Siding & Trim	James Hardie Fiber Cement Lap Siding	Factory: HardiePlank Select Cedarmill or Dunn Edwards DE6184 "Sail Cloth"	
A	Board & Batt	James Hardie Fiber Cement Lap Siding	Factory: Hardie "Country Lane Red" or Dunn Edwards DEA148 "Sunken Ship"	
S	Stucco Walls	Merlex Stucco	20/30 Sand	P-1210 "Moroccan Sand"
S	Matching Paint & Mechanical/Storage Doors		Dunn Edwards DET696 "Stanford Stone"	
D	Doors & Accents	Fiberglass (or Wood)	Paint	Dunn Edwards DET564 "Eames for Blue"
W	Windows	Vinyl	Factory	White
I	Wrought Iron	Metal	Paint	Dunn Edwards DEA167 "Black"

No.	Description	Date
Initial Submittal		10/30/16

Almond Knolls

10 Worrell Road  
Antioch, CA

Building 4  
Exterior  
Elevations

Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

A09  
Scale 1/8"=1'-0"





Perspective View From Picnic Area

No Scale



Southwest Elevation



Southeast Elevation



Northwest Elevation

Color and Material Schedule

SYM	MATERIAL	DESCRIPTION	FINISH	COLOR
R	Asphalt Shingles	GAF or equal	Royal Sovereign	Ash Brown
T	Eave boards & Gutter	Wood/Sheetmetal	Paint	Dunn Edwards DE8083 "Black Walnut"
H	Horizontal Siding & Trim	James Hardie Fiber Cement Lap Siding	Factory: HardiePlank Select Cedarmill or Paint	Hardie "Sail Cloth" or Dunn Edwards DE6184 "Sail Cloth"
A	Board & Batt	James Hardie Fiber Cement Lap Siding	Factory: or Painted	Hardie "Country Lane Red" or Dunn Edwards DEA148 "Sunken Ship"
S	Stucco Walls	Merflex Stucco	20/30 Sand	P-1210 "Moroccan Sand"
D	Matching Paint & Mechanical/Storage Doors			Dunn Edwards DET698 "Stanford Stone"
D	Doors & Accents	Fiberglass (or Wood)	Paint	Dunn Edwards DET564 "Eames for Blue"
W	Windows	Vinyl	Factory	White
I	Wrought Iron	Metal	Paint	Dunn Edwards DEA187 "Black"



Northeast Elevation

No.	Description	Date
	Initial Submittal	10/30/16

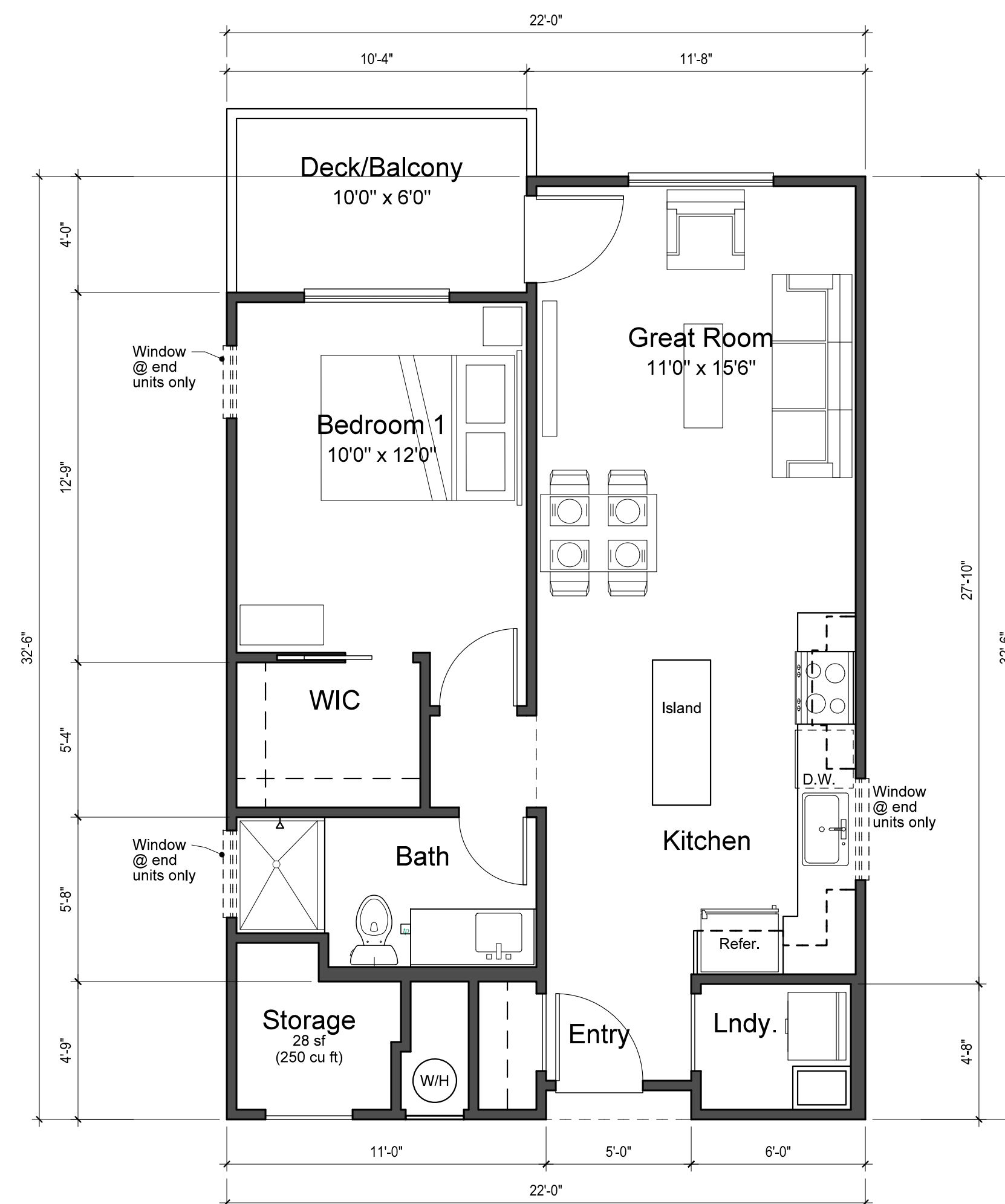
Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

Building 5  
Exterior  
Elevations

Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

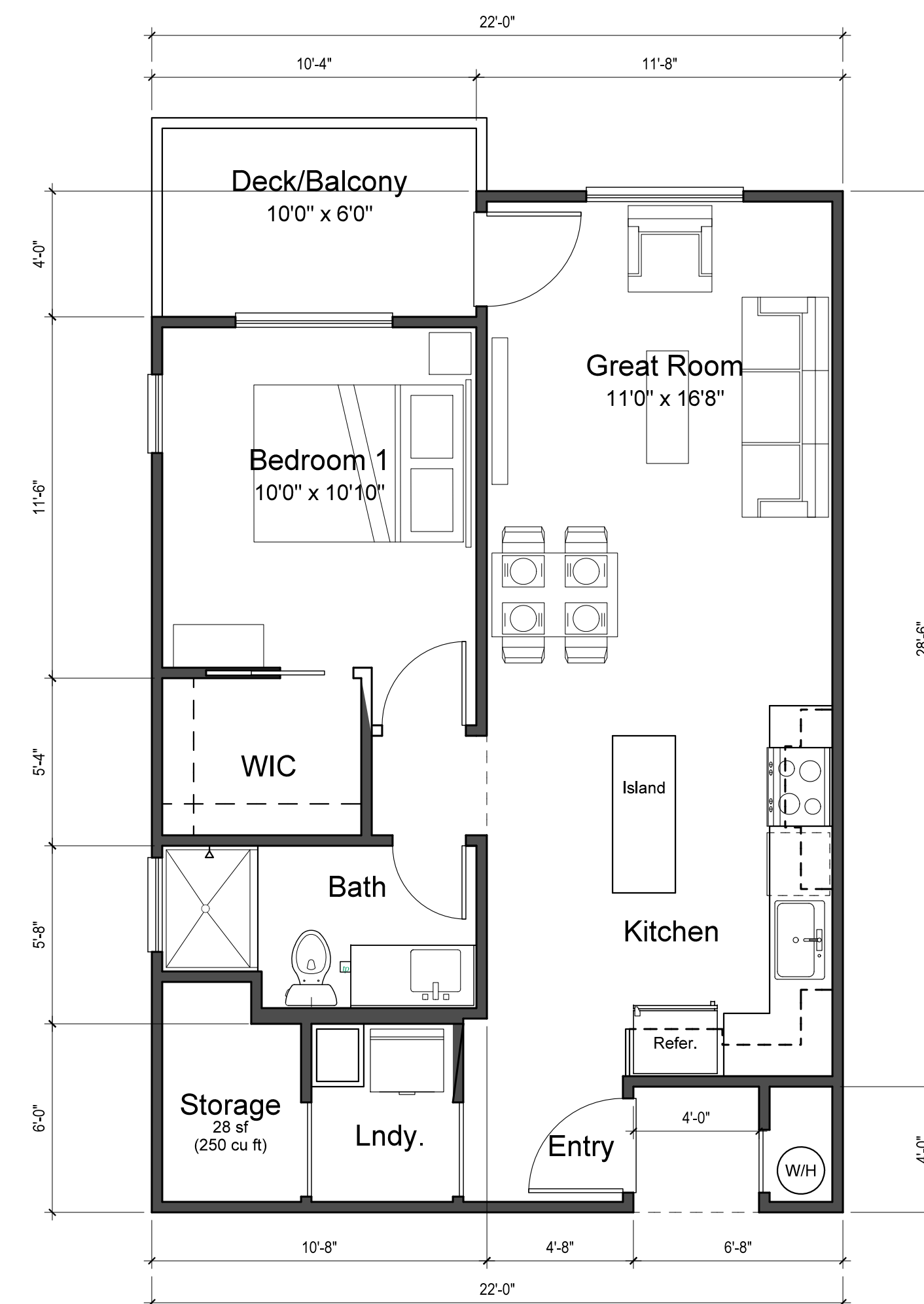
A10  
Scale 1/8"=1'-0"





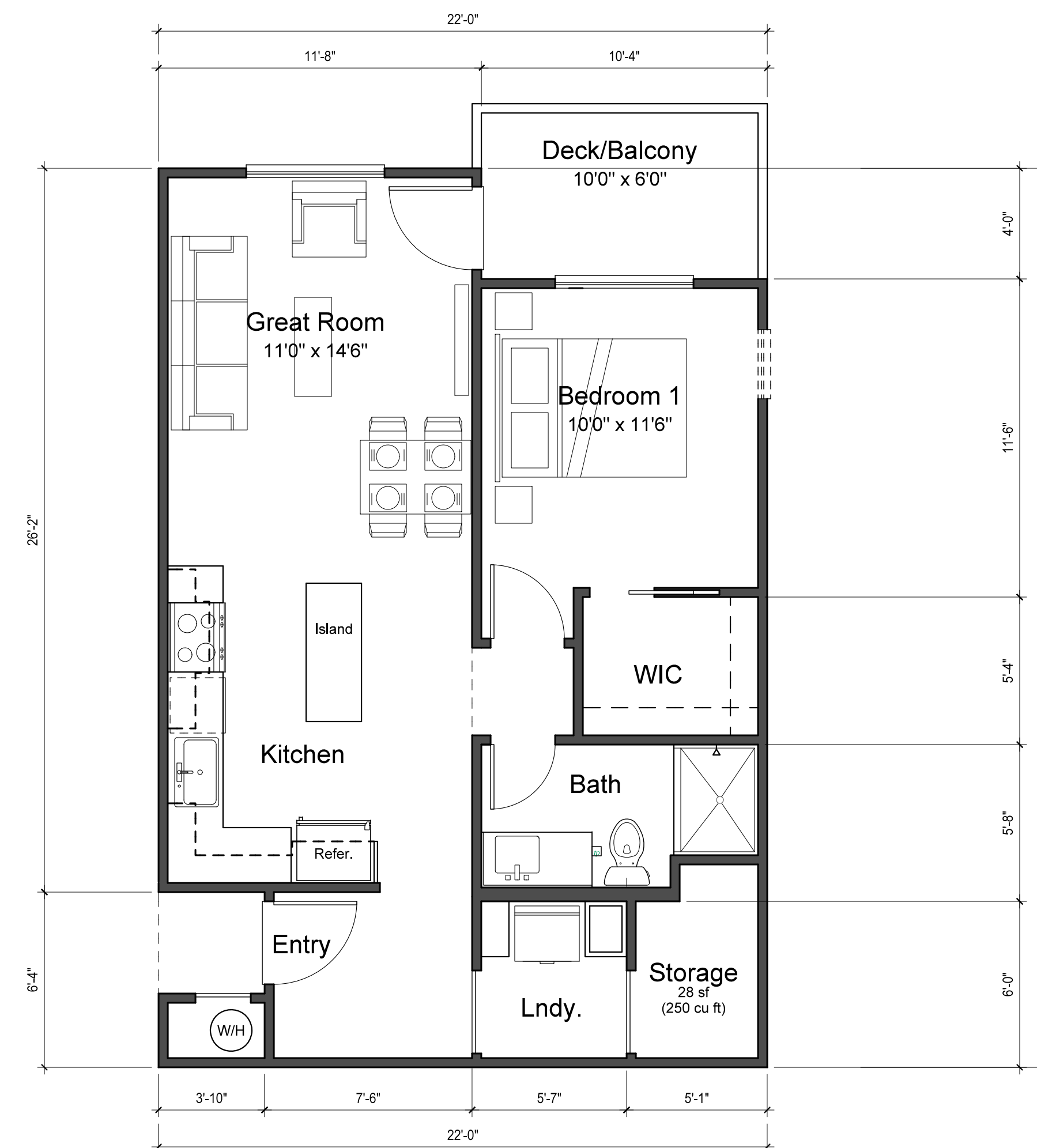
1 BR.a

16 Units at 635 sf each



1 BR.b

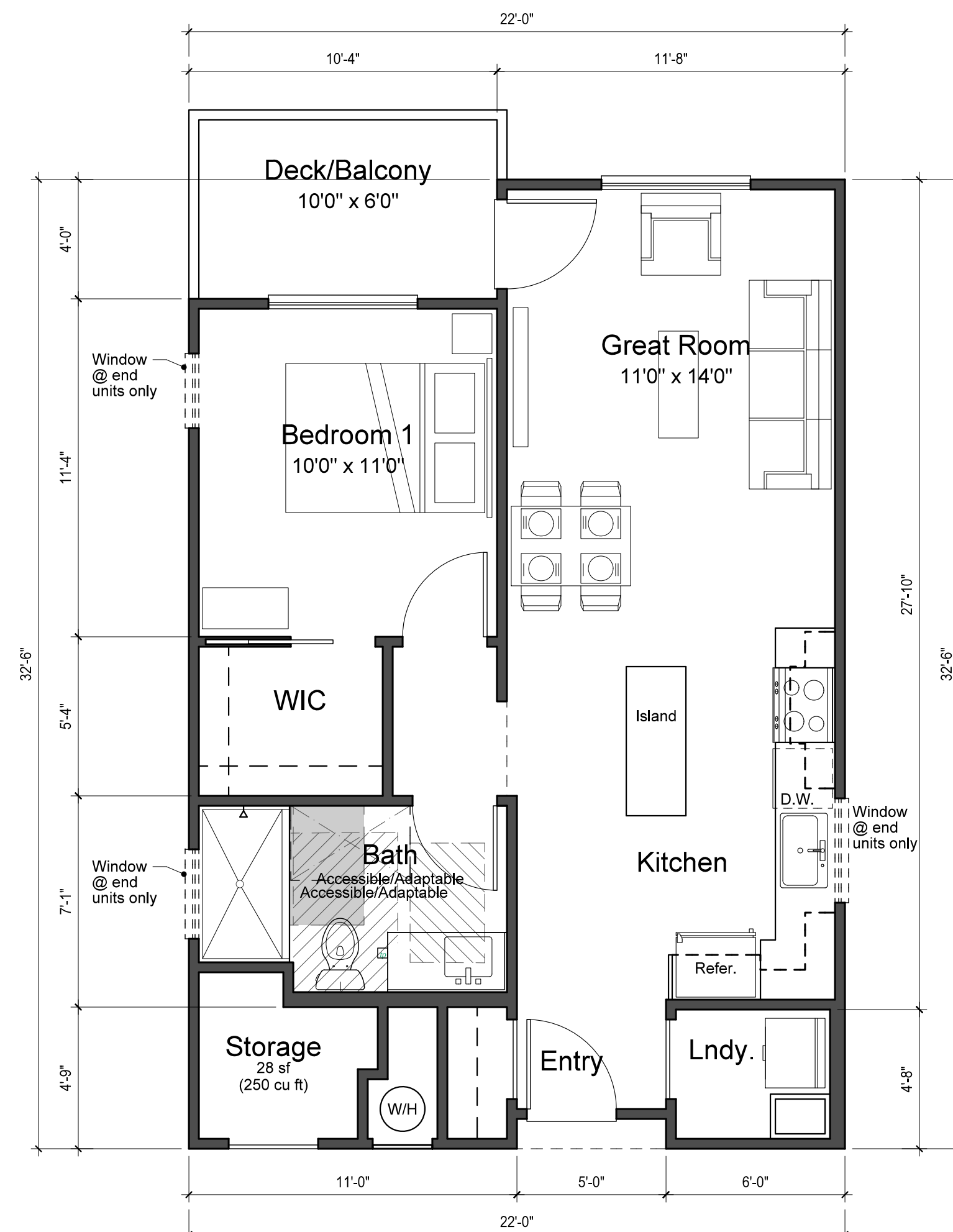
12 Units at 625 sf each



1 BR.c

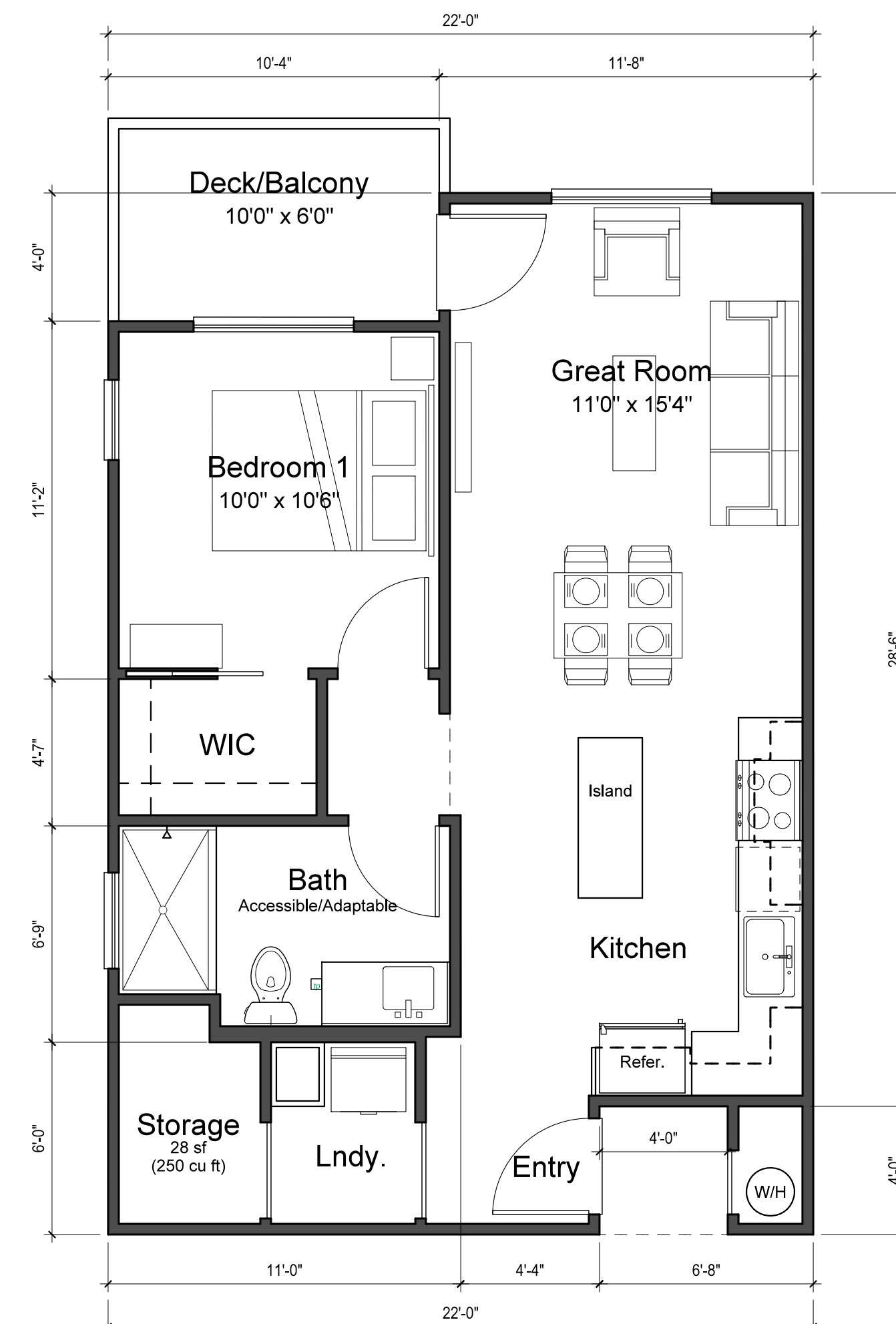
Building 5 only, Unit 532  
1 Unit at 635 sf each

## Upper Level Units



1 BR.a

16 Units at 635 sf each



1 BR.b

12 Units at 625 sf each

## Ground Level Adaptable Units

No.	Description	Date
	Initial Submittal	10/30/16

Almond Knolls

10 Worrell Road  
Antioch, CA

## Unit Floor Plans Ground Floors

Project number	16.24-ATX
Print Date	12/20/2016
Drawn by	SMS
Checked by	CHK

A11

Scale 1/4"=1'-0"

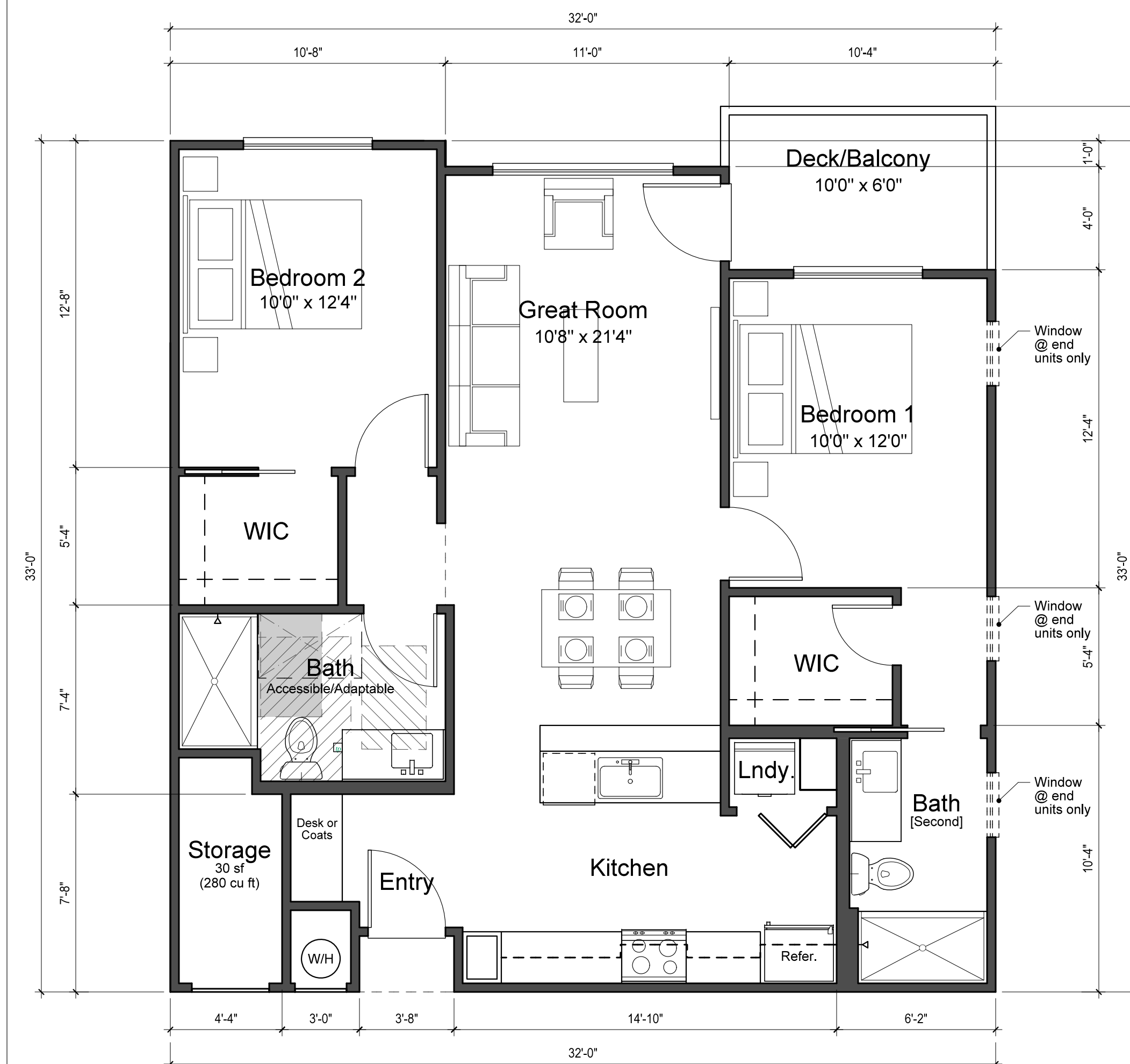


**2 BR.a**  
12 Units at 952 sf each

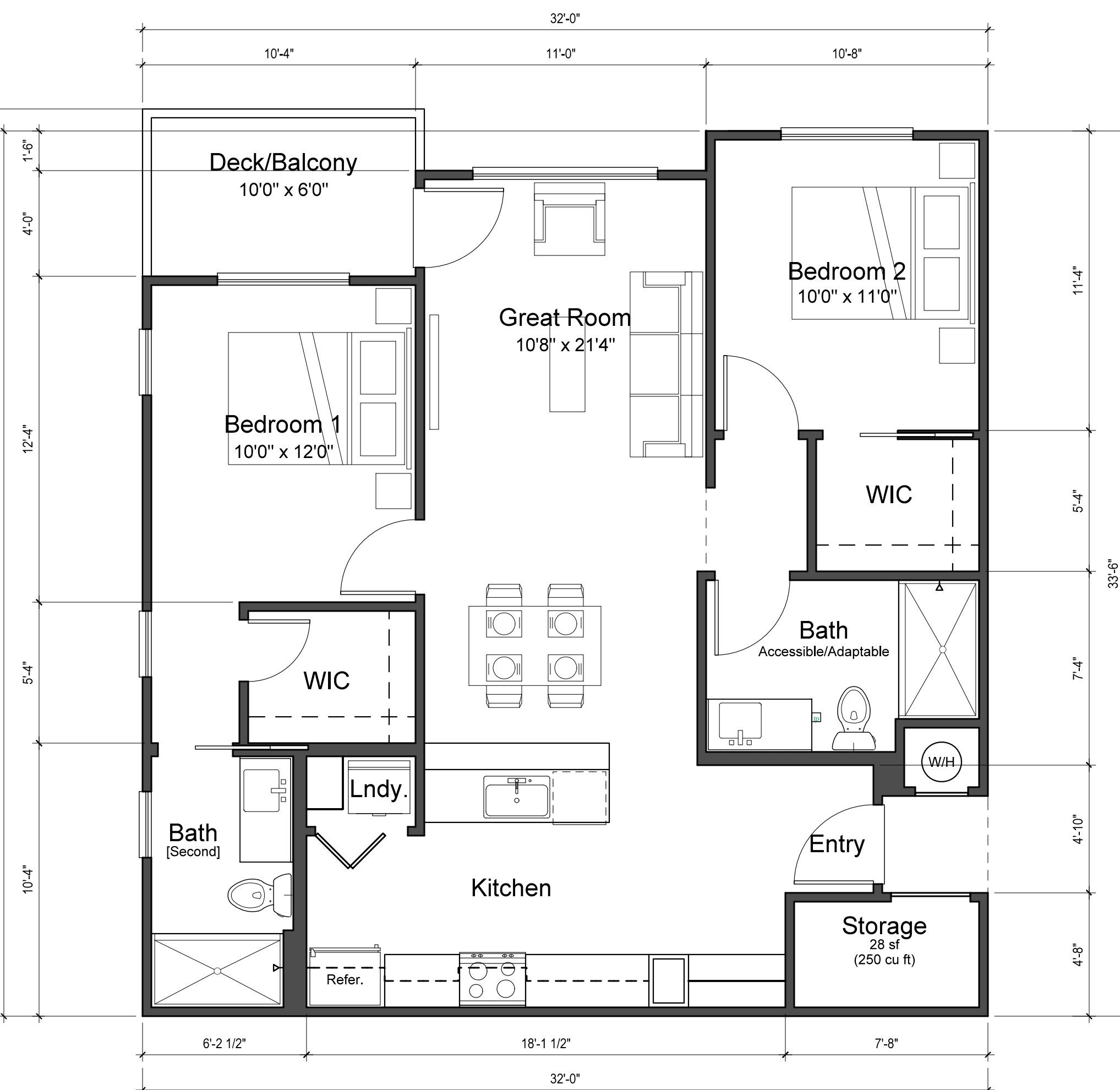


**2 BR.b**  
7 Units at 945 sf each

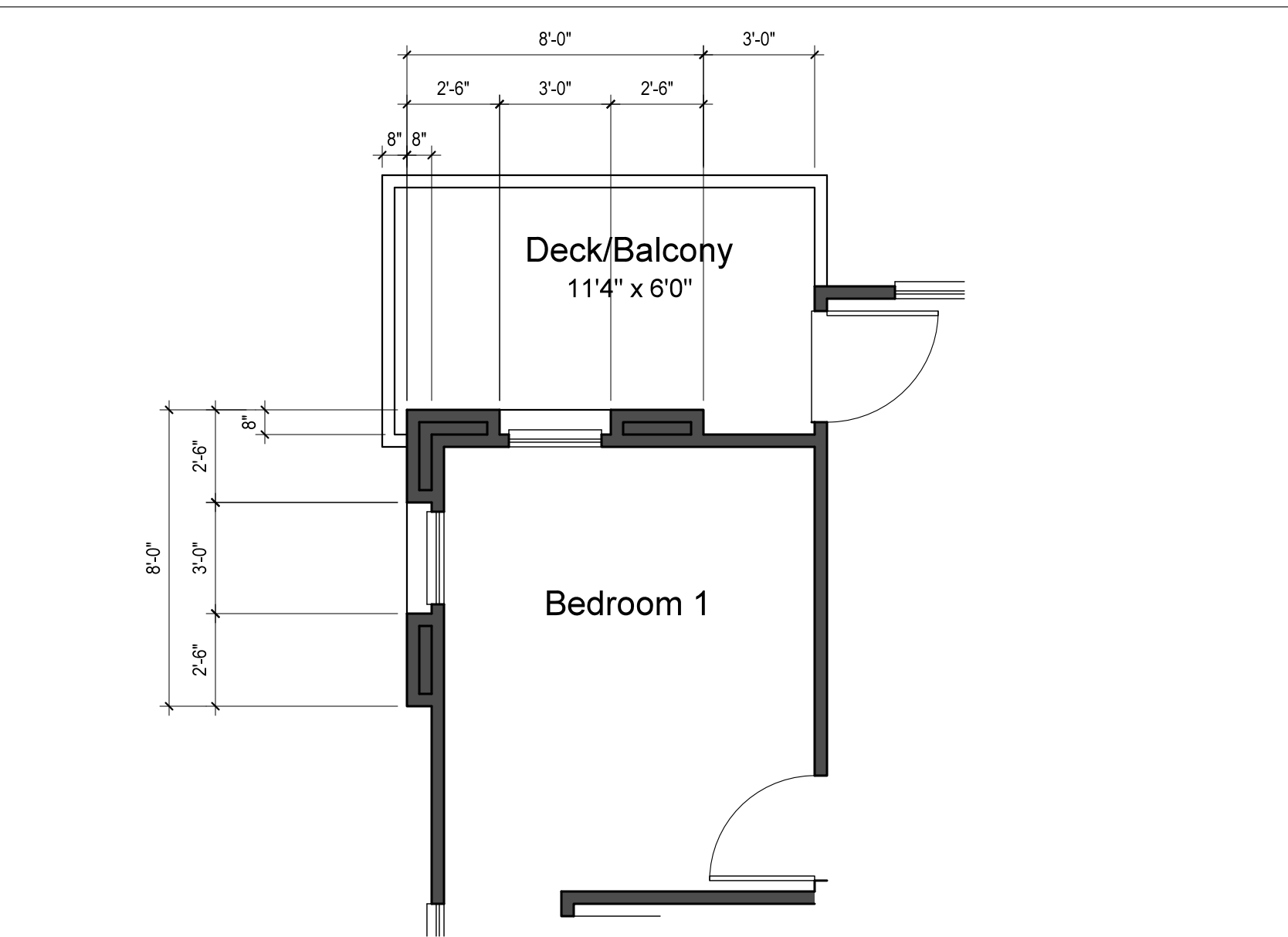
*Upper Level Units*



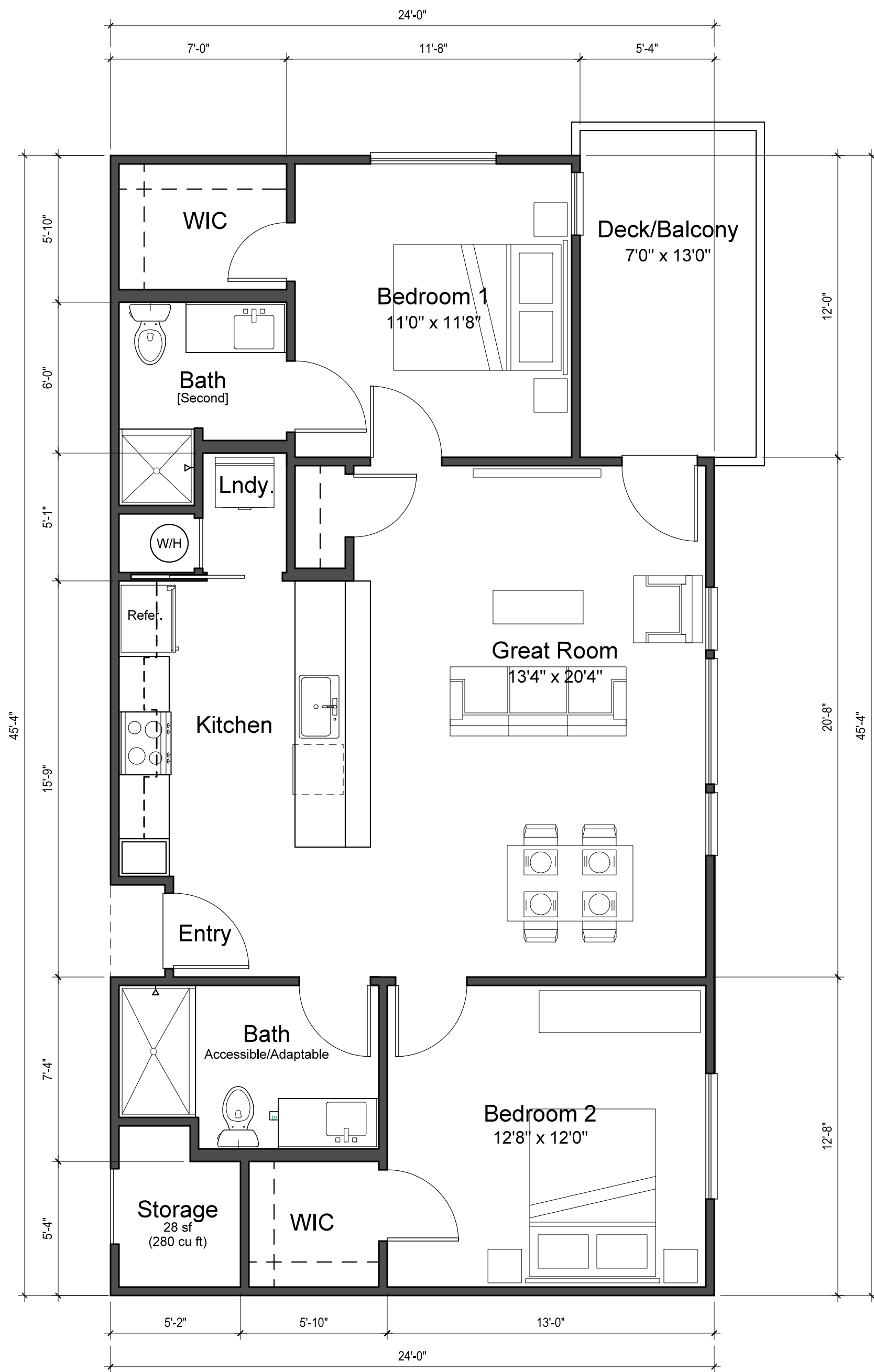
**2 BR.a**  
12 Units at 952 sf each



**2 BR.b**  
7 Units at 945 sf each



**2 BR.b: Corner element occurrence @**  
Units: 113, 123, 133, 213, 223, & 233



**2 BR.c**  
8 Units at 985 sf each

*Ground Level Adaptable Units*



S Squared Architecture Inc.  
Attn: Jeff Schneidereit  
580 Dolliver Street  
Pismo Beach, CA 93449  
PH 805.773.8333  
FX 805.558.4873  
jeffschneidereit@s2arch.us  
[www.s2arch.us](http://www.s2arch.us)

Owner/Applicant:  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219  
Phone: 209.473.6066  
Attn: Kyle Masters

No.	Description	Date
1	Initial Submittal	10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

**Unit  
Floor Plans  
Upper Floors**

Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

**A12**  
Scale 1/4"=1'-0"



No.	Description	Date
	Initial Submittal	10/30/16

Almond Knolls  
-  
10 Worrell Road  
Antioch, CA

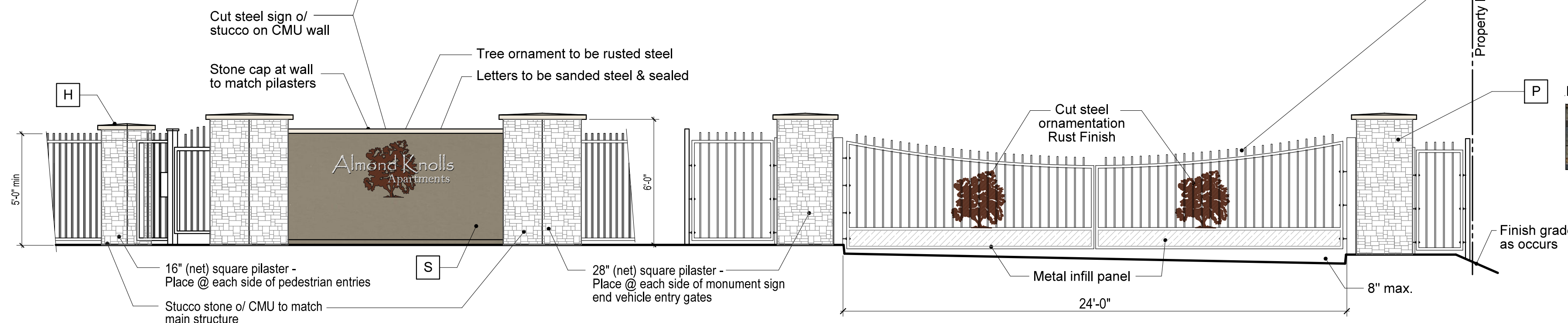
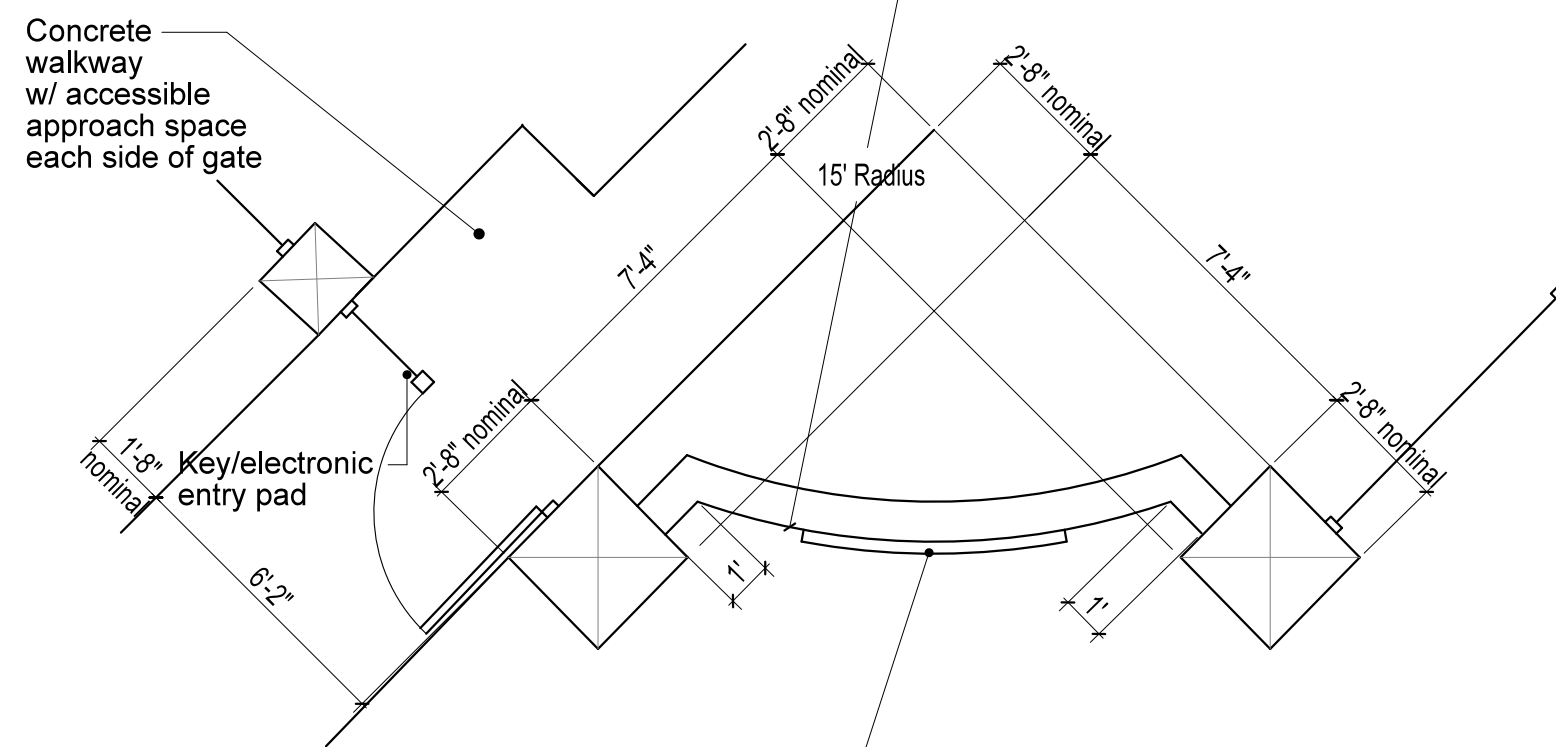
Monument Sign  
Worrell Rd Fence  
& Gate Plan  
(Partial Site)



Project number 16.24-ATX  
Print Date 12/20/2016  
Drawn by SMS  
Checked by CHK

A13

Scale 1"=10'-0"



H Stucco Cap Merlex Stucco P-6 20/30 Sand "El Dorado"  
Paint: Dunn Edwards DE8184 "Sail Cloth"

S Stucco Wall Merlex Stucco P-1210 20/30 Sand "Moroccan Sand"  
Paint: Dunn Edwards DET696 "Standford Stone"

I Fence Panels Steel Metal Paint: Dunn Edwards DEA187 "Black"

P Fence Pilasters Stone Dry Stack Panels Gold Nugget (Ledger)

Exit Sign Vinyl on metal Exit Driveway 1'-6" x 1'-2" 1.75 sf

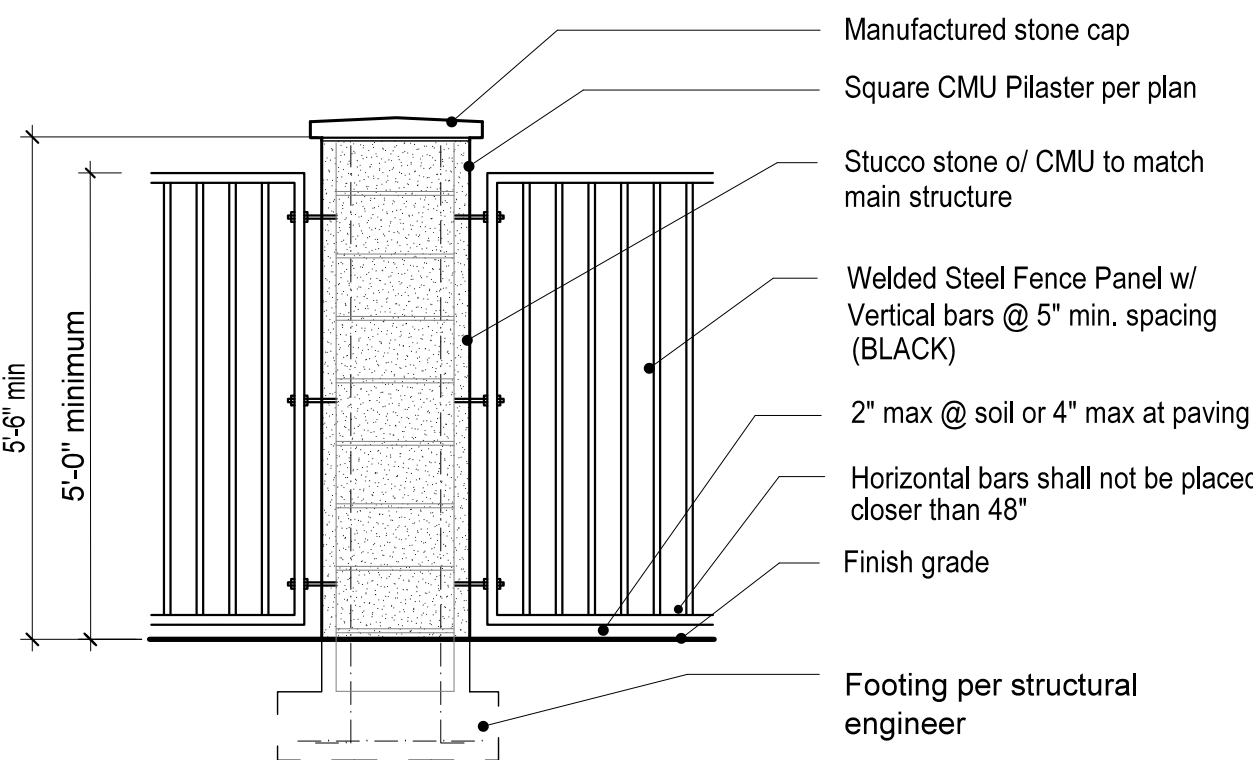
Exit sign 2'-4" 1'-8" 1'-4"

Monument Sign with Pedestrian Gate (Gate shown angled)

Monument Sign Entry Driveway 6'-0" x 2'-4" 14 sf  
Metal on stucco

Vehicle Gate Main Entry Shown

1/4" = 1'-0"



Fence Pilaster

NONE

