

**STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** Regular Meeting of August 18, 2021  
**SUBMITTED BY:** Jose Cortez, Associate Planner  
**APPROVED BY:** Forrest Ebbs, Community Development Director  
**SUBJECT:** **PROMENADE PHASE 4-6 (UP-21-09, AR-21-07)**

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**RECOMMENDED ACTION**

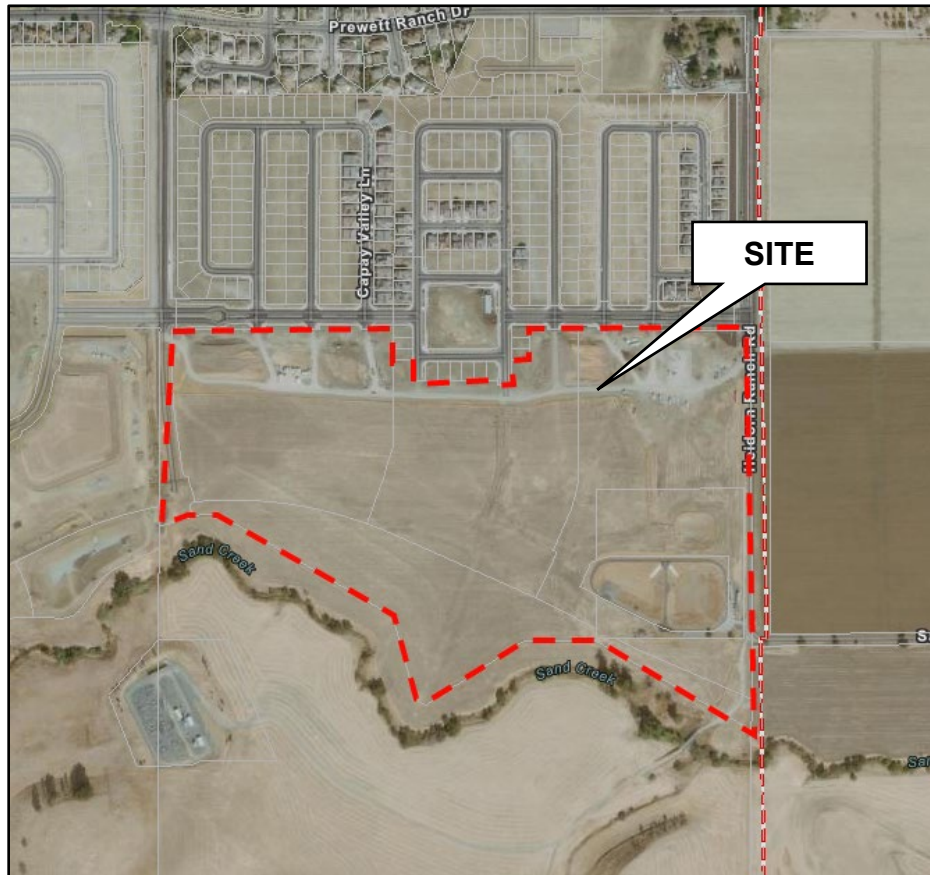
It is recommended that the Planning Commission take the following action(s):

1. Adopt the resolution APPROVING a Use Permit and Design Review (UP-21-09, AR-21-07) for the construction of phases 4-6, home architecture for the new homes in Promenade at Sand Creek Phases 4-6, subject to conditions of approval.

**DISCUSSION**

Requested Approvals

The Applicant, Tri- Pointe Homes, Inc. requests Use Permit and Design Review approval for the construction of phases 4-6, new home architecture for the new homes for the Promenade at Sand Creek Phases 4-6. The proposed project will be developed as part of the previously approved Vineyards at Sand Creek. The subject property is located on the west side of Heidorn Ranch Road south of Prewett Ranch Road and the east side of Hillcrest Avenue north of the future extension of Sand Creek Road (APNs: 057-030-012, -013, -014, -017, -018)



## Environmental

An Environmental Impact Report (EIR) was prepared in December 2015 and certified in February 2016 Resolution No 2016/11. 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 Promenade at Sand Creek Phase 4-6 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 proposed Use Permit, and Design Review is consistent with the project analyzed in the EIR; therefore, no further environmental review is required.

## Background

The project site was previously entitled by the City of Antioch in 2016 for 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. The City Council also certified the Vineyards at Sand Creek Environmental Impact Report (EIR). In addition, the Council adopted an ordinance approving a 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.

On May 6, 2020, the City of Antioch's Planning Commission Adopted Resolution no. 2020-08 approving the Cielo at Sand Creek project design review for home architecture and landscaping and a use permit (the first three phases). The Cielo at Sand Creek project is currently under construction.

### Project Overview

On May 18, 2021, the Applicant, Tri-Pointe Homes, Inc., submitted an application for a Use Permit for the construction of phases 4-6 (296 single-family homes), and Design Review for the architecture and home designs including landscaping, for the Promenade at Sand Creek project. The 296 homes would range between approximately 2,100 and 3,150 square feet (SF).

The Promenade at Sand Creek project consists of 157, 45x80 Lots as well as 139, 50x90 Lots. Each different lot size includes four floor plans for a total of eight plan types. Promenade at Sand Creek provides four distinct but complimentary architectural styles for the four different floor plans in each series. The applicant proposes "traditional California styles" which include Ranch, Cottage, Craftsman and Farmhouse all of which are generally consistent with approved Design Guidelines for the original PD. Each of the floor plans has three of the four styles, six plans will offer a Farmhouse elevation, seven plans will offer the Cottage, and Ranch elevations. Finally, four plans will offer Craftsman elevation. The following table summarizes the characteristics of each model.

<b>Promenade at Sand Creek 45x80 Lots</b>					
<b>Plan</b>	<b>Square Feet</b>	<b>Stories</b>	<b>Garage</b>	<b>Bedrooms</b>	<b>Bathrooms</b>
Plan 1	2154	Two	2-car	3.0-4	2.5-3
Plan 2	2282	Two	2-car	3.0-4	2.5-3
Plan 3	2446	Two	2-car	4.0-5	3
Plan 4	2607	Two	2-car	4.0-5	3.5
<b>Promenade at Sand Creek 50x90 Lots</b>					
<b>Plan</b>	<b>Square Feet</b>	<b>Stories</b>	<b>Garage</b>	<b>Bedrooms</b>	<b>Bathrooms</b>
Plan 1	2406	Two	2-car	3.0-4	2.0-3
Plan 2	2541	Two	2-car	4.0-5	3.0-3.5
Plan 3	2848	Two	2-car	4.0	3.5
Plan 4	3135	Two	2-car	4.0-5	3.5

## ARCHITECTURE

The applicant is proposing eight new plan types ranging in size from 2,100 to 3,150 square feet. The proposed four architectural styles include Ranch, Cottage, Craftsman and Farmhouse. Within each theme, three (3) color schemes are provided. The varying color schemes allows for variation of architecture and colors and materials within the Promenade at Sand Creek project. The proposed architectural styles further compliment the architecture of the first three (3) phases (Cielo at Sand Creek) incorporating similar styles.

Theme specific materials distinguish the styles within the plans using different types of details, materials, and color palettes. Each architectural theme presents a specific kind of garage door, window mullions, shutters, and trim profiles that all fit in character with its style. Each plan also includes enhanced facades at the street corners. The enhancements for each home plan are detailed on the project plans (Attachment C) and include gable end treatment, shutters, and outlookers (decorative trim) The architectural styles are consistent with the previously approved Cielo at Sand Creek project. Additionally, the color and materials sheets are included as Attachment "C" to the staff report.

The plans are proposed for both 45-foot-wide lots and 50-foot-wide-lots and have 20'x20' two-car garages. The proposed plans include floor plans that have the garage recessed behind the main living portion of the home while one home plan has the garage extend beyond the main portion of the living space, which is consistent with Section 6.1.3E1 of

the Citywide Design Guidelines. Each architectural theme is discussed individually and, in more detail, below.

### Farmhouse

The farmhouse style consists of common exterior features that include flat profile tiles, 6:12 roof pitches, vertical board & batten siding, louvered shutters, and a stucco wainscot to define the characteristics of the home.

### Craftsman

The Craftsman uses gable roofs, 5:12 roof pitches, stone veneer wainscot, outlookers (decorative trim), plank and batten shutters, shingle siding and tapered porch columns to create a classic home design.

### Cottage

The Cottage features gable and hip roofs, 5:12 roof pitches, recessed panel shutters, stone veneer, wood posts at porches and vertical groove panel siding.

### Ranch

The Ranch uses elements of gable and dutch gable roofs, 5:12 roof pitches, recessed panel shutters, outlookers and horizontal lap siding to identify the theme.

## MASONRY WALLS AND WOOD FENCING

### Sound Wall

Promenade at Sand Creek Phases 4-6 includes the construction of a six (6) foot tall precast concrete sound wall. The proposed wall will match the perimeter wall in phases 1-3 (Cielo at Sand Creek) that is described as a wall painted Sherwin Williams 'Griffin' and consist of decorative veneer pilasters and capped concrete with top molding painted Sherwin Williams 'popular gray'. The proposed wall also includes a pilaster cap atop the six-foot wall and pilaster. The wall will be located along Hillcrest Avenue, Sand Creek Road, and Heidorn Ranch Road, wrapping at the project entries.

### Fencing

In addition to the sound wall, the subdivision will include good neighbor fencing which includes a six (6) foot wood fence. The wood fence consists of a bottom and top rail, 4x4 post in a concrete footing. The good neighbor fence would separate the interior lots within phase 4-6.

## **LANDSCAPING**

The conceptual landscaping plan includes landscaping for the project frontage and the internal site. The applicant proposes to plant a variety of trees, ground cover, and shrubbery for the front yard landscaping. Front landscape plantings include Ginkgo Biloba, acacia cognata, Limonium perez, phormium x “black adder”, salvia x pozo blue, and other shrubs and ground cover. Street tree and shrub plantings for street frontage, median, and corners differ from those proposed for the front yard landscaping. Plantanus acerifolia ‘Colombia’, quercus coccinea, lavatera maritima, lomandra ‘breeze’, phormium tenax ‘firebird’, rose ‘carefree delight’ offer a variety of plantings for the visual corridors along the project interior and exterior. The proposed plantings for both the front yard landscaping and street frontage, median, and corners will offer a variety of contrasting colors.

## **USE PERMIT**

Antioch Municipal Code Section 9-5.2307 requires a use permit prior to the construction of any phase of an approved P-D District. The intent of the use permit is to further clarify the details of the development phase being considered and to ensure that each component complies with the established provisions of the district. The use permit is not intended to obtain further exactions of the developer but is to refine the final development plan and implement the conditions of approval attached to the final development plan.

The proposed phases 4-6, including lot layout and roadway circulation, is consistent with the previously approved Vineyards/Promenade at Sand Creek project. The proposed 296 single-family homes in phases 4-6 would be consistent with the Development Standards approved for the Vineyards at Sand Creek PD District, including maximum density, minimum lot sizes, and landscape requirements.

Furthermore, all conditions of approval and provisions previously established shall be complied with for each phase of development. As described above this Use Permit satisfies the AMC Section 9-5.2307 requirement.

## **ATTACHMENTS**

- A. Resolution
- B. Project Plans
- C. Project Description and Narratives
- D. CCCFD Comment Letter

# **ATTACHMENT A**

## **Resolution**

**PLANNING COMMISSION  
RESOLUTION NO. 2021-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING THE USE PERMIT AND DESIGN REVIEW APPLICATION FOR THE  
CONSTRUCTION OF PHASES 4-6, HOME ARCHITECTURE AND LANDSCAPING  
FOR THE NEW HOMES IN THE PROMENADE AT SAND CREEK PROJECT**

**WHEREAS**, the Planning Commission for the City of Antioch did receive a request for approval of a use permit, and design review application from Tri Pointe Homes, Inc. for the construction of phases 4-6, home architecture, and landscaping for the new homes in Promenade at Sand Creek Phases 4-6. The project site is located on the west side of Heidorn Ranch Road south of Prewett Ranch Road and the east side of Hillcrest Avenue north of the future extension of Sand Creek Road (UP-21-09, AR-21-07),

**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,

**WHEREAS**, the project is consistent with the EIR, MMRP and therefore, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, a subsequent environmental document is not required;

**WHEREAS**, the City Council adopted a General Plan Amendment for the project site changing the land use designations from Business Park, Public/Quasi-Public, and Open Space/Senior Housing 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;

**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;

**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;

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

**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;



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

**WHEREAS**, the Planning Commission on August 18, 2020, duly held a public hearing, received and considered evidence, both oral and documentary;

**NOW THEREFORE IT BE RESOLVED** that the Planning Commission does hereby make the following findings for approval of a Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity. The project proposes architecture for the three phases to a previously approved project. The subdivision will construct necessary infrastructure to serve the City of Antioch and future development.

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

This is an approved residential planned development. A Use Permit is required prior to the construction of any phase of an approved P-D District per Antioch Municipal Code Section 9-5.2307.

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed residential subdivision lots are adequate in size to accommodate the proposed home models, parking and other amenities proposed.

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

The project is located near Heidorn Ranch Road, the future extension of Hillcrest Avenue and the future Sand Creek Road extension that will serve the project site. The street extensions are designed to meet City Standards for adequate width and pavement.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The granting of the Use Permit will not adversely affect the General Plan as the proposed single-family homes and amenity building are in compliance with the General Plan.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Antioch does hereby APPROVE UP-21-09, AR-21-07 for the construction of phases 4-6, home architecture, and landscaping for the new homes in the Promenade at Sand Creek project located on the west side of Heidorn Ranch Road south of Prewett Ranch Road and the east side of Hillcrest Avenue north of the future extension of Sand Creek Road 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 August 18, 2023), 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:
  - a. 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);
  - b. 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
  - c. 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 phases 4-6 (296 single-family homes), including the precast walls and good neighbor fencing for the Promenade at Sand Creek Project and shall be consistent with the plans dated May 18, 2021.
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.

\* \* \* \* \*

RESOLUTION NO. 2021-\*\*

AUGUST 18, 2021

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**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 18th day of August 2021.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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

**A5**

# **ATTACHMENT B**

## **Project Plans**

# **ATTACHMENT C**

## **Project Description and Narratives**

# **ATTACHMENT D**

**Contra Costa County Fire Protection District (CCCFPD)  
Comment Letter**