

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

WEDNESDAY, OCTOBER 3, 2018

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, OCTOBER 10, 2018**.

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	Parsons, Chair
	Turnage, Vice Chair
	Zacharatos
	Motts
	Martin
	Schneiderman

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: None

* * * END OF CONSENT CALENDAR * * *

NEW PUBLIC HEARING

- 2. PD-18-01** – Sean McCauley, applicant and owner, requests approval of a Final Development Plan for the construction of up to two single-family dwellings, one agricultural building, and all necessary infrastructure to serve two home sites at an existing 40-acre site at 7901-79 Deer Valley Road. The project site is located on the west side of Deer Valley Road at the terminus of Balfour Road (**APN 057-060-014 and 057-060-015**).

RESOLUTION NO. 2018-26

NEW ITEMS

STAFF REPORT

- 3. Promenade at Sand Creek** – Century Communities requests design review approval for Villages 1-3 of the Vineyards at Sand Creek Project (APNs 057-030-003 and 057-050-007), which includes 96 units in Village 1, 121 units in Village 2, and 120 units in Village 3 (337 total units). The Design Review application consists of 15 different floor plans each with multiple design schemes, a Fitness Center located in Parcel A Park, and wall and fence designs for the six-foot tall masonry walls and good neighbor wood fencing. A separate Design Review application will be submitted for the landscaping.

RESOLUTION NO. 2018-27

- 4. Measure W Presentation**

STAFF REPORT

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:36 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 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

<https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>

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.

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF OCTOBER 3, 2018**

Submitted by: Forrest Ebbs, Community Development Director

Date: September 25, 2018

Subject: Roddy Ranch Final Development Plan (PD-18-01)

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the resolution recommending that the City Council approve the Final Development Plan.

REQUEST

The applicant, Sean McCauley, requests approval of a Final Development Plan for the 2,417-acre Roddy Ranch Focus Area. The Plan will govern development, including the construction of up to two single-family dwellings, one agricultural building, and all necessary infrastructure to serve two home sites on two existing 20-acre parcels at 7901-79 Deer Valley Road. The Plan will designate the remaining 2,377 acres as Open Space.

BACKGROUND

Measure K was adopted by the voters of Antioch in 2005. This Measure, among other actions, amended the General Plan by introducing new language to govern the development of the Roddy Ranch Focus Area, an approximate 2,417-acre expanse including the Roddy Ranch and other parcels. The new General Plan language allowed development of a golf course, clubhouse, open space, a hotel, restaurants, commercial uses, and up to 700 residential units.

A golf course opened in 2000, but closed in 2016 due to rising operating costs. No other development has since occurred within the Focus Area. In 2018, the East Bay Regional Parks District (EBRPD) acquired approximately 2,115 acres including Roddy Ranch and the developed golf course. Two other parcels in the Focus Area were purchased and are used as mitigation lands for other development areas.

The new General Plan language included policies that guides how development proposals are to be processed. Policy 4.4.6.9.b.a. states the following:

“Prior to approval of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements. Development within the Roddy Ranch shall be predicated upon extension of infrastructure from north through the Sand Creek Focus Area.”

To provide certainty for development interests and the public, the Measure K language included a provision that the new General Plan language could not be modified, except by the voters, until December 31, 2020. After that time, the City Council would be able to modify the General Plan designations and provisions under normal procedures. Until then, all development applications must be processed through the procedure prescribed in the new General Plan language.

With the closure of the golf course, sale of the Roddy Ranch and other lands to EBRPD, and acquisition of other lands for habitat mitigation, the potential for large-scale development in the Roddy Ranch Focus Area disappeared. There remained, however, two twenty-acre parcels on the far eastern side of the Focus Area adjacent to Deer Valley Road that were recently sold to the applicant, Sean McCauley. These parcels have historically been used for orchards, grazing and other agricultural purposes. The applicant recently re-established the orchard use and planted olive trees on the site. It is the applicant's intent to construct two single-family homes at this site – one on either parcel – as well as an agricultural building and other basic infrastructure to serve the two homes and orchard operation. Due to the restrictions put in place by Measure K, a Final Development Plan is required prior to approval of any development applications. This is the subject of the current application.

Final Development Plan

The zoning designation for the area is Roddy Ranch Master Plan District (RRMP), which restates the General Plan requirement for approval of a Final Development Plan prior to development in the Roddy Ranch Focus Area. The proposed Final Development Plan is attached as Exhibit A to the resolution.

ENVIRONMENTAL

The California Environmental Quality Act, Section 21000, et. seq. of the California Public Resources Code, (hereinafter referred to as CEQA) provides a list of Categorical Exemptions that may be applied to projects. The proposed Final Development Plan would result in the construction of up to two single-family dwellings on two parcels and the preservation of the remaining land as Open Space. As such, the project is considered exempt under Section 15303, as the construction of a small structure. It is also exempt under Section 15307 and/or 15308, as an action by a regulatory agency for protection of natural resources and/or the environment. Staff does not foresee any other environmental impacts associated with the project.

ANALYSIS

Issue #1: Final Development Plan

The nature of this Final Development Plan is unique from others that the City has encountered. This uniqueness is attributable to the origin of the requirement for a Final Development Plan in Measure K and the ambitious plan that previously existed for the Roddy Ranch Focus Area. Absent that plan, adoption of this Final Development Plan will serve to satisfy the requirement and to enable a very modest development plan – the construction of two homes and a large open space preserve.

The Final Development Plan is attached as Exhibit A to the Resolution.

Issue #2: Architecture and Design

The applicant has proposed a typical house design for the residential lots. The design includes 4,240 square feet of living area and an 824 square-foot garage and is 25'-7" tall. In addition, the plan includes a typical agricultural storage building that is 6,000 square feet in size and 16' tall. No other structures are proposed at this time. Approval of the Final Development will include approval of this design. Construction of the second home is to be consistent with the design style and quality, as determined by the Community Development Director.

SUMMARY

In summary, staff recommends that the Planning Commission adopt the resolution recommending that the City Council approve the Final Development Plan.

ATTACHMENT

- A. Resolution
 - Exhibit A: Final Development Plan

ATTACHMENT “A”

**PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL APPROVE THE FINAL
DEVELOPMENT PLAN FOR THE RODDY RANCH FOCUS AREA**

WHEREAS, the City received an application from Sean McCauley for approval of a Final Development Plan to satisfy the requirements of the General Plan in regards to the Roddy Ranch Focus Area, which states “Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved.”(4.4.6.9.b.a.); and,

WHEREAS, the General Plan anticipates as many as 700 residential units in the Roddy Ranch Focus Area, as well as significant commercial and recreational facilities; and,

WHEREAS, the project involves the construction of up to two single-family dwellings on separate existing 20-acre parcels and the designation of approximately 2,360 acres as open space; and,

WHEREAS, the project qualifies for exemption under Section 15303 because it involves construction of two single-family dwellings on two existing parcels, and under Sections 15307 and 15308 because it involves protection of natural resources and the environment; and,

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

WHEREAS, on October 3, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and written; 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 does hereby make the following findings for recommendation to the City Council for approval of the Final Development Plan:

1. The Final Plan is substantially consistent with the requirements of the General Plan of the city. The General Plan designates these lands as Roddy Ranch Focus Area and provides detailed land use and development policies, including the provision of as many as 700 residential units. The proposed project implements these policies, albeit at a greatly reduced scale. All other requirements of the General Plan are met.

2. The Final Development Plan is substantially consistent with the requirements of Title 9, Chapter 5, Article 41 of the Antioch Municipal Code: RRMP Roddy Ranch Master Plan District. The procedural standards contained in Article 41 have and will be met through the preparation of a Final Development Plan, consideration by the Planning Commission at a duly noticed Public Hearing, and consideration and possible approval by the City Council. Development Standards exceeding those contained in Article 41 are part of this proposal.
3. The residential portions of the Final Development Plan are substantially consistent with the following development guidelines. The following table shows the guidelines contained in Article 41 and those proposed with this project. As shown, the project's Development Standards exceed those contained in Article 41.

DEVELOPMENT STANDARD	ARTICLE 41	PROPOSED
Lot Area (Min.)	15,000 sq. ft.	20 acres
Lot Width (Average)	100 ft.	500 ft.
Lot Depth (Min.)	100 ft.	1,450 ft.
Front Yard Setback (Min.)	20 ft. to Garage	200 ft. from Deer Valley Road
	15 ft. to Living Area or Porch	
Side Yard Setback (Aggregate)	25 ft.	100' from Residential Structure to Open Space Designation
(Min.)	10 ft.	
Rear Yard (Min.)	20 ft.	
Building Height (Max.)	35 ft. (2 ½ stories)	35 ft. (2 ½ stories)
Off Street Parking Requirements	Two off-street uncovered parking spaces	Two off-street covered parking spaces per unit
Lot Coverage	No standard	5%

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the Final Development Plan for the Roddy Ranch Focus Area, attached as Exhibit A.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 3rd day of October 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

RODDY RANCH FOCUS AREA FINAL DEVELOPMENT PLAN

Roddy Ranch Focus Area

The following constitutes the Roddy Ranch Focus Area Final Development Plan:

1. **LAND USE DESIGNATIONS:** The following land use designations apply to the land contained in the Roddy Ranch Focus Area:
 - **Agricultural Estate Residential (AER):** This land use designation represents those properties intended for development of a single-family dwelling on a single parcel with accessory agricultural uses.
 - **Open Space (OS):** This land use designation represents those properties intended to be used for long-term open space uses, including for agriculture, habitat mitigation or restoration, or similar uses.
2. **DEVELOPMENT STANDARDS:** The following development standards apply to the land contained in the Roddy Ranch Focus Area:

DEVELOPMENT STANDARD	AER AND OS
Lot Area (Min.)	20 acres
Lot Width	500 ft.
Lot Depth (Min.)	1,450 ft.
Front Yard Setback (Min.)	200 ft. from Deer Valley Road
Side Yard Setback (Min.)	100' from Residential Structure to Open Space Designation
Rear Yard (Min.)	
Building Height (Max.)	35 ft. (2 ½ stories)
Off Street Parking Requirements	Two off-street covered parking spaces per residential unit
Lot Coverage	5%

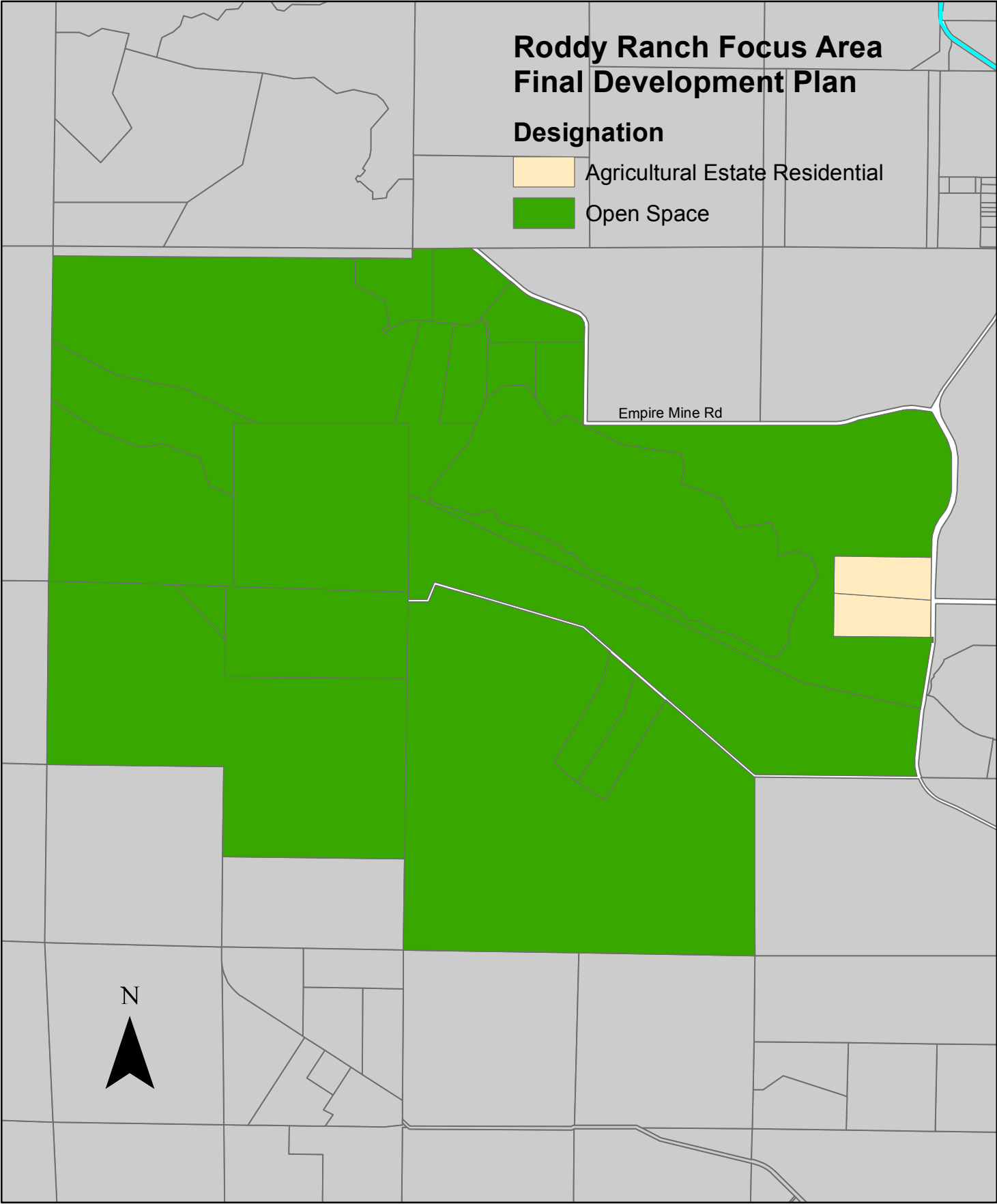
3. **LAND USES:** The following land use restrictions shall apply to the land contained in the Roddy Ranch Focus Area:

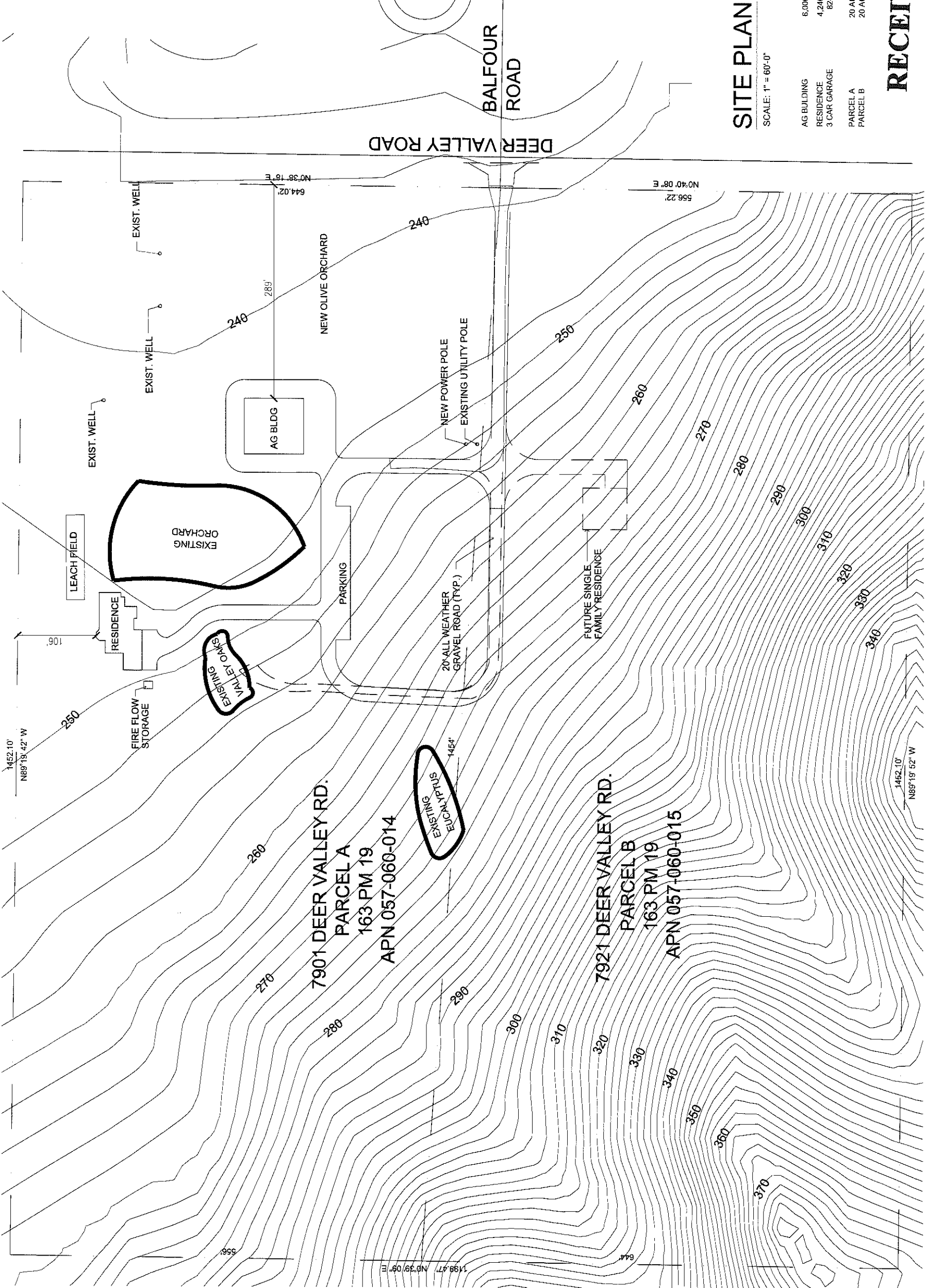
LAND USE	AER	OS
Agriculture	P	P
Conservation Activities	P	P
Single-Family Dwelling	P	-
Accessory Structures	P	P
Public Park	-	U or Master Plan
Habitat Restoration	P	P
Agri-Tourism	U	U
Other Uses	U	U
P = Permitted	U = Use Permit	- = Prohibited

4. **LAND USE MAP:** The attached Land Use map applies to the Roddy Ranch Focus Area.
5. **DESIGN GUIDELINES:** The attached plans for a single-family dwelling and accessory building within the AER land use designation constitute approved Design Guidelines for development of the two single-family dwellings. The plans included therein for development on APN 057-060-014 are approved with this Final Development Plan
6. **FURTHER DEVELOPMENT:** Development of the second single-family dwelling and home site on APN 057-060-015 shall be consistent with the overall design quality and style of the approved design above, as determined by the Community Development Director.
7. **OPEN SPACE DEVELOPMENT:** Development projects within the Open Space (OS) Land Use Designation are subject to prior approval of a Use Permit. Minor habitat and restoration projects are exempt, as determined by the Community Development Director. As an alternative, a Master Plan may be approved by the City Council to allow for comprehensive development and use of the entire site.

Recommended for Approval by the Planning Commission on: _____

Approved by the City Council on: _____





SITE PLAN

SCALE: 1" = 60'-0"



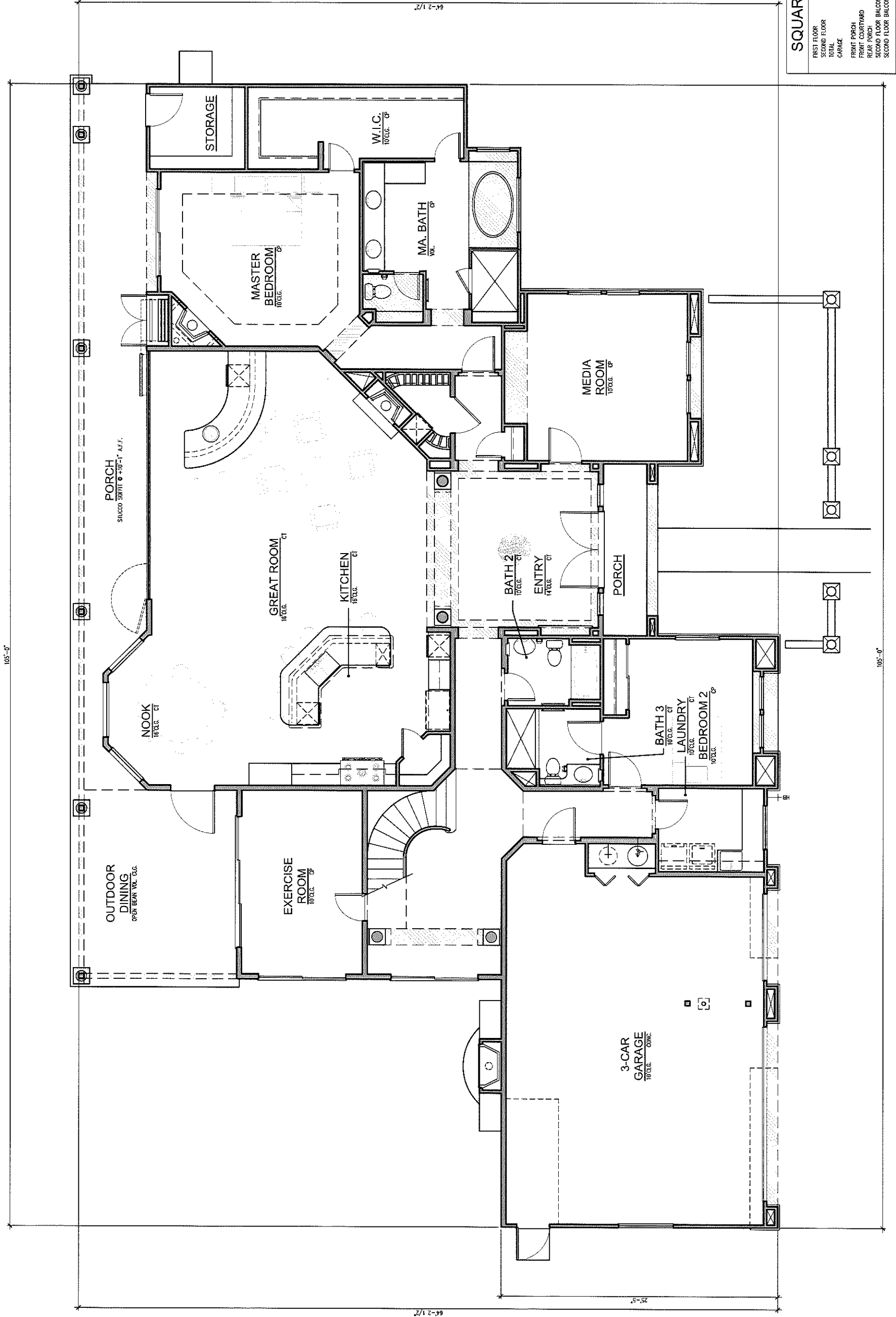
NORTH

AG BUILDING	6,000 SQ. FT.
RESIDENCE	4,240 SQ. FT.
3 CAR GARAGE	824 SQ. FT.
PARCEL A	20 ACRES
PARCEL B	20 ACRES

RECEIVED

MAY 24 2018

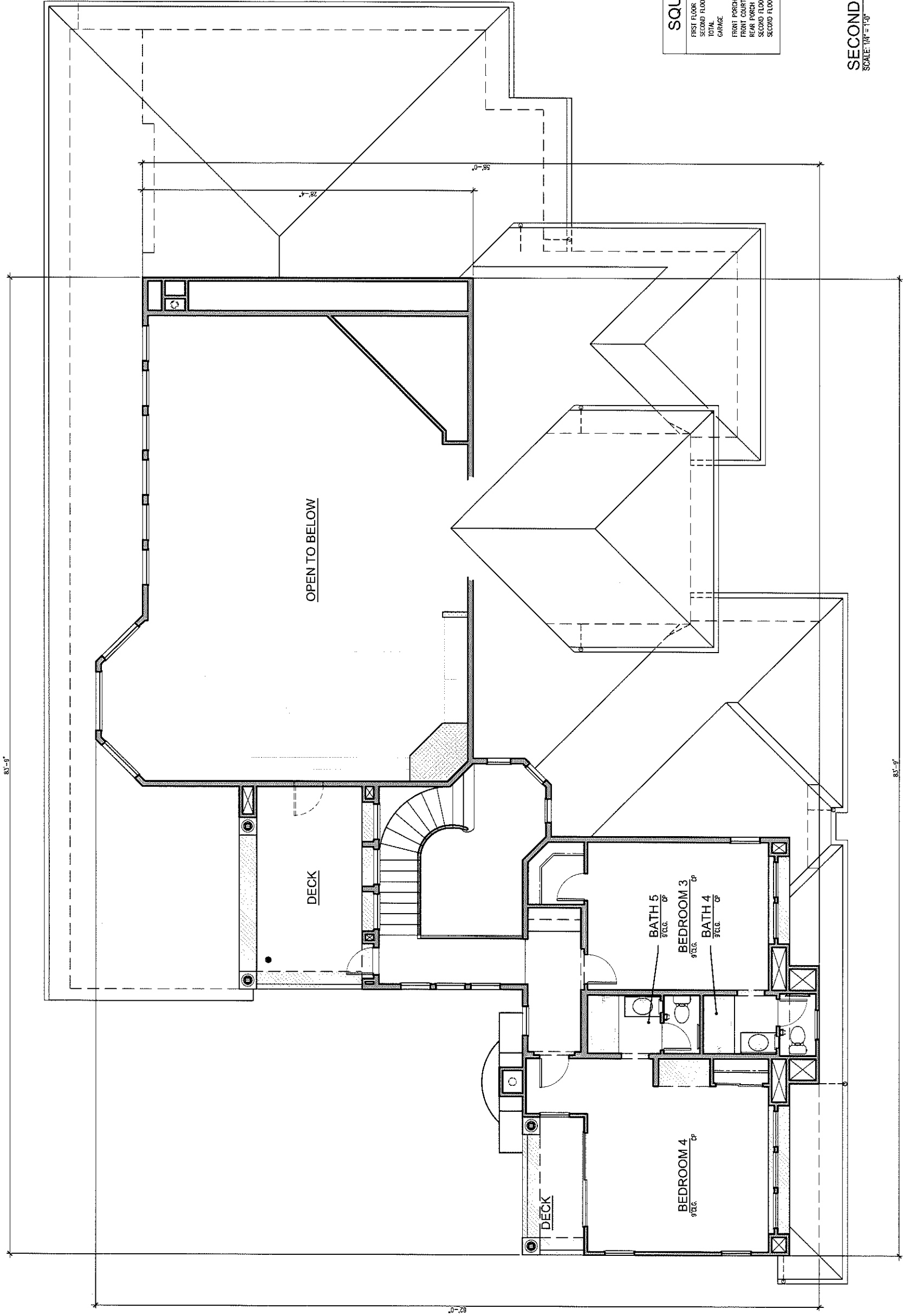
CITY OF ANTIOCH
COMMUNITY DEVELOPMENT



SQUARE FOOTAGES	
FIRST FLOOR	3,418 SQ. FT.
SECOND FLOOR	821 SQ. FT.
TOTAL	4,240 SQ. FT.
CARAGE	824 SQ. FT.
FRONT PORCH	79 SQ. FT.
FRONT COURTYARD	489 SQ. FT.
REAR PORCH	715 SQ. FT.
SECOND FLOOR BALCONY (1)	63 SQ. FT.
SECOND FLOOR BALCONY (2)	201 SQ. FT.

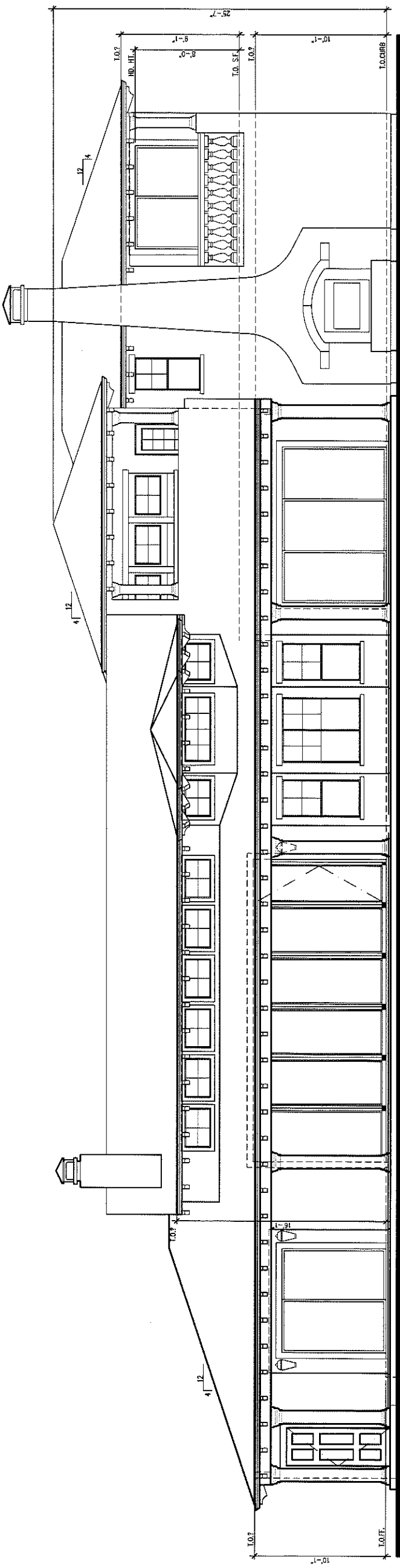


NORTH

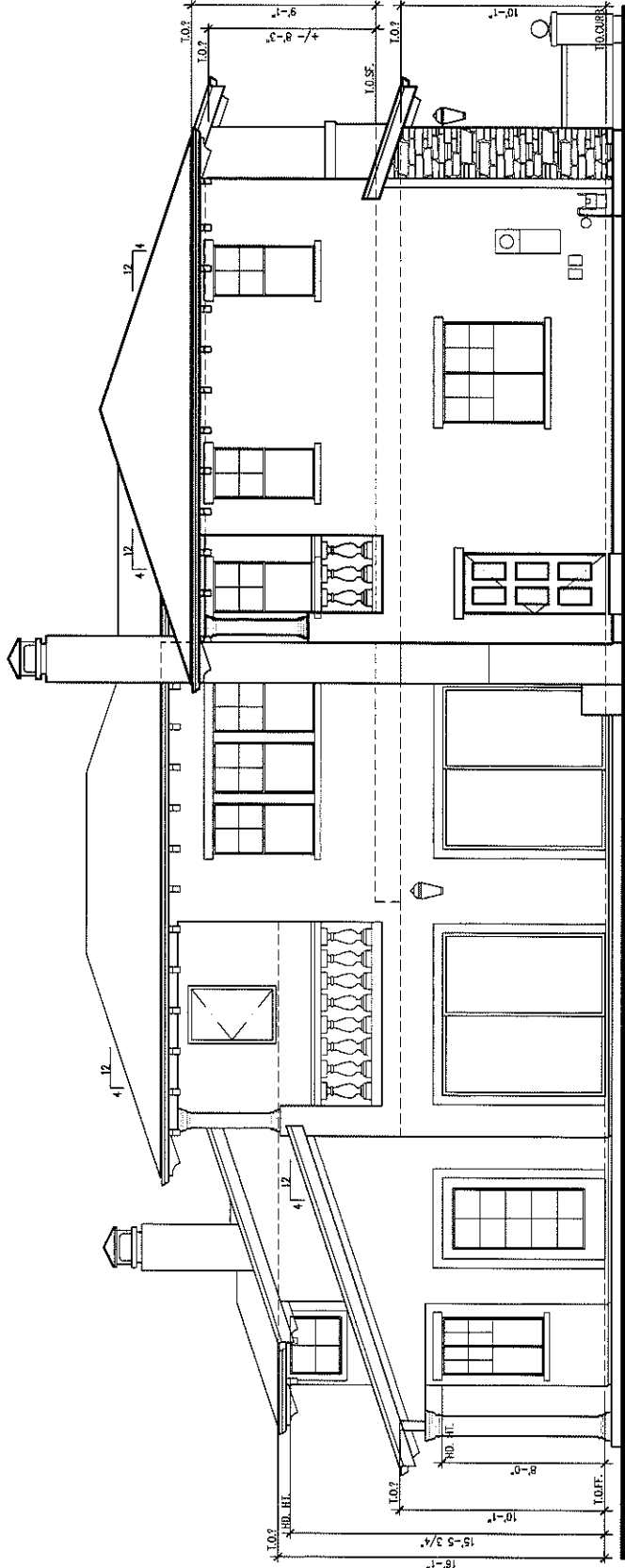


SQUARE FOOTAGES	
FIRST FLOOR	3,418 SQ. FT.
SECOND FLOOR	821 SQ. FT.
TOTAL	4,240 SQ. FT.
GARAGE	824 SQ. FT.
FRONT PORCH	79 SQ. FT.
FRONT COURTYARD	489 SQ. FT.
REAR PORCH	736 SQ. FT.
SECOND FLOOR BALCONY (1)	63 SQ. FT.
SECOND FLOOR BALCONY (2)	201 SQ. FT.

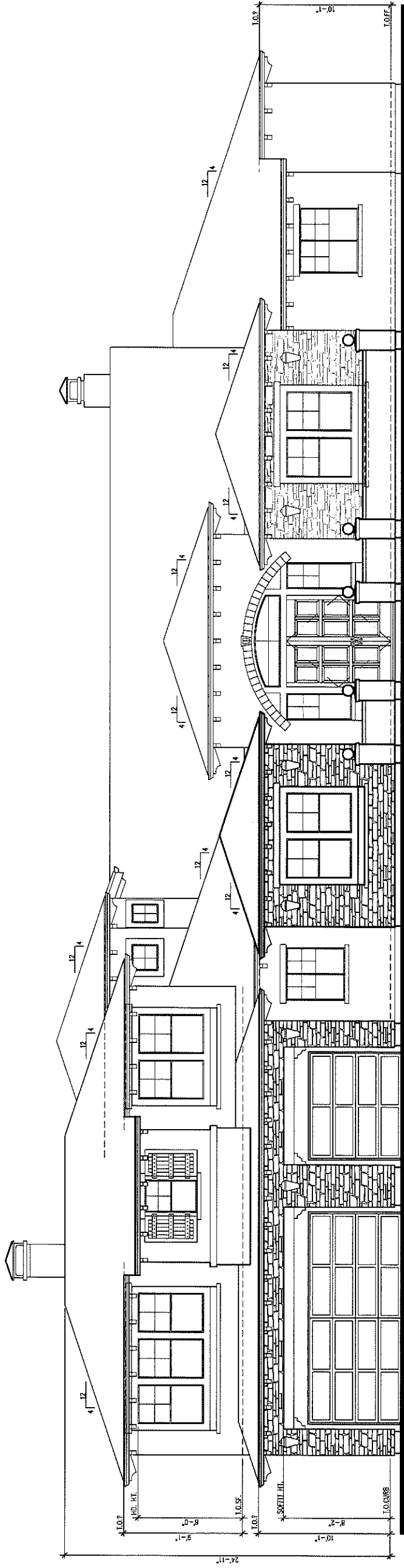
NORTH
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



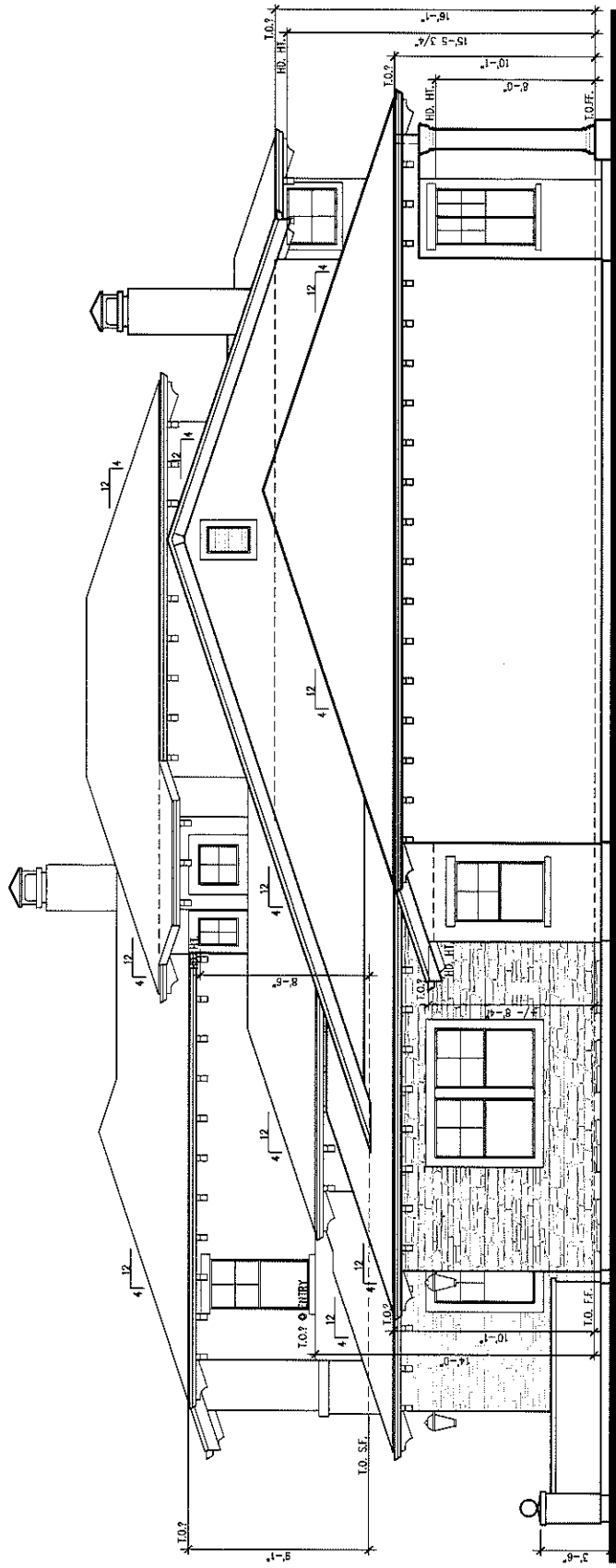
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EUCALYPTUS TREE



FRONT BUILDING SITE



FRONT BUILDING FENCE 1



FRONT BUILDING FENCE 2



FRONT GATE 1



FRONT GATE 2



NEW OLIVE ORCHARD 1



NEW OLIVE ORCHARD 2



EXISTING ORCHARD 1



EXISTING ORCHARD 2



PARKING AND NEW OLIVE TREES



PARKING LOT



SAFFLOWER



VALLEY OAK

SITE PHOTOS

7901 & 7921 DEER VALLEY ROAD, ANTIOCH, CA
5/18/2018

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF OCTOBER 3, 2018**

PREPARED BY: Cindy Gnos, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Alexis Morris, Planning Manager *fm*

DATE: October 3, 2018

SUBJECT: Vineyards at Sand Creek Villages 1-3 Design Review

RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** the Design Review application subject to the conditions contained in the attached resolution.

ENTITLEMENTS

Century Communities requests design review approval for Villages 1-3 of the Vineyards at Sand Creek Project (APNs 057-030-003 and 057-050-007), which includes 96 units in Village 1, 121 units in Village 2, and 120 units in Village 3 (337 total units). The Design Review application consists of 15 different floor plans each with multiple design schemes, a Fitness Center located in Parcel A Park, and wall and fence designs for the six-foot tall masonry walls and good neighbor wood fencing. A separate Design Review application will be submitted for the landscaping.

PROJECT LOCATION

The project site is approximately 66 acres of the overall 150-acre project area located at 3052 Heidorn Ranch Road in the City of Antioch. The project site is bounded by a residential subdivision to the north, the future extension of Sand Creek to the south, Heidorn Ranch Road and City of Brentwood City limits to the east, and future Hillcrest Avenue extension and vacant residential land to the west (see Attachment B).

BACKGROUND

In 2015, the City of Antioch certified the Vineyards at Sand Creek Environmental Impact Report (EIR) and approved the project, which consisted of a residential development on 141.6 total acres, including up to 650 single-family residential units and 31.6 acres of parks and landscaped areas. In addition, the proposed project included off-site

improvements (i.e., roadways and utilities) that would affect two off-site adjacent areas totaling approximately 6.47 acres: an area to the north and east that included an approximately 6.02-acre portion of Heidorn Ranch Road (a dedicated public roadway in Antioch); and a 0.4-acre area to the southeast that includes a portion of Sand Creek in which storm drain lines and a storm drain outfall structure would be constructed.

On February 9, 2016, the Antioch City Council adopted the resolution certifying the EIR for the Vineyards at Sand Creek Project. In addition, the Council introduced an ordinance approving Development Agreement (DA) between the City and the applicant and an ordinance rezoning the site to Planned Development District (PD). As part of the PD, development standards and design guidelines were adopted. The second reading for the DA and PD was on February 23, 2016. Pursuant to Antioch Municipal Code (AMC) Section §9-5.2307(C)(1), a Use Permit shall be required prior to the construction of any phase of an approved PD District.

On May 24, 2018, the City of Antioch's Zoning Administrator adopted the resolution approving a Use Permit for Phase I through Phase III for the Vineyards at Sand Creek Project, subject to conditions of approval. The overall project consists of six total phases.

ENVIRONMENTAL REVIEW

In accordance with CEQA, an EIR was prepared for the Vineyards at Sand Creek Project in December 2015 (SCH 2014092010). The EIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level. With the implementation of the mitigation measures proposed, the Vineyards at Sand Creek Project would not result in any significant unavoidable impacts with respect to any of CEQA issue areas. Additionally, the proposed project, when combined with cumulative projects in the vicinity of the site, would not result in any cumulatively considerable significant unavoidable impacts. The Antioch City Council certified the EIR and adopted the associated Mitigation Monitoring Reporting Program (MMRP) on February 9, 2016.

Copies of the Vineyards at Sand Creek Project EIR are available for review Monday through Friday, at the Community Development Department, between the hours of 8:00 a.m. and 5:00 p.m. The EIR is also available online at:

<https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>

The proposed Design Review is consistent with the project analyzed in the EIR; therefore, no further environmental review is required.

ANALYSIS

Issue #1: Project Overview

The Vineyards at Sand Creek Project Villages 1-3 would include Village 1 (96 Market-Rate Single-Family homes), Village 2 (121 Active Adult Single-Family homes for seniors) and Village 3 (120 Active Adult Single-Family homes for seniors) of the Vineyards at Sand Creek Project, which is generally the northern half of the Vineyards at Sand Creek Project (337 total units). The 337 single-family homes would range between approximately 1,500 and 3,000 square feet (sf).

The applicant is requesting Design Review of 15 total residential home models for Villages 1-3 each with multiple design schemes, a Fitness Center located in Parcel A Park, and wall and fence designs for the six-foot tall masonry walls and good neighbor wood fencing.

Issue #2: Residential Architecture

The applicant is proposing 15 home plans ranging in size from 1,508 to 3,073 sf. Each Village includes five different plans with optional areas, three elevations for each plan, with multiple color schemes, all of which are generally consistent with approved Design Guidelines for the original PD. Each proposed model is discussed individually below. The following table summarizes the characteristics of each model.

Plan	Square Feet, including Garage and Porch	Stories	Garage	Bedrooms	Bathrooms
Village 1 - 96 Standard Single-Family Homes					
Plan 1	1,989	Two	2-car	3-4	2.5-3
Plan 2	2,187	Two	2-car	3-4	2.5-3
Plan 3	2,369	Two	2-car	3-5	2.5-3
Plan 4	2,739	Two	3-car tandem	3-5	3-4
Plan 5	3,073	Two	3-car tandem	3-5	2.5-4
Village 2 - 121 Active Adult Single-Family Homes for Seniors					
Plan 1	1,508	One	2-car	1-2	1.5-2
Plan 1X	2,143	Two	2-car	2-3	2.5-3
Plan 2	1,610	One	2-car	2-3	2
Plan 3	2,126	Two	2-car	2-3	2.5-3
Plan 4	2,222	Two	2-car	2-4	2-3
Plan 5	2,481	Two	2-car	2-3	2.5-3

Village 3 - 120 Active Adult Single-Family Homes for Seniors

Plan 1	1,776	One	2-car	2-3	2.5
Plan 2	1,939	One	2-car	2	2.5
Plan 3	2,068	One	2-car	2	2.5
Plan 3X	2,733	Two	2-car	2-3	2-3
Plan 4	2,108	One	2-car	2-3	2.5-3
Plan 5	2,798	Two	2-car	3	3
Plan 5X	2,970	Two	2-car	3-4	3

The applicant did not submit a plotting plan that showed which homes are to be on each lot. Staff has added a condition of approval requiring the plotting plan prior to the issuance of building permits. The design guidelines note that the same floor plan or exterior colors for dwelling units shall not be placed side by side. In addition, homes directly across the street from one another should not have the same floor plan, unless they have different elevations. The design guidelines also anticipated that an active adult project would be all single story. All villages include several single-story models, except the standard single-family village, Village 1. Village 1, however, does include a single-story profile on Plan 1 as required by the design guidelines. A condition of approval has been added that 25 percent of the corner lots in Village 1 have the single-story profile Plan 1. The design guidelines also anticipated single story homes on all corner lots in the active adult community. This is also included as a condition of approval to be shown on the plotting plan.

The design guidelines require that the architecture include options for how the future homeowner can include an additional 150 cubic feet of useable storage space on the property, including a combination of square footage or wall-mounted cabinetry and shelving in the garage, or closets not dedicated to other uses in the home. Compliance with this design guideline has been included as a condition of approval. In addition, the conditions require compliance with all the original project conditions of approval, compliance with the development standards outlined in the approved PD, and compliance with the mitigation measures.

Village 1

Village 1 is located at the north east corner of the development along Heidorn Ranch Road. The Village consists of 96 lots, generally 50 feet wide by 80 feet deep. Village 1 is intended for standard single-family homes. Five floor plans with three elevations each are included. In addition, a total of 15 different, but complimentary color schemes are provided.

Village 1 - Plan 1 is a 1,989 sf two-story home with three or four bedrooms, two and a half or three baths, and a two-car garage. The architectural styles for this plan include California Ranch, Artisan, and Cottage. Plan 1 constitutes the single-story profile required for the standard single-family component of the project. The second story, tucked under the roofline, includes two bedrooms and a bathroom with a dormer window on the front to break up the roof massing. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a narrow porch. The elevations include window and door trim on all elevations.

Village 1 - Plan 2 is a 2,187 sf two-story home with three or four bedrooms, two and a half or three baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, Modern Farmhouse, and Cottage. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small narrow porch. The elevations include window and door trim on all elevations, including shutters on several of the second story windows.

Village 1 - Plan 3 is a 2,369 sf two-story home with three to five bedrooms, two and a half or three baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, California Ranch, and Artisan. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations, including shutters on several of the second story windows.

Village 1 - Plan 4 is a 2,739 sf two-story home with three to five bedrooms, three or four baths, and a three-car tandem garage. The architectural styles for this plan include Spanish Eclectic, California Ranch, and Modern Farmhouse. The garage is set back from the front of the house. The tandem garage has an option for a roll-up door into the back yard. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations, including shutters on several of the second story windows.

Village 1 - Plan 5 is a 3,073 sf two-story home with three to five bedrooms, two and a half to four baths, and a three-car tandem garage. The architectural styles for this plan include Artisan, Modern Farmhouse, and Cottage. The garage is set back from the front of the house and the second story overhangs the garage to minimize the appearance. The tandem garage has an option for a roll-up door into the back yard. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations

include window and door trim on all elevations, including shutters on several of the second story windows.

Village 2

Village 2 is located on the northern portion of the development immediately to the west of Village 1. The Village contains 121 lots, generally 50 feet wide by 80 feet deep. Village 2 is single family homes for active adults. Five floor plans (plus one floor plan variation) with three elevations each are included. In addition, a total of 15 different, but complimentary color schemes are provided.

Village 2 – Plan 1 is a 1,508 sf single-story home with one to two bedrooms, one and a half to two baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, California Ranch, and Modern Farmhouse. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations.

Village 2 - Plan 1X is a modification to Plan 1 described above. The Plan includes an option for a partial second floor. Depending on the options chosen, Plan 1X ranges from 1,854 to 2,143 sf with two to three bedrooms, two and a half to three baths, and a two-car garage. The architectural styles for this plan are the same as Plan 1 above. The second story also includes shutters on several windows.

Village 2 - Plan 2 is a 1,610 sf single-story home with two to three bedrooms, two baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, Artisan, and Cottage. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations.

Village 2 - Plan 3 is a 2,126 sf two-story home with two to three bedrooms, two and a half to three baths, and a two-car garage. The architectural styles for this plan include California Ranch, Farmhouse, and Cottage. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations, including shutters on several of the second story windows and siding on portions of the upper story.

Village 2 - Plan 4 is a 2,222 sf two-story home with two to four bedrooms, two to three baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, Artisan, and Farmhouse. The garage is set back from the front of the house.

The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations, including shutters on several of the second story windows.

Village 2 - Plan 5 is a 2,4813 sf two-story home with two to three bedrooms, two and a half to three baths, and a two-car garage. The architectural styles for this plan include California Ranch, Artisan, and Cottage. The garage is set back from the front of the house and the second story overhangs the garage to minimize the appearance. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations, including shutters on several of the second story windows.

Village 3

Village 3 is located in the northwest portion of the development adjacent to Hillcrest Avenue and west of Village 2. The Village contains 120 lots, generally 55 feet wide by 90 feet deep. Village 3 is single family homes for active adults. Five floor plans (plus two floor plan variations) with three elevations each are included. In addition, a total of 15 different, but complimentary color schemes are provided.

Village 3 - Plan 1 is a 1,766 sf single-story home with two to three bedrooms, two and a half baths, and a two-car garage. The Plan includes a covered patio on the side yard with optional covered patios at the rear. The architectural styles for this plan include California Ranch, Artisan, and Cottage. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations.

Village 3 - Plan 2 is a 1,939 sf one-story home with two bedrooms, two and a half baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, Artisan, and Modern Farmhouse. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch. The elevations include window and door trim on all elevations.

Village 3 - Plan 3 is a 2,068 sf one-story home with two bedrooms, two and a half baths, and a two-car garage. The architectural styles for this plan include California Ranch, Artisan, and Cottage. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines

and architectural enhancements. Each entry is framed with a small porch. The elevations include window and door trim on all elevations.

Village 3 - Plan 3X is a variation to Plan 3 above to include an optional partial second floor. The Plan consists of a 2,733 sf two-story home with two to three bedrooms, two to three baths, and a two-car garage. The architectural styles for this plan are the same as described above. The second story is tucked under the roofline to provide a single-story profile. A dormer window is included on the front elevation to provide light and variation to the roofline.

Village 3 - Plan 4 is a 2,108 sf single-story home with two to three bedrooms, two and a half to three baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, Modern Farmhouse, and Cottage. The garage is set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch. The elevations include window and door trim on all elevations.

Village 3 - Plan 5 is a 2,798 sf two-story home with three bedrooms, three baths, and a two-car garage. The architectural styles for this plan include Spanish Eclectic, California Ranch, and Modern Farmhouse. The garage is slightly set back from the front of the house. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch. The elevations include window and door trim on all elevations, including shutters on several of the second story windows.

Village 3 - Plan 5X is a variation to Plan 5 discussed above. The Plan includes a larger second floor. The Plan consists of a 2,970 sf two-story home with three to four bedrooms, three baths, and a two-car garage. The architectural styles for this plan are the same as described above.

Issue #3: Fitness Center:

The applicant is proposing a 4,056-sf fitness center, which would be located in the future Parcel A Park. The applicant is proposing to initially use the fitness center as the sales office for the active adult product. It should be noted that this project only applies to the design of the fitness center and not the location. Pursuant to Condition of Approval B.5, prior to the issuance of the building permit for the Fitness Center, the Parcel A Park design shall be approved by the Parks and Recreation Commission.

The proposed fitness center consists of three fitness rooms, a lounge, and two restroom facilities. A courtyard is located at each end with a porch at the entry. The fitness center includes a farmhouse architectural style with composition shingle roofing, corrugated

metal accent roofing, and metal awnings, with canvas shade sails over outdoor courtyards. The fitness center includes vertical board and batten exterior with a painted brick veneer and metal courtyard fence access gates. The proposed fitness center also includes gridded window frames and farmhouse-style light fixtures.

Issue #4: Masonry Walls and Wood Fencing:

Sound Wall

Villages 1-3 of the Vineyards at Sand Creek Project includes the construction of a six-foot-tall precast concrete sound wall along Hillcrest Avenue and Heidorn Ranch Road, wrapping at the project entries. The sound wall would be painted Sherwin Williams 'Griffin' and consist of decorative veneer pilasters and capped concrete with top molding painted Sherwin Williams 'popular gray'.

Fencing

In addition to the sound wall, the subdivision will include good neighbor fencing which includes a wood fence with a bottom and top rail, 4x4 post in a concrete footing. The good neighbor wood fencing would separate all interior lots within Village 1-3.

ATTACHMENTS

- A: Resolution
- B. Project Vicinity Map
- C: Vineyards at Sand Creek Phasing Map

ATTACHMENT “A”

**PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING THE DESIGN REVIEW OF VILLAGES 1-3 OF THE VINEYARDS AT
SAND CREEK PROJECT**

WHEREAS, the City received an application from Century Communities for Design review approval of Villages 1-3, a fitness center, and masonry walls and wood fencing for the Vineyards at Sand Creek Project. The project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (APNs 057-030-003 and 057-050-007); and,

WHEREAS, an Environmental Impact Report for the Vineyards at Sand Creek Project and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and was certified, with Findings of Fact, by the City Council on February 9, 2016; and,

WHEREAS, the City Council adopted a General Plan Amendment for the project site from Business Park, Public/Quasi-Public, and Open Space/Senior Housing designations to Medium Low Density Residential and Open Space as well as amendment to the text of the Sand Creek Focus Area of the General Plan (GP-14-01) on February 9, 2016; and,

WHEREAS, the City Council adopted the Vesting Tentative Map/Final Development Plan consisting of 641 units (Subdivision 9390) and Resource Management Plan on February 9, 2016; and,

WHEREAS, the City Council adopted a Rezone of the project site to Planned Development District, approving a Master Development Plan, Final Development Plan, and Planned Development and Design Standards (PD-14-03) on February 23, 2016; and,

WHEREAS, the City Council adopted a Development Agreement between the City of Antioch and GBN Partners, LLC on February 23, 2016; and,

WHEREAS, the adopted Development Agreement between the City of Antioch and GBN Partners, LLC was recorded by the Contra Costa County Recorder's Office on December 13, 2016; and,

WHEREAS, on May 24, 2018, the Zoning Administrator approved a Use Permit for Phase I through Phase III of the Vineyards at Sand Creek Project, consisting of 337 total single-family residential units (96 Market-Rate Single-Family homes for families and

241 Active Adult Single-Family homes for seniors) located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. (APNs 057-030-003 and 057-050-007); and,

WHEREAS, the Planning Commission on October 3, 2018, duly held a hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE** the Design Review of Villages 1-3 of the Vineyards at Sand Creek Project, consisting of 337 total units, fitness center, and masonry walls and wood fencing on APNs 057-030-003 and 057-050-007 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 plans as approved by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (expires October 3, 2020), 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. No signs shall be installed on this site without prior City approval.

B. PROJECT SPECIFIC CONDITIONS

1. This development shall comply with all the obligations and requirements included in the adopted Development Agreement between the City of Antioch and GBN Partners, LLC, which was recorded by the Contra Costa County Recorder's Office on December 13, 2016.
2. This development shall comply with all previous project conditions of approval and mitigation measures adopted for the Vineyards at Sand Creek Project, including those found in the following adopted City Council resolutions:
 - Resolution certifying the Environmental Impact Report for the Vineyards at Sand Creek Project, adopting findings of fact and a mitigation monitoring and reporting program (Resolution 2016-11);
 - Resolution approving a General Plan Amendment to designate the project site Medium Low Density Residential and Open Space and amending the Sand Creek Focus Area text (Resolution 2016-12); and
 - Resolution approving a Vesting Tentative Map/Final Development Plan, and Resource Management Plan for the Vineyards at Sand Creek Project (Resolution 2016-13).
3. This design review approval applies to the development of Village 1 (96 units), Village 2 (121 units), Village 3 (120 units), the fitness center in the Parcel A Park and the masonry walls and good neighbor wood fencing for the Vineyards at Sand Creek Project and shall be consistent with the plans dated August 30, 2018.
4. Prior to the issuance of any building permits, the applicant shall submit a plotting plan that indicates which plan, including elevation, will be located on each lot. The plotting plan shall indicate compliance with the adopted design guidelines, including, but not limited to, the following:
 - a. The same floor plan or exterior colors for dwelling units shall not be placed side by side.
 - b. Homes directly across the street from one another should not have the same floor plan, unless they have different elevations. The design guidelines also anticipated that an active adult project would be all single story.
 - c. 25 percent of the corner lots in Village 1 have the single-story profile Plan 1.
 - d. Villages 2 and 3 shall have single story homes on all corner lots.
5. Prior to the issuance of any building permits all floor plans shall include options for how the future homeowner can include an additional 150 cubic feet of useable storage space on the property, including a combination of square footage or wall-

mounted cabinetry and shelving in the garage, or closets not dedicated to other uses in the home.

6. Prior to the issuance of the building permit for the Fitness Center or the 1st building permit for a lot within Village 2, the Parcel A Park design shall be approved by the Parks and Recreation Commission.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 3rd day of October, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS,
Secretary to the Planning Commission

ATTACHMENT “B”

**Attachment A
Vicinity Map**



ATTACHMENT “C”

Attachment B Phasing Map

