

**ANNOTATED  
AGENDA  
CITY OF ANTIOCH PLANNING COMMISSION  
ANTIOCH COUNCIL CHAMBERS  
THIRD & “H” STREETS**

**WEDNESDAY, NOVEMBER 5, 2014**

**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 **MONDAY, NOVEMBER 17, 2014.**

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	Hinojosa, Chair
	Motts, Vice Chair
	Baatrup
	Miller <b>(absent)</b>
	Westerman <b>(absent)</b>
	Pinto

**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:** September 17, 2014 **APPROVED**

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

MINUTES

### **NEW PUBLIC HEARING**

2. **PDP-14-07 – LAUREL RANCH PRELIMINARY DEVELOPMENT PLAN** – Strack Farms LLC requests review of a preliminary development plan, which is not an entitlement, for the development of approximately 191 single family homes on approximately 54 acres. The project site is located to the east of the current terminus of Laurel Road and to the west of the Highway 4 Bypass (**APN 053-060-031**).

**COMMENTS RECEIVED**

### **ORAL COMMUNICATIONS**

STAFF REPORT

### **WRITTEN COMMUNICATIONS**

### **COMMITTEE REPORTS**

### **ADJOURNMENT (8:10 p.m.)**

#### **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, 3<sup>rd</sup> and H Streets, 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 Thursday 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.**

**September 17, 2014  
City Council Chambers**

Chair Hinojosa called the meeting to order at 6:33 P.M. on Wednesday, September 17, 2014 in the City Council Chambers. She 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, September 25, 2014.

**ROLL CALL**

Present: Commissioners Pinto, Baatrup  
Vice Chair Motts and Chair Hinojosa  
Absent: Commissioners Miller and Westerman  
  
Staff: City Attorney, Lynn Tracy Nerland  
Community Development Director, Tina Wehrmeister  
Contract Planner, Cindy Gnos  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: September 3, 2014

*On motion by Commissioner Motts, seconded by Commissioner Pinto the Planning Commission approved the minutes of September 3, 2014, as presented. The motion carried the following vote:*

**AYES:** Pinto, Motts, Hinojosa, Baatrup  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Miller, Westerman

## **NEW PUBLIC HEARING**

2. **DAVIDON HOMES** is requesting consideration of amendments to the Development Agreement between the City of Antioch and Davidon Homes to address the timing and funding mechanism for off-site Slatten Ranch Road improvements. The Development Agreement is applicable to the approximately 170 acre property generally located east of Canada Valley Road and west of State Route 4 (bypass). Davidon Homes has entitlements to develop the subject property with 525 single family homes.

Community Development Director Wehrmeister presented the staff report dated September 9, 2014, recommending the Planning Commission open the public hearing, take public comments if members of the public do not want to attend a future Planning Commission meeting and continue the hearing and this item to October 1, 2014.

Chair Hinojosa opened the public hearing.

City Attorney Nerland clarified if someone was to speak tonight on this item they would not be able to comment on October 1, 2014.

In response to Commissioner Baatrup, CCD Wehrmeister clarified there were no details regarding the Davidon Homes amendment request; however, the public could comment if they chose to do so.

Karl Diezel, Antioch resident, suggested the Planning Commission delay approving any amendments until the City had all the information.

Jimmy Dorsey, Pittsburg resident, asked when the next City Council meeting would be held.

City Attorney Nerland responded that the next City Council meeting would be at 7:00 P.M. on September 23, 2014.

***On motion by Commissioner Baatrup, seconded by Vice Chair Motts the Planning Commission continued agenda item #2 DAVIDON HOMES to October 1, 2014 with the Public Hearing open. The motion carried the following vote:***

<b>AYES:</b>	<b><i>Pinto, Motts, Hinojosa, Baatrup</i></b>
<b>NOES:</b>	<b><i>None</i></b>
<b>ABSTAIN:</b>	<b><i>None</i></b>
<b>ABSENT:</b>	<b><i>Miller, Westerman</i></b>

3. **PDP-14-08 – THE PROMENADE PRELIMINARY DEVELOPMENT PLAN – GBN Partners LLC** requests the review of a preliminary development plan, which is not an entitlement, for the development of approximately 650 single family homes on approximately 141 acres. The project site is located to the east of the future extension of Hillcrest Avenue and to the west of Heidorn Ranch Road (APNs 057-030-003, 057-030-004, 057-050-017).

Contract Planner Gnos presented the staff report dated September 11, 2014 recommending the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

In response to Commissioner Baatrup, CDD Wehrmeister explained properties north and west of the proposed project were residential and within the City of Antioch. She noted there was also a private residence on Heidorn Ranch Road. She stated to the east was designated in Brentwood's General Plan as a larger transit oriented area, however she had seen plans for a similar residential project for the area. She stated she did not believe the Aviano project was gated and she would provide the Commission with information regarding density for the project.

In response to Chair Hinojosa, CDD Wehrmeister stated she would provide information to the Commission regarding whether the detention basin was considered an encroachment into the setback required within the Sand Creek Resource Management Plan. She explained large landscaping areas were maintenance concerns for the City so they would be looking at having the HOA maintain those areas with the intention that they would remain accessible to the public. For the record, CDD Wehrmeister confirmed that there would be a requirement that the detention basin on the parcel would need to be maintained for perpetuity.

In response to Chair Hinojosa, Contract Planner Gnos stated they believed the project could meet the on street parking requirements; however, their location would need to be discussed.

### **OPENED PUBLIC HEARING**

Matthew Beinke representing GBN Partners LLC, thanked staff for working with them on the project proposal and introduced members of the development team. He noted the project was located at the most easterly portion of the City of Antioch and current as well as future projects in the area were consistent to their development plan. He noted the detention basin was within the property line at the creek structure setback point and future Sand Creek Road would box in the neighborhood. He further noted the property they were acquiring at the corner had an issue that was remediated and since they were not permitted to build any structures at that location; they would propose a monument sign for the City be placed in the area. He commented that the sewer line would run through the center of the project and attach to future projects. He displayed the preliminary site plan including the lot configurations, park locations, and the promenade.

Phil VanderToolen, Landscape Architects for GBN Partners LLC., gave an overhead presentation of the landscape amenities including park features, pool club, gated entry promenade, trails and open space areas. He stated the primary entrances would be on Heidorn Ranch Road and Hillcrest Avenue. He noted the pool club would be centrally located and access to the trail would be at the Hillcrest Avenue and Sand Creek Road intersections. He displayed their entry monument concept and reviewed the landscape palette, street sections, fencing, soundwalls, benches, mailbox stations and lighting.

Mark Day, Dahlin Architects for GBN Partners LLC., described the proposed architecture and noted it would consist of five floor plans. He gave an overhead presentation of the streetscapes, rear yards and architecture. He introduced the concepts of California rooms and three story elements to add relief to the neighborhood and create value by providing views of the surrounding area. He stated the homes would be energy efficient and meet or exceed building standards.

Matthew Beinke representing GBN Partners LLC, thanked the Commission for allowing them the opportunity to present the preliminary development plan for The Promenade. He noted the proposal may not meet typical guidelines because they want the project to be unique. He offered to show Commissioners communities they had built in Danville, San Ramon, Brentwood and Rio Vista. He stated they looked forward to feedback and comments on the preliminary development plan, from the Commission.

Richard Johnson, Antioch resident, stated he owned the property to the north of the project. He expressed concern two story homes would eliminate his view of Mount Diablo and stated he felt the homes were too close together and would create a safety hazard. He also expressed concern that homes were being built on top of the PG&E gas line and the park was located in a contaminated area. He suggested moving the park to the pool club location. Additionally, he felt the project did not provide sufficient parking for the sport field area which would impact the adjacent residential developments. He questioned if there would be sufficient police services to cover this area.

Juan Pablo Galvan representing Save Mount Diablo, stated his comments were on the EIR and he would hold them until item #4 was discussed.

The applicant offered to meet with Mr. Johnson to discuss his concerns.

### **CLOSED PUBLIC HEARING**

Vice Chair Motts stated he had met with the applicant prior to the meeting and his questions regarding the plan had been addressed at that time. He noted that he understood that there would be no structures near the gas line. He commented that the trail connections seemed substantial and he supported public access for the parcel adjacent to Sand Creek. He stated he was satisfied with the variations in architecture

and noted the third story added variety however it may impact the view for residents in the area.

Commissioner Pinto stated he supported the project being energy efficient and suggested the developer consider building the project with the option for solar panels to be installed. He questioned if two entrances were sufficient to handle the volume of vehicles and asked how they would access Highway 4. He suggested the applicant place driveways in a way to maximize curb space. He questioned what the distance would be between homes and whether there would be sufficient access for emergency vehicles.

Chair Hinojosa complimented the applicant for presenting a very well designed project. She voiced her support for the City's efforts to update the General Plan and land use elements. She stated the gated community makes sense with the proposed amenities. She suggested the applicant consider a percentage of the homes having access or space on the parcel for a recreational vehicle. She voiced her support for screening of the detention basin and the California room concept however she was concerned for lot coverage as it appeared it would almost create a zero lot line product. She suggested the applicant consider adding a one story elevation. She stated she supported access to Sand Creek and the trails and suggested the applicant consider restoration enhancement along Sand Creek south and to the west of the project. She encouraged the developer to conduct outreach with the existing homeowners to alleviate their concerns. She agreed with Commissioner Pinto's concern regarding access for emergency vehicles and mentioned that the CEQA process would address soil contamination issue.

Commissioner Baatrup stated he supported the amenities and improvements to the Sand Creek area. He suggested opening up the soundwall at the midpoint for access to the natural areas. He expressed concern for the small lot size and noted it degrades the intention of the project. He stated he liked the concept of the California rooms however he felt they would not leave adequate room for the backyards. He suggested breaking up the streetscape with curvature of the road. He stated with small lots parking also becomes a concern. He suggested the applicant consider adding a community room enhancement for the pool club area.

In response to Vice Chair Motts, CDD Wehrmeister stated the traffic study was in process and would analyze the appropriateness of the entrances and make a recommendation with regards to whether there should be additional access points. She stated the property was zoned commercial due to its proximity to the future Sand Creek interchange however development in the area had not come to fruition.

Vice Chair Motts concurred with Commissioner Baatrup with regards to additional trail access to the detention basin and concerns for lot size as it relates to parking. He suggested some lots sizes be increased. He also concurred with Chair Hinojosa's support for the gated entry. He stated he supported the monument sign for the City and

suggested enhancing the area with a possible art feature. He stated the screening of the detention basin was adequate. He noted that this project was needed in Antioch.

Commissioner Baatrup agreed that the gated community was appropriate and it was a needed product in Antioch.

Commissioner Pinto also supported the gated community concept however he was disappointed the square footage and separation between homes was not reflective of a high end gated community. He suggested at least 40-50% of the project be more spacious than currently planned.

Vice Chair Motts reported in his meeting with Mr. Bienke, he had stated it was a possibility that they could make a contribution to projects in other areas of Antioch.

Chair Hinojosa clarified that most or all of the projects that have come to the Commission recently had been conditioned to participate in a funding mechanism to address the city's deficiencies in police services.

### **REOPEN PUBLIC HEARING**

Mark Day clarified all examples shown had a 10-foot setback between homes and every home would be equipped with sprinklers. He noted the City's minimum green energy standards mandated a clear and unobstructed area on every roof and to be wired, for solar. He noted every builder they were working with had solar panels included or provide an option.

Andrea J. Bellanca, Carlson, Barbee and Gibson Civil Engineers, stated they would be developing a parking plan to demonstrate parking ratios and as proposed it would generally allow for 1 parking space in front of each unit. He noted all street widths were 20 feet wide and most are wider to allow for parking. He further noted they would be working with the fire department on turning requirements.

In response to Commissioner Pinto, Mr. Bellanca, stated the traffic study would address the patterns of traffic and stacking requirements. He clarified that both entrances were ultimately planned to be signaled and the traffic study would address what would be required in the interim.

Richard Johnson, Antioch resident, questioned how two cars would pass on a twenty foot wide street with vehicles parked on both sides.

Mr. Bellanca clarified that the streets were designed to be 36 feet curb to curb which includes twenty feet of traveling lane and two lanes of parking. He noted the only portion that would be 20 feet was the entry road where no parking was allowed.

Commissioner Baatrup suggested the common spaces not be overplanted with turf and suggested CC&Rs or deed restrictions limit the amount of turf planted in rear yards.



## **CLOSED PUBLIC HEARING**

4. **THE PROMENADE EIR Notice of Preparation.** A scoping session to receive public comments on environmental issues to be addressed in the Environmental Impact Report for The Promenade project.

Contract Planner Gnos presented the staff report dated September 11, 2014 recommending the Planning Commission receive public comment on the Notice of Preparation (NOP) of the Draft Environmental Report (EIR) for the Promenade Project.

In response to Commissioner Motts, Contract Planner Gnos stated the EIR would address impacts to Sand Creek.

Chair Hinojosa stated the NOP provided different dwelling units per acre than the staff report for the preliminary development plan. She stated she assumed 4.6 dwelling units per acre was the accurate number.

Juan Pablo Galvan Land Use Planner, representing Save Mount Diablo, stated they have no official position on the project yet. He stated they were concerned for the cumulative impact section noting the project had a strong potential for being growth inducing and therefore the EIR needed to take a comprehensive approach to its analysis and include the impacts from increased traffic to Central County. He stated the impact of the placing the vineyards close to Sand Creek should also be addressed. He felt the proposed open space was inadequate and the EIR should address what and how mitigation would take place. He questioned what was proposed for the southern portion of the southern parcel and suggested it be considered for mitigation as a buffer between Brentwood and Antioch as well as an enhancement gateway to the Diablo Area Wilderness. He noted the exact configuration of open space and trail connections should be addressed in the EIR.

In response to Chair Hinojosa, Mr. Galvan clarified the EIR should address what form mitigation would take and details of a conservation easement, if required.

Vice Chair Motts agreed that the EIR warranted a larger approach and inclusion of the details of the conservation buffer.

In response to Vice Chair Motts, CDD Wehrmeister stated mitigation for open space did not have to be in Antioch.

Chair Hinojosa requested the EIR consider enhancements in the Sand Creek area and how to ensure water quality is maintained. She suggested possible signage in the community regarding draining into the storm outlets. She reiterated her suggestion for a restoration component as part of the project, which could double as onsite mitigation. Regarding biological resources, she stated the EIR should take a tiered approach to addressing mitigation options and she encouraged the applicant to consider

participating in the Regional Habitat Conservation Mitigation program. She stated the traffic analysis needed to address how the City would accommodate more homes with the increasing demand on the roadways.

### **ORAL COMMUNICATIONS**

Vice Chair Motts announced the Regional Transportation Plan was accepting comments through the end of September and he encouraged Commission members to provide input.

CDD Wehrmeister introduced Associate Planner Alexis Morris. She reported the kick-off meeting for the Downtown Specific Plan and General Plan land use update was held today. She noted they anticipate the first community meeting would be in late October and there would potentially be a joint meeting scheduled with the Planning Commission and Economic Redevelopment Commission in late October or early November timeframe. She announced Federal Grants had been awarded to the State for the purpose of assisting Antioch with preparing a Habitat Conservation program. She noted that it was a complicated process and more information would be available in the near future. She announced the next Planning Commission meeting was Oct 1, 2014. She reported the Mission Hope appeal and preliminary development plans would be heard by the City Council on September 23, 2014.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**



None.

### **ADJOURNMENT**

***Chair Hinojosa adjourned the Planning Commission at 8:32 P.M. to the next regularly scheduled meeting to be held on October 1, 2014.***

Respectfully Submitted,  
Kitty Eiden

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF NOVEMBER 5, 2014**

**Prepared by:** Alexis Morris, Associate Planner   
**Approved by:** Mindy Gentry, Senior Planner   
**Date:** October 30, 2014  
**Subject:** Laurel Ranch Preliminary Development Plan – PDP-14-07

**RECOMMENDATION**

It is recommended that the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the final development plan submittal.

**REQUEST**

The applicant, Strack Farms LLC (Richland), is requesting preliminary plan review of a proposal to develop 191 single family homes on a portion of an approximately 54 acre site. The project site is located to the east of the current terminus of Laurel Road and to the west of the Highway 4 Bypass. The site is identified by the following Contra Costa County Assessor's Parcel Number (APN 053-060-031) (Attachment "A").

The purpose of a preliminary plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final development plan hearing.

**ENVIRONMENTAL**

Preliminary plan review is a non-entitlement action and does not require environmental review. The final development plan would require compliance with the California Environmental Quality Act (CEQA).

**BACKGROUND**

The subject property was previously entitled by the Bixby Company (Bixby) for a project also named Laurel Ranch. On May 10, 2005, the City Council approved Bixby's request for a planned development rezone and a tentative map that would create a 209 unit medium density single family subdivision and an approximately 11.3 acre commercial development. The Planning Commission approved a use permit for the project on

August 15, 2007. The final map was never recorded, thus the original tentative map and use permit have expired.

The project is located directly to the north of the Park Ridge subdivision (Davidon), which was approved for approximately 525 single family homes by the City Council in 2010. Park Ridge is currently processing a final map for the first phase of the project, which consists of 123 units on the southern portion of the project site, adjacent to the current terminus of Vista Grande Drive.

## **ANALYSIS**

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

The proposed project would consist of 191 single family homes, a trail, and two stormwater basins. The residential development will include two product types in two "neighborhoods" – single family homes on smaller lots (Conventional Neighborhood), and single family homes arranged around a common driveway (Private Lane Neighborhood). All homes will be two-story. A summary of the proposed product types is provided below:

<b>PLAN</b>	<b>NUMBER OF UNITS</b>	<b>MINIMUM LOT SIZE (S.F.)</b>	<b>SQUARE FOOTAGE (S.F.)</b>	<b>APPROX. DENSITY</b>
Conventional Neighborhood	82	4,000	2,300-2,900	5.8 du/acre
Private Lane Neighborhood	109	2,500	1,800-2,100	10.1 du/acre

The applicant's project description is attached (Attachment "B").

### **Issue #2: Consistency with the General Plan, Specific Plan and Zoning**

The General Plan designation for the project site is Residential/Open Space and Office/Retail. The zoning designation is Planned Development (PD). The proposed project is located within the East Lone Tree Specific Plan area (ELTSP), which was adopted in 1996. The City Council amended the ELTSP in 2005 to bring it into conformance with the 2003 General Plan and the Bixby and Park Ridge development plans.

The residential density and lot sizes proposed for this project are similar to the previously approved Bixby project. However, a rezone to Planned Development (PD) is required for this project because the site plan and development standards, such as building setbacks, are not consistent with the PD zone established for the Bixby project. A comparison of the Bixby and Richland projects by neighborhood type and location on the project site is provided below:

	West Side		East Side	
	Bixby Courtyard	Richland Conventional Neighborhood	Bixby Townlot	Richland Private Lane
Number of units	123	82	82	109
Approx. lot sizes (s.f.)	2,300 - 3,100	4,000	3,200	2,500
Home sizes (s.f.)	1,500 - 2,003	2,300-2,900	1,975 - 2,428	1,800-2,100
Approx. density (du/ac)	8.8	5.8	7.7	10.1

According to the General Plan, achievement of maximum densities are not guaranteed nor implied. The final density is determined by development design, any onsite constraints such as physical or environmental, available infrastructure, and other factors. Lastly, the development standards in the ELTSP and the zoning code could also influence the number of lots thereby limiting the maximum allowable densities.

#### General Plan Performance Standards

Due to the City budgetary issues and the lack of police staffing to meet General Plan standards, residential projects have been conditioned to participate in a community facilities district or other funding mechanism deemed acceptable by the City pertaining to police services. The project will be required to mitigate its impact on police services due to the increase in demand, which is based on the number of individuals that are expected to reside in the new project. The General Plan identifies a performance ratio of 1.2 to 1.5 police officers per 1,000 individuals. Currently, the district or other funding mechanism has not been formed and the residential development that will be the first to move forward will be required to establish the district or other mechanism. Staff is also recommending that the Laurel Ranch project be conditioned to establish, if necessary, and participate in the CFD or other funding mechanism.

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

The applicant is proposing to develop an approximately 24.7 acre portion of the 54 acre site located north of the future extension of Laurel Road. The southern portion of the project site will consist of a stormwater basin serving the residential project and a 10 acre future commercial site to be developed by others.

Staff recommends that a homeowner's association (HOA) be formed for the project, which would be responsible for maintaining at a minimum, all open space, internal streets, street lighting, perimeter landscaping, and water quality basins. The HOA would also be responsible for enforcing parking restrictions.

### Parking and Circulation

The site plan shows one main entrance and exit to the residential development via Laurel Road. There is a second exit-only access onto Laurel Road on the eastern edge of the project site. The Conventional Neighborhood includes standard streets with parking and sidewalks on both sides. The Private Lane Neighborhood includes narrower streets with parking either on both sides or on one side of the street depending on the location. This neighborhood also includes eight off-street parking areas adjacent to the residential lots. Because of the off-street parking areas and the narrower streets, staff recommends that all streets within the project be private streets maintained by the HOA, including enforcing parking restrictions. The HOA may also have to restrict on-street parking on garbage pickup days in the Private Lane Neighborhood due to the lack of space for both cars and garbage cans.

The City's zoning ordinance requires two covered parking spaces plus one on-street guest parking space per unit in close proximity to the unit. The City's zoning ordinance doesn't specify the placement of the spaces, but subdivisions are typically conditioned to provide an on-street guest parking space within 200 feet of the unit it is serving. The preliminary plan identifies the location of each on-street parking space. However, the 200 feet requirement may be difficult to meet in the Private Lane neighborhood, particularly along "F" Street, due to the large number of units that are limited to parking on only one side of the street. Staff requests that the Planning Commission provide direction to the applicant regarding whether they will require the project to meet the 200 feet requirement for parking.

The project's shared driveways are 20 feet wide and have four to eight houses fronting onto them. As the driveways are currently designed, there does not appear to be enough space to back out of the driveways and garages of the end units without driving into the front yards of these units. Staff recommends that the applicant provide additional pavement at the end of these driveways and submit an exhibit demonstrating that cars can access the driveways and garages using standard automobile turning templates. Furthermore, the shared driveways are too narrow to safely accommodate guest parking; therefore, parking in these areas should be prohibited in the HOA Covenants, Codes and Restrictions (CC&Rs).

The zoning ordinance requires unrestricted access to the rear yard for recreational vehicles (RV) for 25 percent of single-family lots. The proposed preliminary site plan makes it difficult to provide the required number of RV parking spaces. Requiring RV parking may not be practical for this type of development and could be appropriately excluded by prohibiting RV parking in the development's CC&Rs. Prohibiting RV parking is consistent with other approved subdivisions with similar constraints. The ultimate PD zoning would include any variation from these development standards; therefore, the Commission would have the ability to allow flexibility with RV parking for this project. Staff requests that the Planning Commission provide feedback on RV parking.

### Laurel Road Setback

The western side of the proposed project includes a 20 foot setback from Laurel Road and homes in this area have a rear yard setback of 15 feet from the sound wall. The eastern side of the project includes a 15 foot setback from Laurel Road. The six homes in this area have four foot wide side yards adjacent to the Laurel Road sound wall. The City Council required the Bixby project to provide a minimum 20 foot rear yard setback for lots adjacent to Laurel Road, which is consistent with the standards in the ELTSP. The Council also required that the landscaped setback from Laurel Road be a minimum of 20 feet from the right of way line, which is five feet wider than the ELTSP standard. Staff requests that the Planning Commission provide feedback on the proposed Laurel Road setbacks to the applicant for inclusion in their Final Development Plan submittal.

### **Issue #4: Infrastructure and Off-Site Improvements**

The developer will be required to provide all infrastructure necessary to serve the site. This includes over-sizing facilities to accommodate future development to the south. All infrastructure necessary for access to the site (sewer, water, storm and surface improvements) will be required to be completed before building permits are issued.

### Laurel Road and Country Hills Drive

All of Laurel Road will be located on the project site along with the intersection of Country Hills Drive and Laurel Road. The Park Ridge subdivision located immediately to the south of the project site was conditioned to design and construct both Laurel Road and Country Hills Drive, subject to partial reimbursement by the Laurel Ranch project. If the construction of Laurel Ranch takes place before Park Ridge, the project would be required to build Laurel Road and a portion of Country Hills Drive subject to partial reimbursement by the Park Ridge project.

The applicant's preliminary plan is showing a different design for Laurel Road and Country Hills Drive than the Park Ridge tentative map. Therefore, staff recommends that the applicant meet with the City Engineer regarding the ultimate design of Laurel Road and Country Hills Drive prior to submitting the project's tentative map.

### Stormwater Basins

The preliminary plan shows two stormwater basins to serve the residential development. The smaller basin is located in the residential development and the second, larger basin is located on the southwest side of the Laurel Road/Country Hills Drive intersection. The basins will be required to be maintained by the HOA. The project will be required to screen the detention basins visible to the public with landscaping or other enhancements.

### Utility Boxes

Due to the project's smaller lot sizes, staff has concerns about the placement of the required utility boxes. In some small lot developments, the utility boxes can be placed in a manner that dramatically reduces front yard landscaping. Therefore, staff is recommending that the utility boxes be placed in a manner that does not significantly

reduce front yard landscaping. Staff also recommends that the applicant submit a utility plan as part of the final development plan submittal identifying the location of all utility boxes.

#### Financing

The East Lone Tree Specific Plan Financial Plan requires residential developers within the Specific Plan area to establish a land-based financing mechanism to construct employment infrastructure east of the Highway 4 Bypass, including participating in the construction of Slatten Ranch Road and all required infrastructure. The financing mechanism has not been established to date.

#### **Issue #5: Open Space and Park**

The project does not include any common open space or landscaped areas. The nearest planned park facility is in the Park Ridge project to the south. Staff recommends that the project provide a small, neighborhood park or recreation facility to be maintained by the HOA. This is consistent with the recommendations that have been placed on smaller residential projects that did not include any recreation facilities.

The ELTSP requires a pedestrian trail to be incorporated into the plan. The trail is intended to connect the neighborhood park on Wildhorse Road with a future trail running along the east side of the Diablo Water District tank site. To be consistent with the 2005 amendments to the ELTSP and the approved Park Ridge development plan, staff recommends that the alignment for the trail be from Laurel Road through the open space along the west side of the development. In addition, this trail should connect with the Delta De Anza trail to the north.

#### **Issue #6: Architecture, Landscaping and Walls**

The applicant has not submitted conceptual architecture or landscape plans; therefore, a discussion of these items is absent from this report. The applicant has told staff that they will not be the home builders; therefore, the future home builder will be required to obtain approval of a use permit and design review application prior to construction of any phase of the project.

Due to the site's topography, a number of retaining walls will be required in side and rear yards. Staff recommends that the applicant's grading plan make every effort to minimize the height of the retaining walls. All retaining walls will be required to be a decorative masonry.

The City's Design Guidelines discuss including entries that incorporate special paving, architectural elements, and landscaping to set the overall tone for the community's character. Staff recommends adding a project entry feature to set the overall character of the project.



### Sound Walls

The Addendum to the East Lone Tree Specific Plan EIR prepared for the Bixby project required 8-10 foot masonry sound walls on the eastern side of the project adjacent to the Highway 4 Bypass. The environmental analysis for this project has not been conducted, but staff assumes the sound wall height requirements will be similar to the Bixby project due to the two project's similar densities and site plans. The proposed side yard setback for homes in this portion of the project site is four feet. Due to the small size of the yards on these units, staff is concerned that a four foot wide side yard adjacent to an 8-10 foot high sound wall will severely limit the amount of functional, useable outdoor space for the homeowners. Staff requests that the Planning Commission provide feedback on the proposed setbacks to the applicant for inclusion in their Final Development Plan submittal.

### **Issue # 7: Other Issues**

#### Police Department Comments

The Antioch Police Department provided verbal comments regarding the project to staff. The Police Department has several concerns about the project's density, narrower than normal streets, and common driveways. These concerns include:

- Private streets can lead to difficulties enforcing the City's vehicle code and traffic regulations. The Police Department is not necessarily allowed to tow cars, conduct traffic stops, do radar enforcement, etc. on private streets.
- The City's existing developments with shared driveways, such as multi-family projects off of Sycamore Drive and Davison Drive, tend to attract crime and are difficult to police. People often park illegally in these driveways which means officers cannot drive into them or turn around when they need to. The longer driveways can also be too dark to see into from the street.
- The Police Department has significant issues with trespassers surrounding the development. There is already a fence around the Diablo Water District property; therefore, staff is recommending that the applicant meet with the Police Department and Fire Department to discuss ways to limit access to the open space areas on the site to just the trail.

Because the City is seeing increasing interest in developing higher density, smaller lot residential projects, City staff is currently developing design standards that will address potential safety and security concerns for shared driveway and alley-loaded types of products. Staff recommends that the applicant participate in the development of these standards to provide their perspective and experience with these types of products in other communities.

### **CONCLUSION**

The purpose of a preliminary plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan submittal. As standard practice, preliminary plans are not

conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final plan hearing. Staff suggests the following, along with any issues brought up by the Planning Commission, be addressed in the final development plan submittal:

1. An HOA shall be established for the project and the HOA should, at a minimum, be responsible for maintaining all internal open space, parks and recreational facilities, internal streets, street lighting, perimeter landscaping, and water quality basins.
2. The final development plan shall include a parking plan that additionally identifies garbage can locations for trash collection day on residential streets.
3. The final development plan shall include storm drain facilities that adequately collect and convey storm water entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed, per Title 9 of the County Ordinance Code.
4. The final development plan shall include project entry features and landscaping to set the overall character of the development. The Design Guidelines suggest incorporation of some of the following: lighting, public art, large specimen trees, stone wall features, or architectural monumentation.
5. The detention basins visible to the public shall be screened with landscaping or other enhancements. The final development plan shall provide additional detail regarding landscaping and fencing of the detention basin areas.
6. The applicant shall submit a utility plan showing the location of water meter boxes, backflows, for fire sprinklers, sewer cleanouts, cable, phone and power boxes as it relates to the frontage of the houses.
7. Reduce the height of retaining walls to the maximum extent practicable and provide a plan showing the location and heights of all retaining walls.
8. All retaining walls shall be of decorative masonry construction.
9. Consult with the City Engineer regarding the design of Laurel Road and Country Hills Drive, including the easternmost intersection with the Park Ridge project prior to submitting the final development plan.
10. All parcels shall provide satisfactory access to the driveways and garages using standard automobile turning templates.
11. Consult with the Police and Fire Departments regarding limiting pedestrian access to the open space areas of the project to the trail only.

12. The project shall establish, if necessary, and participate in a community facilities district pertaining to police services, or other mechanism deemed acceptable by the City.

### **ATTACHMENTS**

- A. Aerial Photo
- B. Project Description and Site Photos

# ATTACHMENT "A"

## AERIAL PHOTO



# ATTACHMENT "B"

## LAUREL RANCH

### Project Description

#### Introduction:

Strack Farms LLC (Richland) is proposing to develop a 54-acre single-family residential community consisting of 191 dwelling units in the City of Antioch, known as *Laurel Ranch*.

#### Property Description:

Laurel Ranch is currently a vacant 54 acre parcel located at the northwest corner of Highway 4 Bypass and Laurel Road interchange. The property's rolling terrain is bisected by a man-made non-jurisdictional drainage ditch that flows from west to east. The ditch currently conveys storm water and nuisance runoff from the adjacent residential community to the west.

#### Existing surrounding land uses are:

North – Vacant and Public /Quasi-Public  
East – Highway 4 Bypass  
South – Vacant  
West – Residential

#### Future surrounding land uses are:

North – Public/Quasi-Public  
East – Highway 4 Bypass  
South – Residential  
West – Residential

#### Previous Entitlement:

The property was previously entitled by the Bixby Company in 2005 for 209 dwelling units. The 2005 approvals included two single-family detached residential product types, including both Motor Court and Z-Lot products. A Final Map was never recorded and the original Tentative Tract Map has since expired.

#### Project Description:

Land use For Laurel Ranch is guided by the East Lone Tree Specific Plan (ELTA) which was adopted in May 1996. The project site's land use designation in the ELTA is a combination of Residential High, Residential Low, and Open Space.

Richland is proposing 191 dwelling units within two distinct single-family detached residential neighborhoods, *Conventional* and *Private Lane*.

### Conventional Neighborhood

This neighborhood has 82 homes and proposed to have a minimum lot size of 4,000 sq. ft, with minimum dimensions of 50' (width) and 80' (depth). The two-story homes are expected to range from approximately 2,300 to 2,900 sq. ft. Density for this neighborhood is approximately 5.8 DU/Acre.

### Private Lane Neighborhood

This neighborhood has 109 homes, which are typically arraigned in six-unit groupings. A short private lane provides access to the lots off of the public streets that will take access off of a short private lane. A minimum lot size of 2,580 sq. ft. is proposed. The two-story homes are expected to range in size from 1,800 to 2,100 sq. ft. Density for this neighborhood is approximately 10.1 DU/Acre.

The two neighborhood/product types chosen for the project allow for a diverse and community, which will appeal to several types of household types and incomes. The wide range of home square footages and lot sizes/configurations seek to meet the demand for housing in the Antioch area (ie: First Time homebuyers, Young Couples, growing families and Move-down empty-nesters).

It is important to point out the project is not only consistent with the City's parking ordinance, but it exceeds it by 28 guest parking spaces and provides 219 off-street spaces.

The proposed project will have a Homeowners Association (HOA) for maintenance of common areas and stormwater (C3) facilities. The HOA is proposed to be exclusive to Laurel Ranch and will be funded by Laurel Ranch residents only.

### Infrastructure:

Laurel Ranch will be responsible for completing the design and construction of Laurel Road, extending the street eastward to Highway 4. The project could potentially contribute approximately \$2.8M towards the completion of Slatten Ranch Road. The total Slatten Ranch Road contribution, the method of payment, and timing are subject to future discussions with the City. The project will also pay into the City's Development Impact Fee (DIF) program. Of these obligations, the completion of Laurel Ranch is paramount, seeing that it will provide the necessary linkage to Highway 4 Bypass from existing residential areas west of the project site.

### Entitlements & Permits:

The proposed entitlements being sought for Laurel Ranch include approval of the following:

1. Planned Development
2. Tentative Tract Map
3. Use Permit
4. Design Guidelines

An initial study will be required to determine the scope of the environmental analysis under CEQA. However, it is likely the project will require an Addendum to the originally certified ELTA Environmental Impact Report (EIR). The proposed land plan contemplates two Lot Line Adjustments (LLA's) between Richland and Contra Costa Water District, and another LLA with Diablo Water District.

**Conclusion:**

Laurel Ranch is proposed to be a high-quality community and will provide opportunity for 191 new homes in the City of Antioch. The project will provide the much-needed construction of the missing segment of Laurel Road easterly to Highway 4 and take the implementation of the East Lone Tree Specific Plan one significant step further. While the project follows the original intent of the Specific Plan, it makes improvements in product type and lowers overall density. Richland is confident in the merits of the proposed project and is excited to be developing in the City of Antioch.





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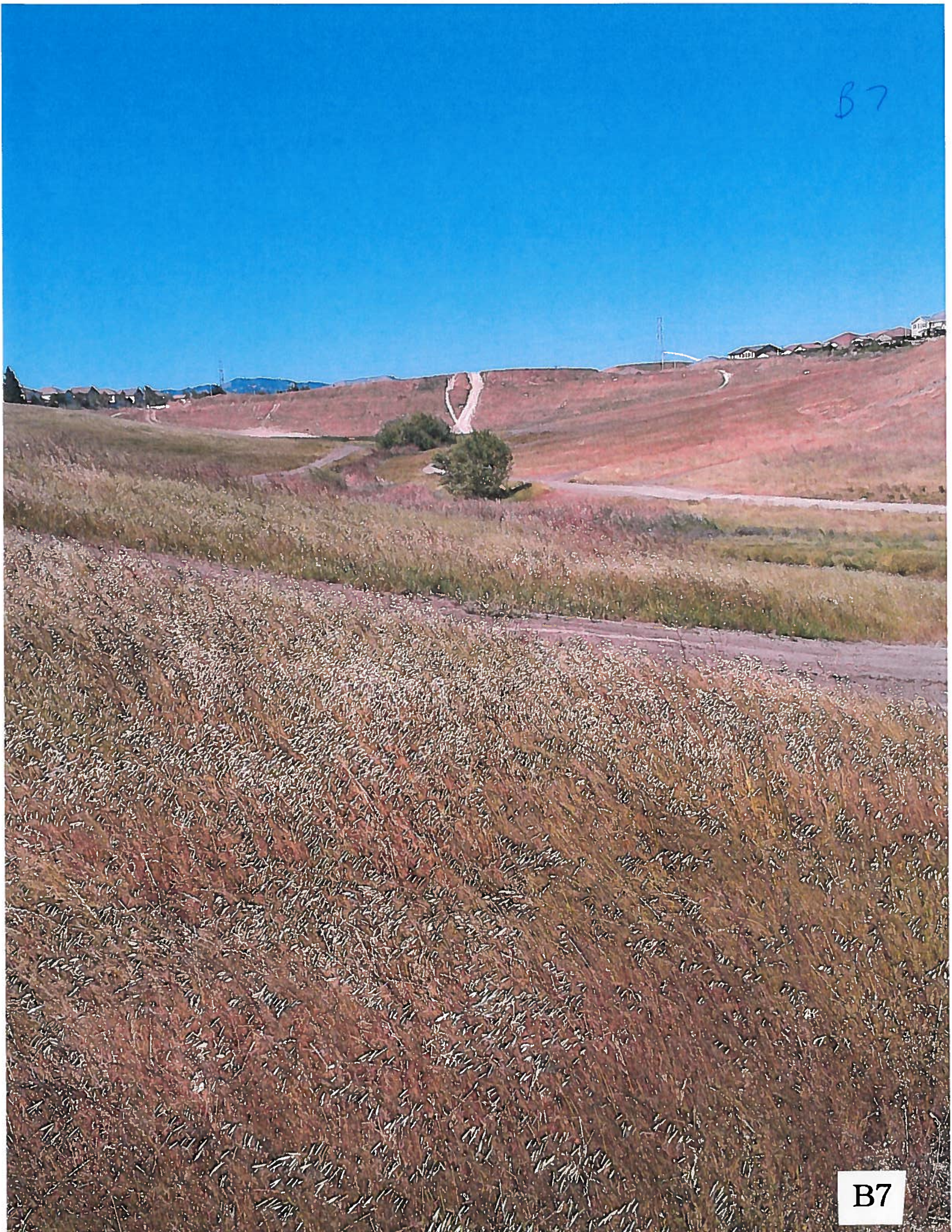


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