

PLANNING COMMISSION STAFF REPORT



TRAVIS CREDIT UNION

October 5, 2022

3500 Hillcrest/APN: 052-370-010
PD-22-03, UP-22-08, AR-22-07



Quick Facts

Applicant: Travis Credit Union

APN: 052-370-010

Zoning: Planned Development (PD)

GP Land Use: Commercial Office

Land Area: 1.48 Acres

Prop. Building Area: 3,525 square feet

Project Description

The applicant is seeking Planned Development Rezone, Final Development Plan, Use Permit and Design Review approval for the construction of a new Travis Credit Union and associated site improvements at 3500 Hillcrest Avenue. The subject site is a 1.48-acre vacant parcel. The project scope includes the construction of new 3,525 square foot bank building with a drive-up ATM. Site improvements include the construction of a new parking lot, site lighting, landscaping and stormwater detention basins. The site will have twenty-seven (27) off-street parking spaces. Operating hours are proposed to be 10 am-5:30 pm, Monday - Friday, 10 am – 2 pm on Saturday and closed on Sundays. There will be a total of 11 full-time employees on a typical shift.

Requested Approvals

PLANNED DEVELOPMENT REZONE, FINAL DEVELOPMENT PLAN, USE PERMIT AND DESIGN REVIEW

STAFF RECOMMENDATION: APPROVE

Project Planner: KEVIN SCUDERO

BACKGROUND

Subject Site

The subject site is a 1.48-acre vacant parcel with frontage along Hillcrest Avenue. The subject site is zoned PD-Planned Development and has a General Plan Land Use Designation of Commercial Office.



Site History

The project site was originally part of a larger Planned Development (PD) approved in the late 1980s that encompassed the parcels bounded by Hillcrest Avenue, Wildflower Drive, and the Contra Costa Water District canal. The development plan anticipated a phased development of the site, with individual use permit applications for each phase. Of the original PD parcels, seven out of nine have been developed to date. They are the Chevron Gas Station at the intersection of Wildflower Drive and Hillcrest Avenue, the oil change auto shop, the MRI Facility, Hillcrest Professional Center, and the 4-story Hillcrest Medical Building.

On December 11, 2007, the City Council approved a new Planned Development and Use Permit for the project site for the Antioch Surgical Center Project. While the project was approved, it was never constructed and the site has remained vacant.

Project Timeline

- Pre-Application Review: February 24, 2022
- Project Submitted to City: May 17, 2022
- Project Deemed Complete: July 12, 2022
- Planning Commission Hearing: October 5, 2022

Street View

Analysis

Overview

The applicant is seeking a Planned Development Rezone, Final Development Plan, Use Permit and Design Review approval for the construction of a new Travis Credit Union and associated site improvements at 3500 Hillcrest Avenue. The subject site is a 1.48-acre vacant parcel. The project scope includes the construction of new 3,525 square foot bank building with a drive-up ATM. Site improvements include the construction of a new parking lot, site lighting, landscaping and stormwater detention basins. The site will have twenty-seven (27) off-street parking spaces. Operating hours are proposed to be 10 am-5:30 pm, Monday - Friday, 10 am – 2 pm on Saturday and closed on Sundays. There will be a total of 11 full-time employees on a typical shift.

General Plan, Zoning, and Land Use

The General Plan designation of the site Commercial Office. The zoning designation of the site is Planned Development. The proposed use is allowed subject to Planned Development Rezone, Final Development Plan, Use Permit and Design Review approval.

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Low Density Residential	Planned Development	Single Family Homes
South	N/A	N/A	Delta De Anza Trail/ Contra Costa Canal
East	Commercial Office	Planned Development	Vacant
West	Commercial Office	Planned Development	Business Park

Planned Development Rezone

The proposed rezone request to Planned Development District establishes site specific zoning. The Planned Development rezone ordinance for the project site specifies the setbacks, lot coverage, lot size, parking requirements and allowed uses for the site. Table 1 provides the project specific development standards.

Development Standards for Travis Credit Union Project	PD Zoning Standards for Travis Credit Union Project
Maximum Height	35'
Maximum Lot Coverage	35%
Minimum Front Yard Landscaping Setback	From Hillcrest Avenue: 20'
Minimum Interior Side Setback	0'
Minimum Rear Yard Setback	10'
Minimum Lot Size	20,000 Square Feet
Parking	As required in Section 9-5.17 of the Antioch Municipal Code

Table 1. Proposed Development Standards for Travis Credit Union Project

Final Development Plan

The approval of a Final Development Plan implements the property rezoning and development standards specified in the Planned Development. The Final Development Plan and the Planned Development District effectively serve as the zoning code for the subject site.

Use Permit

A Use Permit is required to implement any phase of an approved Planned Development. Pursuant to Section 9-5.2307(C)(1):

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

The intent of the Use Permit is to clarify the details of the development phase considered and ensure that each component complies with the established provisions of the district. Additionally, a Use Permit is used to implement the project specific Conditions of Approval.

Architecture

Pursuant to Section 9-5.2607 of the Antioch Municipal Code (AMC), all new development within the City is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines.

The proposed building is a steel structure with exterior materials consisting of stone, stucco and synthetic wood look siding. The proposed building adequately avoids blank facades by breaking up the walls with different materials and altering the depth of the walls, as well as varying the roof heights to avoid any long, unbroken rooflines as required by the Citywide Design Guidelines. Furthermore, the proposed trash enclosure is constructed of masonry walls with heavy metal doors and an exterior finish that is compatible with the main structure as required by AMC § 9-5.1401- Refuse Storage Area Design Guidelines.

Signage and Landscaping

Signage is proposed on the north and west elevations of the building that consists of the business name in individual channel letters affixed to the building façade and the company logo. The applicant is also proposing a monument sign at the northwest corner of the project site that will be visible to vehicles traveling eastbound on Hillcrest Avenue. The monument sign consists of a brushed aluminum body with routed out blue letters featuring the business name and logo. The aluminum base of the sign is painted blue with thick aluminum address numbers mounted flush to the base.

The proposed landscaping is located primarily around the perimeter site with a 20-foot landscaping setback along Hillcrest Avenue that is consistent with the adjacent development to the west. The conceptual landscape plan includes a variety of drought tolerant trees, shrubs and ground cover that meet the City of Antioch standards.

Site Plan, Circulation, and Parking

The project site is accessed via an existing right-in/right out driveway on Hillcrest Avenue to the west of the project site that also serves the adjacent office park.

Antioch Municipal Code (AMC) § 9-5.1703.1 establishes an off-street parking requirement of one (1) parking space per 250 square feet of gross floor area for financial institutions. Based on the square footage of the proposed building this would result in fifteen (15) parking space being required. The applicant is proposing twenty-seven (27) off-street parking spaces as part of the project which is more than sufficient for the proposed use.

Requirement	Building Area	Total Required	Actual Provided
1 space/250 sq. ft.	3,525 sq. ft.	15 spaces	27 spaces

Table 2. Required On-Site Parking

The row of parking along the western edge of project site contains fifteen (15) consecutive parking spaces with no landscaping island provided. AMC § 9-5.1716 (E) states that “No more than 10 consecutive parking spaces should be allowed in any row of parking without a parking lot landscape island extending from a landscape strip.” Therefore, staff has added a condition of approval requiring that a landscape island be added to the parking row.

46. Landscape Parking Island. The applicant shall install a landscape parking island at the midway point of the parking row on the western side of the property.

Currently there is a four-foot sidewalk on Hillcrest Avenue with a six-foot landscape strip that lacks any landscaping. This sidewalk was installed in the 1980s and is out of compliance with current ADA standards. The current standard requires “passing” areas where two wheelchairs traveling in opposite directions can properly pass each other without obstruction. Additionally, the BART North Concord to Antioch Access Study has identified the four-foot sidewalks on Hillcrest Avenue as a hindrance to pedestrian access to the eBART station.

A draft Condition of Approval is included and requires that the four-foot sidewalk on Hillcrest Avenue be replaced by a minimum six-foot-wide sidewalk with a minimum four-foot landscape strip to bring it up to current ADA requirements. Staff has also conditioned that a revised landscaping and irrigation plan be submitted with the building permit submittal that includes the landscape strip along the entire Hillcrest Avenue property frontage.

Environmental Analysis

This proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The subject site 1.48 acres and is surrounded by existing utilities, public services and surrounded by urban uses.

Development Engineering Review

The Development Engineering Division reviewed the proposed plans for compliance with Code and local requirements. Conditions of Approval were provided to staff and are attached to the report.

Contra Costa County Fire Protection District Review

The Contra Costa County Fire Protection District (CCCFPD) reviewed the proposed plans for compliance with Code and local requirements. CCCFPD submitted a letter detailing the requirements for Fire District approval. The letter is included as Attachment F to the staff report. Draft Condition # 20 requires that all requirements of the CCCFPD shall be satisfied.

ATTACHMENTS

- A. Resolution recommending the City Council approve the Rezone to Planned Development District (PD-22-03) with Exhibit A Rezone Ordinance
- B. Resolution recommending the City Council approve the Final Development Plan, Use Permit and Design Review with Exhibit A Conditions of Approval
- C. Project Description
- D. Project Application
- E. Project Plans
- F. CCCFPD Letter

**ATTACHMENT A
RESOLUTION APPROVING REZONE TO PLANNED DEVELOPMENT DISTRICT (PD-22-03)
FOR THE TRAVIS CREDIT UNION PROJECT
WITH EXHIBIT A REZONE ORDINANCE
(SEPARATE PAGE)**

**PLANNING COMMISSION
RESOLUTION # 2022-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE TO REZONE
TO PLANNED DEVELOPMENT DISTRICT FOR THE TRAVIS CREDIT UNION PROJECT
LOCATED AT 3500 HILLCREST AVENUE
(PD-22-03) (APN: 052-370-010)**

WHEREAS, the City of Antioch received an application from Travis Credit Union for approval of a Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a Travis Credit Union building and associated site improvements at 3500 Hillcrest Avenue (PD-22-03, UP-22-08, AR-22-07) (APN: 052-370-010);

WHEREAS, the application was deemed complete on July 12, 2022;

WHEREAS, a rezone is required to codify development standards and land uses for the Planned Development District to implement the Final Development Plan for the proposed project;

WHEREAS, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development;

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

WHEREAS, on September 22, 2022, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the Planning Commission public hearing held on October 5, 2022;

WHEREAS, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings pursuant to Section 9-5.2802 (A) (1-4) "FINDINGS REQUIRED" of the Antioch Municipal Code for recommendation to the City Council for approval of the proposed zoning change:

1. That the proposed zone reclassification will allow uses more suitable for the site than the present classification.

Finding: The subject property is currently zoned Planned Development (PD 04-09), which allows for medical and business office uses at the site. The rezone to Planned Development District (PD-22-03) will allow bank uses with a drive through and is required to implement the Final Development Plan. The application and implementation of new zoning and development standards will implement the proposed project.

2. That uses permitted by the proposed zoning will not be detrimental to adjacent or surrounding properties.

Finding: The uses permitted by the proposed zone change will not be detrimental to adjacent or surrounding properties. The subject property is located along a major arterial street adjacent to similar land uses. The site is suitable for the proposed zone change.

3. That evidence has been presented documenting land use changes in the area to warrant a change in zoning.

Finding: The permitted use will not be detrimental to the surrounding property because the proposed use has been designed to mitigate any impacts to the surrounding properties.

4. That the requested zoning change is in conformance with the General Plan.

Finding: The proposed zone change conforms to the requirements of the General Plan Land Use designation of Commercial Office.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the site located at 3500 Hillcrest Avenue (APN 052-370-010) to Planned Development District (PD-22-03).

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 5th day of October 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

**EXHIBIT A
DRAFT ORDINANCE
(SEPARATE PAGE)**

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
THE APPROXIMATELY 1.48 ACRE TRAVIS CREDIT UNION PROJECT SITE (APN
052-370-010) FROM PLANNED DEVELOPMENT DISTRICT TO PLANNED
DEVELOPMENT DISTRICT
(PD-22-03)**

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

SECTION 1:

The City Council determined on _____, 2022, that, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development.

SECTION 2:

At its regular meeting of October 5, 2022, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Planned Development District to Planned Development District (PD-22-03) for the Travis Credit Union Project.

SECTION 3:

The real property described in Exhibit A, attached hereto, is hereby rezoned from Planned Development District to Planned Development (PD-22-03) for the Travis Credit Union Project, and the zoning map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property (APN 052-370-010), known as the Travis Credit Union Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the Travis Credit Union Project Planned Development District (PD-22-03)

Development Standards for Travis Credit Union Project	PD Zoning Standards for Travis Credit Union Project
Maximum Height	35'
Maximum Lot Coverage	35%
Minimum Front Yard Landscaping Setback	From Hillcrest Avenue: 20'
Minimum Interior Side Setback	0'
Minimum Rear Yard Setback	10'
Minimum Lot Size	20,000 Square Feet
Parking	As required in Section 9-5.17 of the Antioch Municipal Code

SECTION 5

The allowed uses, as defined below, for the subject property (APN 052-370-010), known as the Travis Credit Union Project, are herein incorporated into this ordinance, and are binding upon said property.

Commercial Office Uses. Allowed uses shall be those uses as allowed in the C-O Commercial Office District as established in Section 9.5.3803 of the City of Antioch Municipal Code.

SECTION 6:

The City Council finds that the that the proposed zone reclassification will allow uses more suitable uses for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 7:

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

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the _____ of _____, 2022, and passed and adopted at a regular meeting thereof, held on the _____ of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lamar Thorpe, Mayor

ATTEST:

Ellie Householder, City Clerk

ATTACHMENT B
RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN, USE PERMIT AND DESIGN
REVIEW FOR THE TRAVIS CREDIT UNION PROJECT (PD-22-03, UP-22-08, AR-22-07)
WITH EXHIBIT A CONDITIONS OF APPROVAL
(SEPARATE PAGE)

**PLANNING COMMISSION
RESOLUTION # 2022-XX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL APPROVE A FINAL DEVELOPMENT PLAN, USE
PERMIT, AND DESIGN REVIEW FOR THE TRAVIS CREDIT UNION PROJECT LOCATED
AT 3500 HILLCREST AVENUE
(PD-22-03, UP-22-08, AR-22-07) (APN: 052-370-010)**

WHEREAS, the City of Antioch received an application from Travis Credit Union for approval of a Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a Travis Credit Union Building and associated site improvements at 3500 Hillcrest Avenue (PD-22-03, UP-22-08, AR-22-07) (APNs 052-370-010);

WHEREAS, the application was deemed complete on July 12, 2022;

WHEREAS, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development;

WHEREAS, on September 22, 2022 a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the Planning Commission public hearing held on October 5, 2022;

WHEREAS, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby make the following findings for approval of the requested Planned Development District pursuant to Section 9-5.2308 (A-H) "Required Findings" of the Antioch Municipal Code:

- A.** Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district;

Finding: The project has been designed to accommodate all uses on the existing site. The uses proposed will not be detrimental to present or potential surrounding uses. The project has been designed and conditioned to not have any detrimental effects on the surrounding land uses.

- B.** The streets and thoroughfares proposed meet the standards of the city's Growth Management Program and adequate utility service can be supplied to all phases of the development;

Finding: The project will provide all the required utility connections, pay for all improvements to the site as well as its fair share of impacts to all public services.

The project has been reviewed and no significant impacts on utilities or services are expected.

- C. The commercial components of the project are justified economically at the location proposed.

Finding: The commercial components of the project are justified economically as the proposed use will provide local jobs to the community.

- D. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan;

Finding: N/A. There are no residential components of the project.

- E. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development;

Finding: N/A. There are no industrial components of the project.

- F. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted;

Finding: The proposed final development plan is substantially in conformance with the zoning requirements for Commercial Office developments and the Planned Development District standards established for the project site.

- G. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development;

Finding: The proposed development site fronts a major thoroughfare and is compatible with the adjacent development which includes commercial office uses. The project has been designed and conditioned to be compatible with the surrounding uses.

- H. The Project and the PD District conform to the General Plan of the City.

Finding: The General Plan designation of Commercial office is consistent with the proposed development.

BE IT FURTHER RESOLVED AND DETERMINED, that the Planning Commission hereby make the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 "Required Findings" (B) (1) (a-e) of the Antioch Municipal Code:

- a. 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.

Finding: The project has been designed to comply with the City of Antioch Municipal Code requirements. The new bank and drive through ATM use adheres to the standards outlined in the Antioch Municipal Code and will not be detrimental to the public health or welfare or injurious to the property or improvements.

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

Finding: The City of Antioch Zoning Ordinance requires a use permit for all Planned Development District (PD) applications.

- c. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

Finding: The site plan complies with the Planned Development standards established for the project's Planned Development District.

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

Finding: The project site is located along Hillcrest Avenue. Hillcrest Avenue is a major arterial street that is adequate in width and pavement type to carry the traffic generated by the proposed use.

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

Finding: The proposed use of a bank with drive through ATM is consistent with the General Plan designation of Commercial Office.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch does hereby recommend APPROVAL of a Final Development Plan, Use Permit, and Design Review for the development of a Travis Credit Union building and associated site improvements at 3500 Hillcrest Avenue (PD-22-03, UP-22-08, AR-22-07) (APNs 052-370-010); subject to the following conditions in Exhibit A.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 5th day of October 2022 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
(SEPARATE PAGE)

EXHIBIT A: CONDITIONS OF APPROVAL “TRAVIS CREDIT UNION”

General Conditions		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	Project Approval. This Final Development Plan, Use Permit and Design Review approval is for 3500 Hillcrest Avenue (APN: 052-370-010), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received May 17, 2022, as presented to the Planning Commission on October 5, 2022 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	Project Approval Expiration. This Planning Commission recommendation approving the Final Development Plan Use Permit and Design Review approval expires on October 5, 2024 (two years from the date on which this approval becomes effective) unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Zoning Administrator for a period up to one (1) year, provided that prior to expiration of the approval, an application for renewal of the approval is filed with the Community Development Department. The Zoning Administrator may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval. No more than two (2) one-year extensions may be granted.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

3.	<p>City Fees. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<p>Pass-Through Fees. The developer shall pay all pass-through fees. Fees may include but are not limited to:</p> <p>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</p> <p>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</p> <p>Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</p> <p>Contra Costa County Flood Control District Drainage Area fee.</p> <p>School Impact Fees.</p> <p>Delta Diablo Sanitation Sewer Fees.</p> <p>Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department	
5.	<p>Appeals. Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City clerk.</p>	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

6.	Requirement for Building Permit. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.	City of Antioch	On-Going	Building Department	
7.	Modifications to Approved Plans. The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	
8.	Compliance Matrix. With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

9.	Hold Harmless Agreement/Indemnification. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers, and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	
	Public Works Standard Conditions	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	City Standards. All proposed improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
11.	Utility Construction. Public utilities shall be constructed to their ultimate size and configuration with the road construction in which they are to be located.	City of Antioch	On-Going	Public Works Department	
12.	Sewer. All sewage shall flow by gravity to the intersecting street sewer main.	City of Antioch	On-Going	Public Works Department	
13.	Storm Drain Design/Construction. The developer shall design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	<p>a. All public utilities, including storm drain pipes and ditches, shall be installed in streets avoiding between lot locations. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.</p> <p>b. Storm drain system shall flow to the Detention Basins shown within the study and on the tentative map with no diversion out of existing watershed(s).</p> <p>c. The detention basin and associated improvements shall be constructed and operational prior to issuance of first residential building permit.</p> <p>d. Detention basins shall be designed to the satisfaction of the City Engineer with an emergency spillway to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual (for each basin) shall be submitted for basins prior to the issuance of the first building permit.</p>				
14.	Water Pressure. The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.	City of Antioch	On-Going	Public Works Department	
15.	Requirement for Looped System. Water systems shall be designed as a looped distribution system, if not already connecting as a looped system, developer shall be responsible	City of Antioch	On-Going	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	for installing any water mains off site to create a looped system at no cost to the City.				
16.	Retaining Walls <ol style="list-style-type: none"> Public Right of Way. Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer. Materials. All retaining walls shall be of concrete masonry unit construction. Height. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer. 	City of Antioch	On-Going	Public Works Department	
	Conservation/NPDES	<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
17.	C.3 Compliance. Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to C.3 requirements.	State of California	On-Going	Public Works Department	
18.	NPDES. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.)	Federal Government	At the Time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

	<p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <p>a. Requirements. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.</p> <p>b. Storm Water Control Plan. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted concurrently with site improvement plans.</p> <p>c. Operation and Maintenance Plan. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal.</p> <p>d. CCRs. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w.</p>				
19.	<p>NPDES Plan Submittal Requirements. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:</p> <p>a. Application. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

	<p>features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.</p> <p>b. Certified Professional. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).</p> <p>c. Final Operation & Maintenance Plan. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.</p> <p>d. Long Term Management. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

	<p>execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.</p> <p>e. Design Details.</p> <p>51. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.</p> <p>ii. Install on all catch basins “No Dumping, Drains to River” decal buttons.</p> <p>f. Hydrology Calculations. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.</p> <p>g. SWPP. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP’s. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

	<p>h. BMP. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.</p> <p>i. Erosion Control. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.</p> <p>j. On-Going Maintenance.</p> <p>51. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.</p> <p>ii. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

	<p>iii. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.</p> <p>iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.</p> <p><i>Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.</i></p>				
	Fire Standards	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
20.	All requirements of the Contra Costa County Fire Protection District shall be met including those in the letter dated August 19, 2022 and included as Attachment F to the staff report.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
	Building Permit Submittal	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
21.	Requirement for Phasing Plan. The project shall be built continuously in one phase. If the project will become a phased project, then the developer shall provide a phasing plan to the Community Development Department.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

22.	Final Landscape Plans. The applicant shall submit final landscape plans that identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes, and quantities at the time of building permit submittal. The project shall emphasize local and native species of plants in the final landscape plans.	City of Antioch	At the time of Building Permit Submittal	Building Department	
23.	Water Efficient Landscape Ordinance. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	
24.	Common Area Landscaping. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at the applicant's expense.	City of Antioch	At the time of Building Permit Submittal	Public Works Department	
25.	Property Drainage. The houses shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
26.	Utility Location on Private Property. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines or as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

Grading Improvements		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
27.	Requirement for Grading Permit. A grading permit shall be required prior to commencement of any grading operations. The permit shall be obtained through the City's Building Department subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval.	City of Antioch	At the time of Building Permit Submittal	Public Works	
28.	Soils. Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils or structural engineer are required to review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, field inspections by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the developer.	City of Antioch	At the time of Building Permit Submittal	Public Works	
29.	Off-Site Grading. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and performing any work.	City of Antioch	At the time of Building Permit Submittal	Public Works	
30.	Grading Easements. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading easements to assure that project-wide grading conforms to the approved map and conditions of approval.	City of Antioch	At the time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

At the Time of Building Permit Issuance		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
31.	Demolition Permit. Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).	City of Antioch	At the time of Building Permit Issuance	Community Development Department	
32.	Encroachment Permit. The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.	City of Antioch	At the time of Building Permit Issuance	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

At the Time of Construction		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
33.	Collection of Construction Debris. Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
34.	Construction Hours. Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer. Days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
35.	Demolition, Debris, Recycling. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	
36.	Filter Materials at Storm Drain Inlet. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: a) start of the rainy season (October 1); b) site dewatering activities; c) street washing activities; d) saw cutting asphalt or concrete; and e) order to retain any debris or dirt flowing into the City storm drain system.	City of Antioch	On-Going	Building Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.				
37.	Archeological Remains. In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.	City of Antioch	On-Going	Community Development Department	
38.	Erosion Control Measures. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.	City of Antioch	On-Going	Building Department/ Public Works Department	
39.	Dust Control. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.	City of Antioch	On-Going	Building Department/ Public Works Department	
40.	Debris Removal. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Building Department/ Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	Prior to Issuance of Occupancy Permit	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
41.	Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
42.	Debris Removal. All mud, dirt or construction debris carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
43.	Fire Prevention. A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa County Fire District	Prior to Occupancy Permit	Fire Department	
44.	Damage to Street Improvements. Any damage to street improvements now existing or done during construction on or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Building Department	
45.	Right-of-Way Construction Standards. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

	Project Specific Conditions	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
46.	Landscape Parking Island. The applicant shall install a landscape parking island at the midway point of the parking row on the western side of the property.	City of Antioch	Prior to Occupancy Permit	Planning Division	
47.	Project Signage. Any modifications to the proposed signage for the project shall be subject to the review and approval of the Zoning Administrator.	City of Antioch	On-Going	Planning Division	
48.	Sidewalk and Landscaping. Sidewalks along the entire Hillcrest Avenue property frontage shall be reconstructed per City standards to a minimum width of six feet (6') with a minimum four-foot (4') landscaping strip between the sidewalk and street. A landscaping and irrigation plan for the four-foot landscaping strip shall be included with the building permit submittal and be subject to the approval of the Zoning Administrator.	City of Antioch	Prior to Occupancy Permit	Public Works	
49.	Retaining Wall. The design of the retaining wall along the project frontage shall be consistent with the design aesthetics of the proposed development. The design of the wall shall be subject to the review and approval of the Zoning Administrator.	City of Antioch	Prior to Occupancy Permit	Planning Division	
50.	PG&E Vault. The developer shall replace the wooden retaining wall around the PG&E underground (subsurface) vault on Hillcrest Avenue with a retaining wall that is consistent with the design of the retaining wall along the project frontage.	City of Antioch	On-Going	Community Development Department	
51.	Access Easement. The developer shall record a reciprocal access easement on the adjacent property to the east of the project site (APN 052-370-009), to the satisfaction of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
52.	Idle Free Signage. Consistent with the City's adopted 2010 Climate Action Plan, the applicant shall install at least one "Idle Free" sign encouraging drivers to refrain from idling in their vehicle, reducing air pollution and greenhouse gas emissions. The sign shall be	City of Antioch	At the Time of Building Permit Submittal	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	placed in an area with high visibility where drivers are queued to access the drive through or pick up area. The sign location shall be shown on the construction plans at the time of building permit submittal for review and approval by Planning staff. The sign shall be 12"x18" and satisfy City requirements for no parking signage, traffic sign mounting, and signage in the right of way. The applicant shall use the Idle Free Bay Area website https://idlefreebayarea.org/resources/ as a resource to view a sample bilingual Idle Free sign. The applicant may use this template when designing and printing signage.				
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**ATTACHMENT C
PROJECT DESCRIPTION
(SEPARATE PAGE)**

TELEPHONE
866.344.9108

REGISTERED OFFICE
2326 WASHINGTON BLVD.
FOURTH FLOOR
OGDEN, UT 84401



DATE
9.12.22

PROJECT NUMBER
21.803.04

PARTNERS

BRAD ELLER | LUKE KASSLER | CRAIG BRADLEY

Planned Development Application
Project Description
3500 Hillcrest Ave, Antioch CA 94531

The proposed project is a 3,525 square foot branch of Travis Credit Union situated on 1.48 acres at 3500 Hillcrest Ave in Antich, CA. The building is proposed to be of steel structure with exterior materials a combination of stone, EIFS (stucco), and a synthetic wood look siding. Metal framed canopies will be over entrances. A canopy will be provided over a drive up ATM. No traditional drive through services will be offered at this location. Sitework will consist of parking, site lighting, and landscaping befitting the area. All applicable building codes and regulations will be adhered to during design and construction.

This business is proposed to have 11 full time employees and have regular business hours of 10am-5:30pm Monday through Friday, 10am-2pm on Saturday, and closed on Sundays. Additionally, the branch will be closed for all Federal Holidays.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Patty', is positioned above the printed name.

Jason Patty
jpatty@level5.com
801-885-1295

**ATTACHMENT D
PROJECT APPLICATION
(SEPARATE PAGE)**


**CITY OF ANTIOCH
DEVELOPMENT APPLICATION**


Site Location	3500 Hillcrest Ave., Antioch, CA
Assessor's Parcel No. (s)	052-370-010-02
Total Acreage	1.48 Acres
Brief Description of Request: Planned Development (PD) Application and Use Permit / Design Review Application	

PROPERTY OWNER OF RECORD	
Name	
Company Name	Travis Credit Union
Address	One Travis Way Vacaville, CA 95687
Phone #	707-469-1907
Email	drothmann@traviscu.org
Signature	DocuSigned by: <i>Dena Rothmann</i> EF4067C7527E419...

APPLICANT	
Name	
Company Name	Travis Credit Union
Address	One Travis Way Vacaville, CA 95687
Phone #	707-469-1781
Email	mprosneski@traviscu.org
Signature	DocuSigned by: <i>Matthew Prosneski</i> 5447843DEC264D4...

**CITY OF ANTIOCH
DEVELOPMENT APPLICATION**

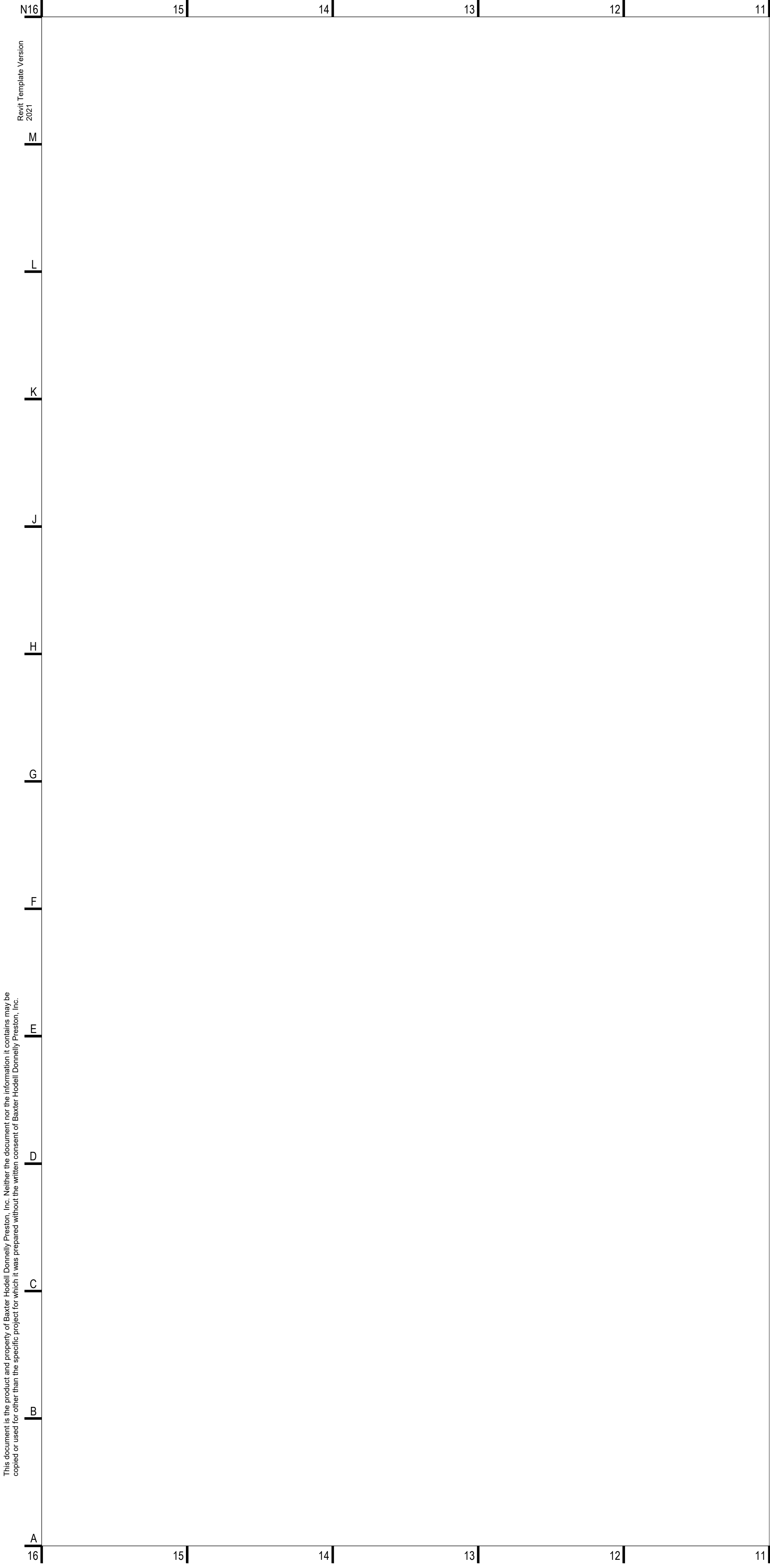
AGENT/DESIGNER	
Name	Jason Patty
Company Name	LEVEL5 LLC
Address	2326 Washington Blvd, Fourth Floor Ogden, UT 84401
Phone #	801-885-1295
Email	jpatty@level5.com
Signature	

ANY OTHER PERSON THAT YOU WOULD LIKE THE CITY TO NOTIFY OF THE PUBLIC HEARING	
Name	
Company Name	Travis Credit Union
Address	One Travis Way Vacaville CA 95687
Phone #	707-469-1739
Email	NSoberanis@traviscu.org
Signature	<div>DocuSigned by:  3831717619AE42E</div>

FOR OFFICE USE ONLY	
Date Received:	File No.:
Title:	Account No.:
Type of Application:	Notes:

**ATTACHMENT E
PROJECT PLANS
(SEPARATE PAGE)**

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LIGHTING PLAN
A11
G.003
1" = 20'-0"

EXTERIOR LIGHTING LEGEND

- | | | |
|--|----|---|
| | A1 | POLE LIGHT, LITHONIA DSX1 LED |
| | A2 | POLE LIGHT, LITHONIA DSX1 LED, 90 DEGREE |
| | B | WALL SCONCE, LITHONIA WDGE2 LED |
| | C | PATHWAY GRAZER LIGHT, BK LIGHTING HP2 LED |

BHDP ARCHITECTURE
1000 STREET
SUITE 200
CINCINNATI, OH 45202
PHONE 513.271.1834

CINCINNATI
COLUMBUS
PALEIGH
CHARLOTTE
www.bhdp.com

LEVEL 5 - TCU TERRACE CENTER
3500 HILLCREST AVE,
ANTIOCH, CA 94531
LIGHTING PLAN

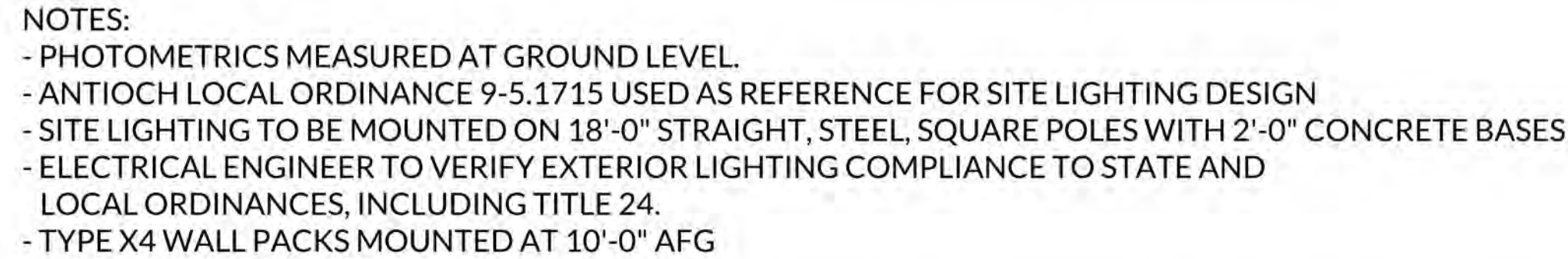
Project Manager
DH
Drawn
CW
Checked
Checker
Initial Drawing Date
04/15/2022
Project Number
LVF00.04

G.003

SYSKA HENNESSY GROUP | 425 CALIFORNIA ST., SUITE 400, SAN FRANCISCO, CA 94104
FORRELL / ELSESSER | 160 PINE ST., 6TH FLOOR, SAN FRANCISCO, CA 94111

D CITY ENTITLEMENT SUBMISSION
Issue/Revision/Submission
No.

03/23/2022
Date



Luminaire Schedule			
Symbol	Qty	Label	Description
	2	X1	LITHONIA: DSX1 LED P3 30K TFTM XX XX XX
	3	X1_2@90	LITHONIA: DSX1 LED P3 30K TFTM XX XX XX
	3	X2	LITHONIA: DSX1 LED P3 30K T3M XX XX XX
	4	X4	LITHONIA: WDGE2 LED P2 30K 80CRI VF MVOLT SRM XX XX
	2	X5	BK Lighting: HP2-LED-TR-X62-FL-XX-11-XX-MT-AH

DESIGNER	KB
SCALE: 1" = 16'	

TRAVIS CREDIT UNION: TERRACE CENTER

PHOTOMETRIC PLAN

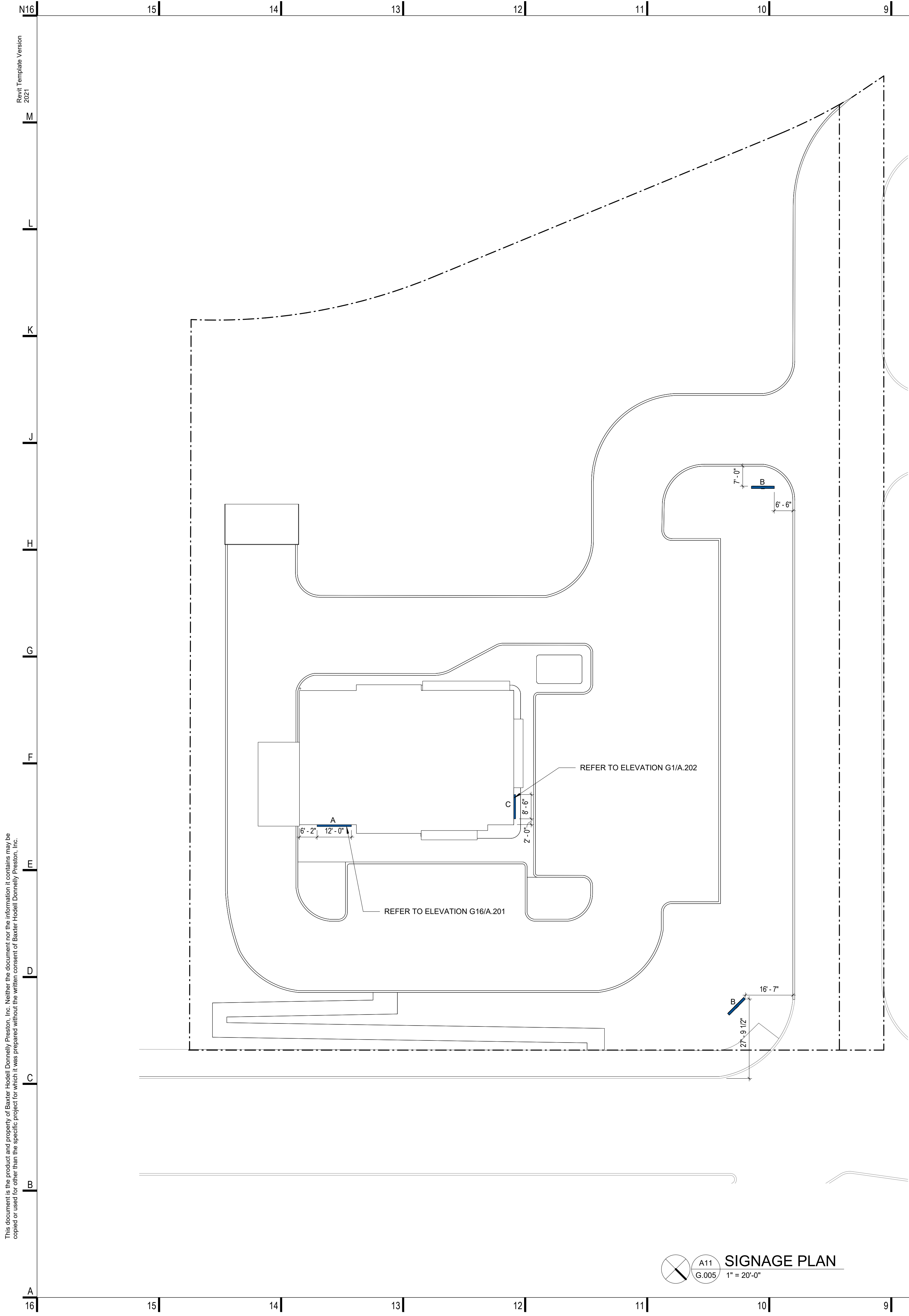
CINCINNATI
COLUMBUS
RALEIGH
CHARLOTTE
www.bhdp.com

SYSKA HENNESSY GROUP | 425 CALIFORNIA ST., SUITE 400, SAN FRANCISCO, CA 94104
FORRELL / ELSESSER | 160 PINE ST, 6TH FLOOR, SAN FRANCISCO, CA 94111

Project Manager
DH
Drawn
CW
Checked
Checker
Initial Drawing Date
04/15/2022
Project Number
LVF00.04

G.004

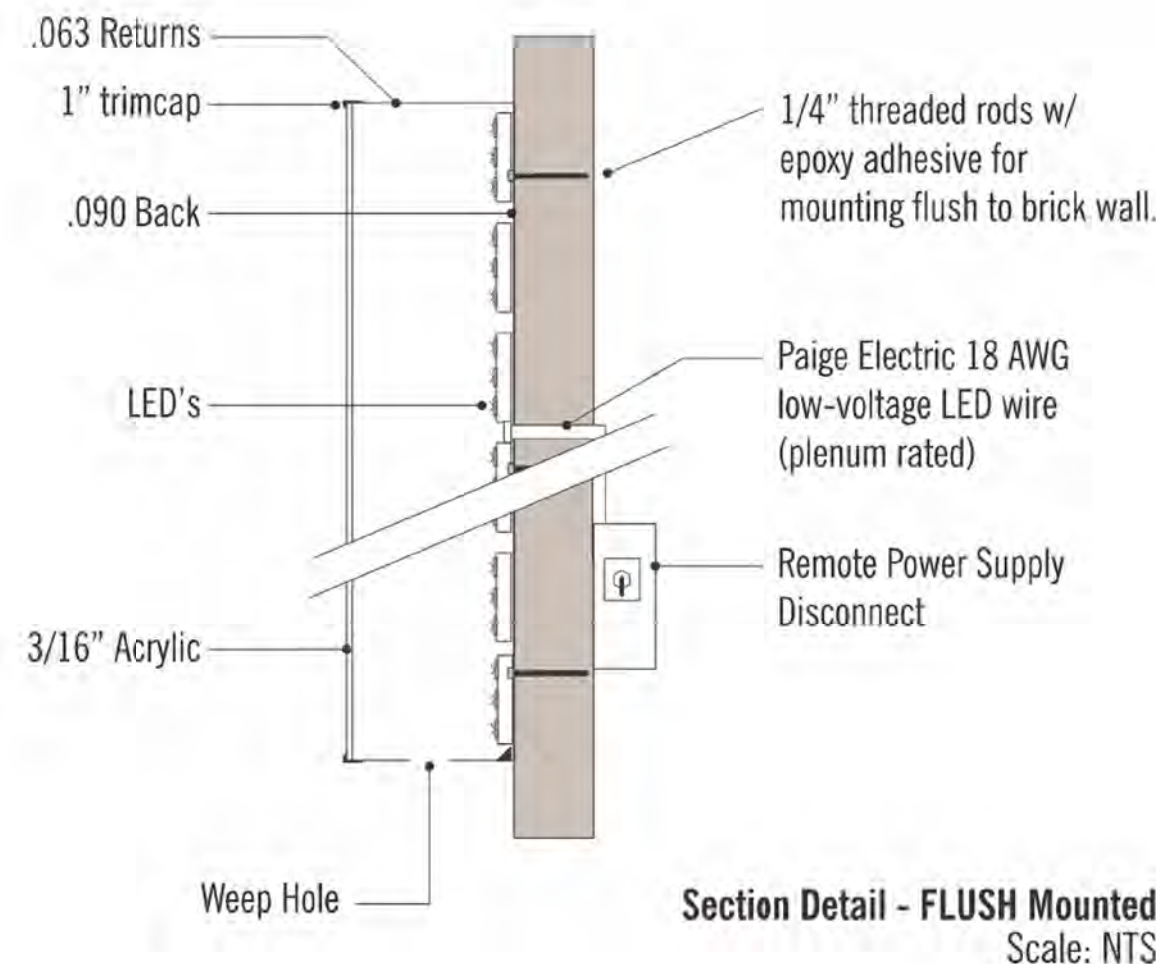
This document is the property of Bolder Heights Development, Inc. and is to be used for the project for which it was prepared without the written consent of Bolder Heights Development, Inc. It is not to be copied or used for other than the specific project for which it was prepared without the written consent of Bolder Heights Development, Inc.



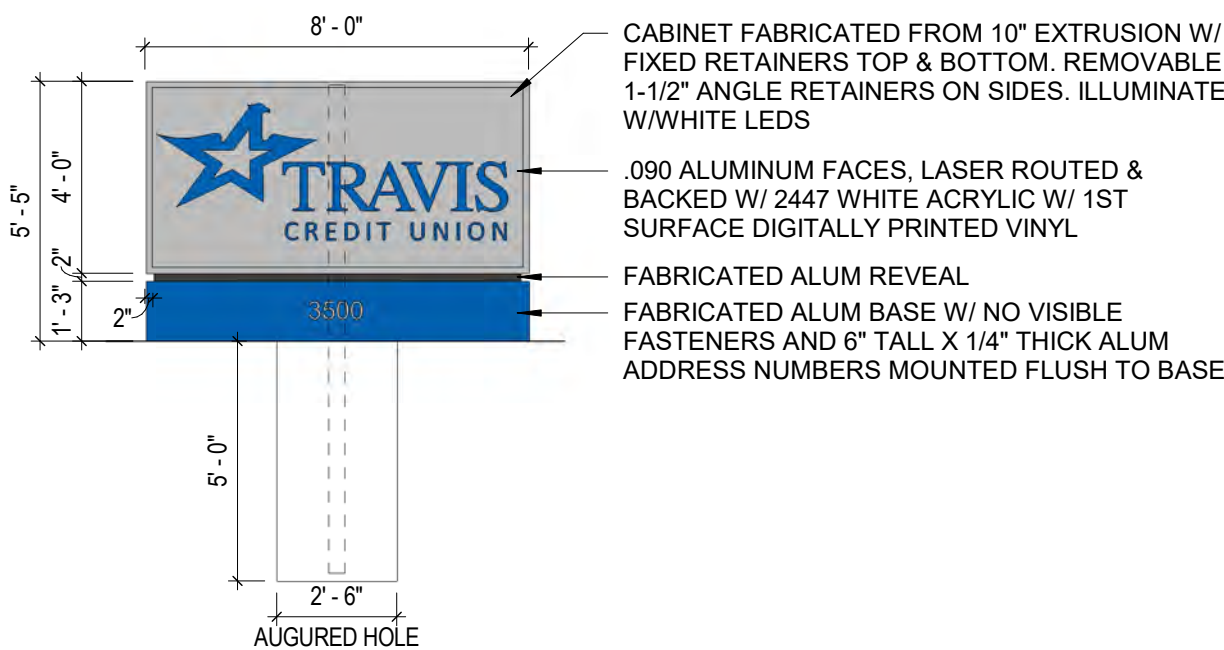
SIGNAGE PLAN
A11
G.005
1" = 20'-0"



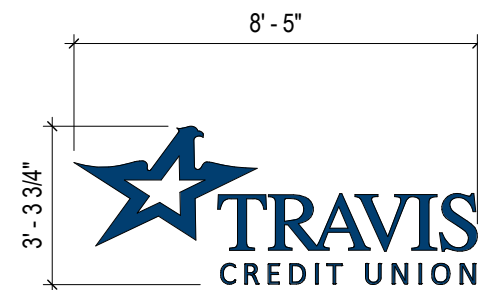
SIGN A - BUILDING SIGNAGE - ELEVATION
L8
G.005
1/4" = 1'-0"



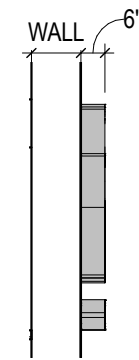
Section Detail - FLUSH Mounted
Scale: NTS



SIGN B - MONUMENT SIGN - FRONT ELEVATION
D8
G.005
1/4" = 1'-0"



SIGN C - BUILDING SIGNAGE - ELEVATION
A8
G.005
1/4" = 1'-0"



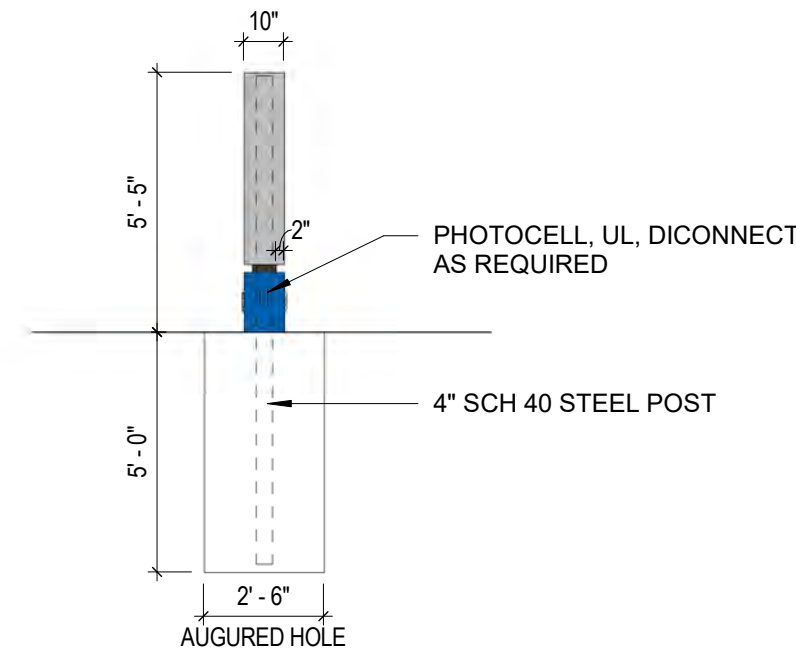
SIGN A AND C - BUILDING SIGNAGE - SECTION
L4
G.005
1/4" = 1'-0"

COLOR SCHEDULE:

- FACES = 2448 WHITE ACRYLIC W/ 3M DUAL-COLOR PERFORATED VINYL OVERLAY (3635-157 BLUE)
- RETURNS AND TRIMCAPS - BRUSHED ALUMINUM

FABRICATION NOTES:
6" DEEP FACE-LIT CHANNEL LETTERS WITH 1" ALUM ANGLE RETAINERS.
RETURNS & RETAINERS PAINTED BRUSHED ALUMINUM.
FACES OF 3/16" 2447 WHITE ACRYLIC W/1ST SURFACE PER VINYL OVERLAYS.
CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LEDS.

INSTALLATION NOTES:
LETTERS ARE MOUNTED FLUSH TO WALL W/ REMOTE POWER SUPPLIES BEHIND WALL.



SIGN B - MONUMENT SIGN - SIDE ELEVATION
D4
G.005
1/4" = 1'-0"

COLOR SCHEDULE:

- FACES = PAINTED BRUSHED ALUM
- LOGO = DPV TO MATCH PMS 2728
- REVEAL AND POLE = PAINTED BLACK
- BASE - PAINTED PMS 2728 BLUE
- ADDRESS NUMBERS = PAINTED BRUSHED ALUM

FABRICATION NOTES:
CABINET IS FABRICATED FROM ALUMINUM EXTRUSION WITH REINFORCED CORNERS. VERTICAL STEEL ANGLE CREATES SADDLE POCKET FOR STEEL TUBE.
CABINET IS ILLUMINATED WITH WHITE LED'S ATTACHED TO ALUMINUM ANGLE CROSS SUPPORTS.
LED'S = EVERYLITE EZ BEAM (OR EQUIVALENT)
REVEAL & BASE ARE FABRICATED WITH NO VISIBLE FASTENERS.

INSTALLATION NOTES:
STEEL SUPPORT COLUMN IS SET IN CONCRETE FOOTING AND RUNS TO TOP OF SIGN AND BE WELDED TO CABINET IN FIELD.
SIZE AND DEPTH OF FOOTING TO VARY BY HEIGHT OF SIGN AND LOCATION.

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SIGNS PLAN

Project Manager
DH
Drawn
CW
Checked
Checker
Initial Drawing Date
04/15/2022
Project Number
LVF00.04

G.005

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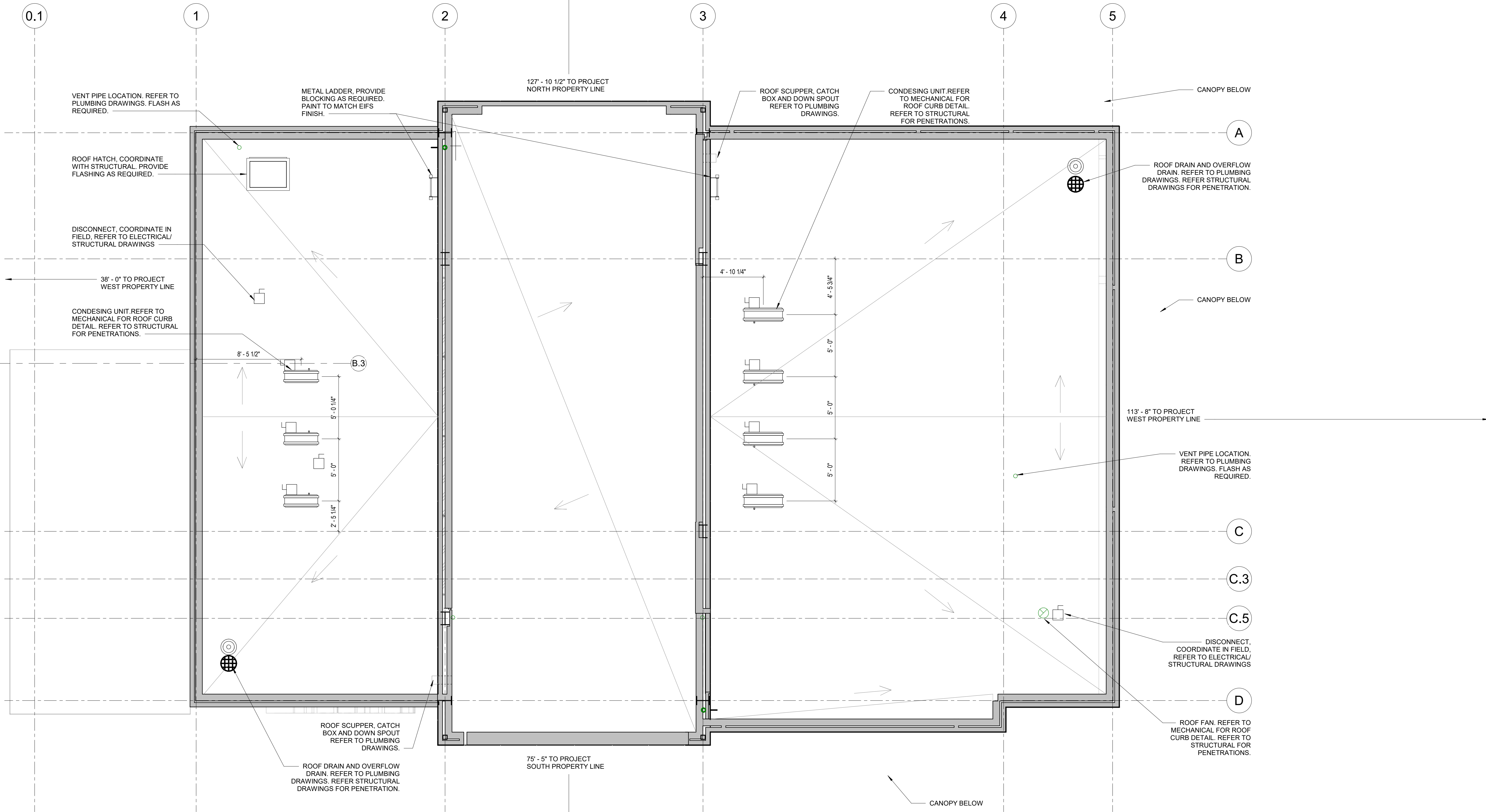
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ROOF PLAN

A9
G.006
1/4" = 1'-0"

03/23/2022
Date

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ROOF PLAN

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Initial Drawing Date
04/15/2022
Project Number
LVF00.04

G.006

BIM 360://LVF0004 LEVEL 5 TCU TERRACE CENTER/LVF0004-TERRACECENTER-R20-BIM.rvt — 4/21/2022 11:46:32 AM

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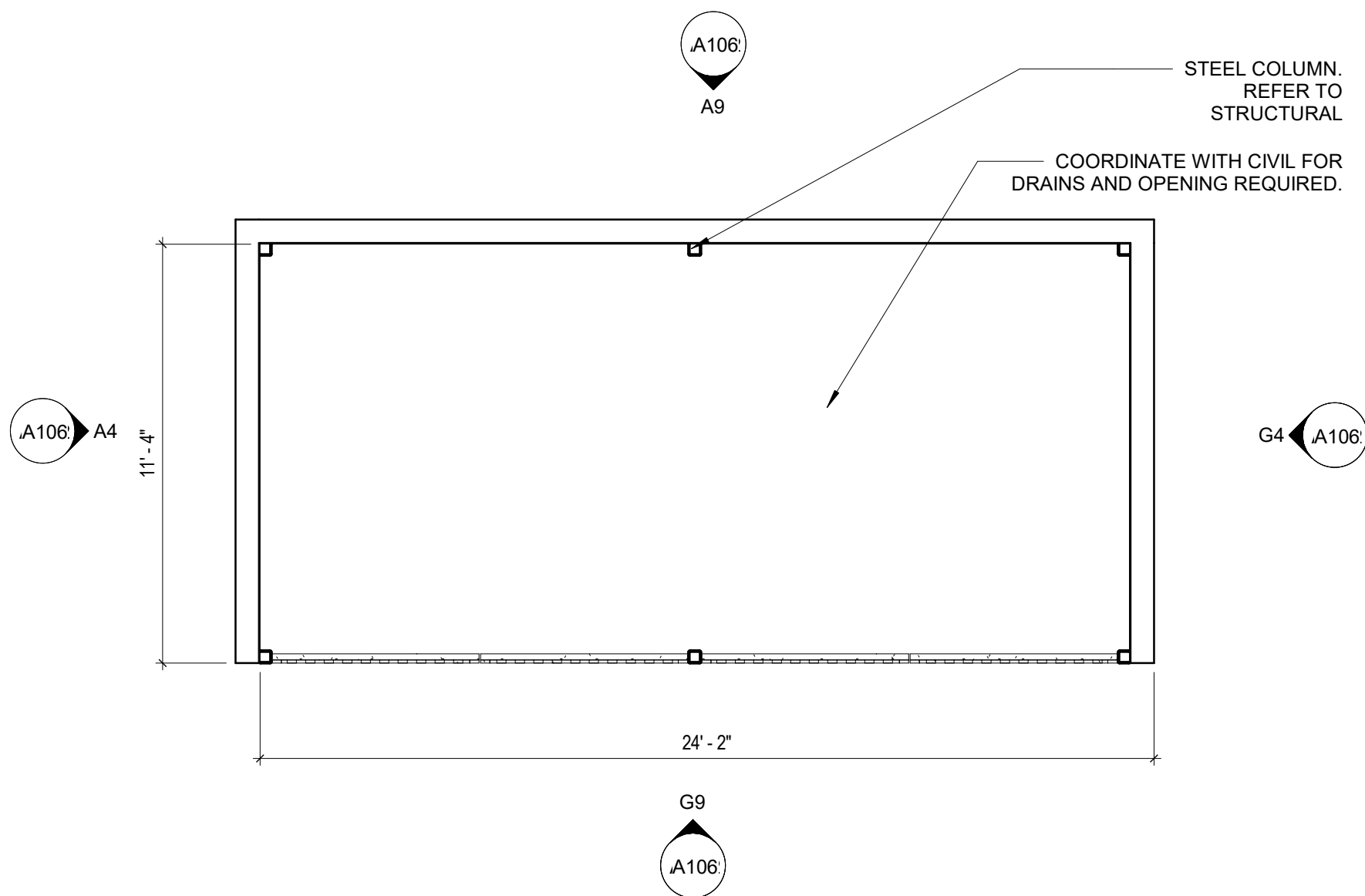
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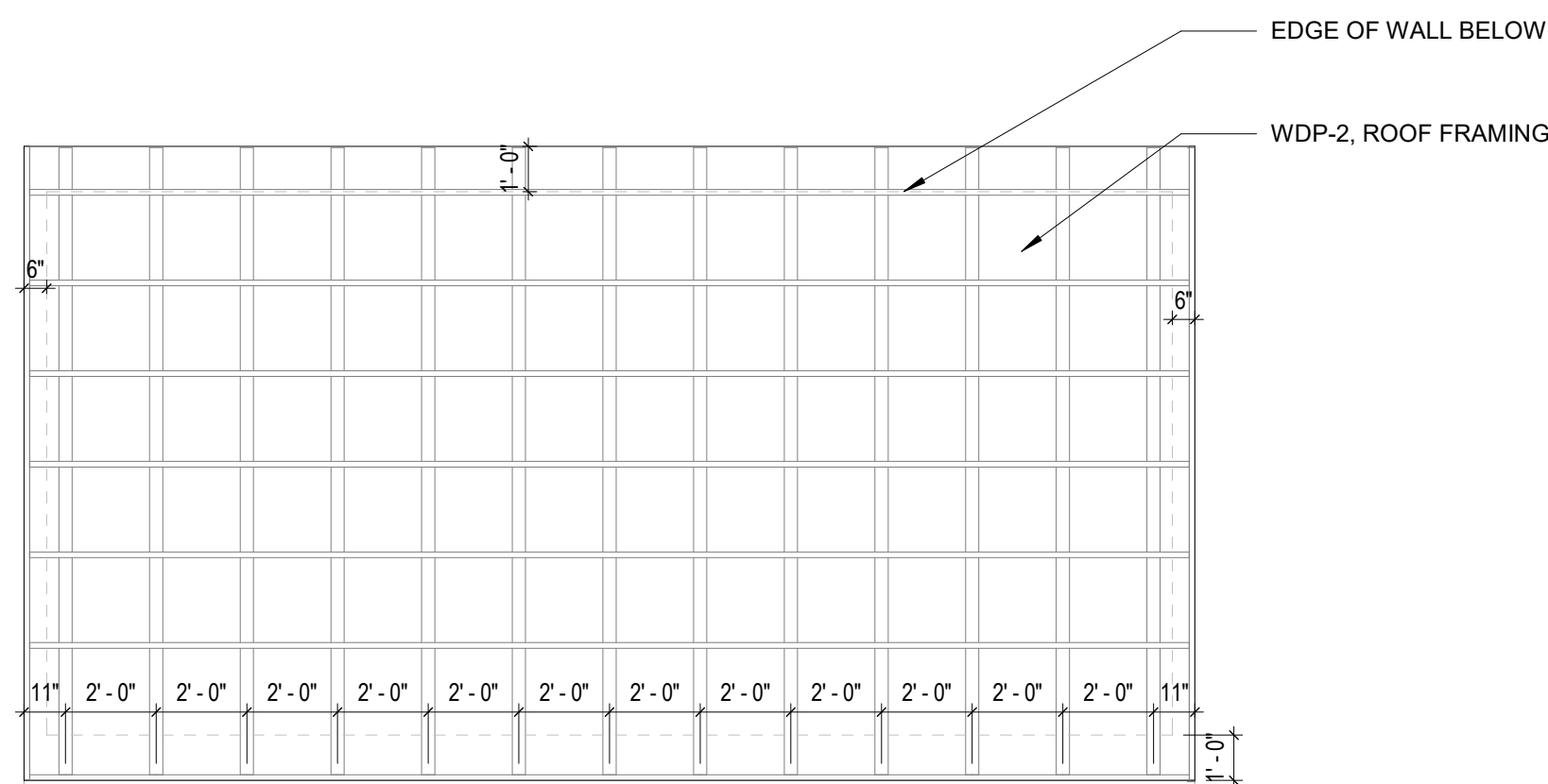
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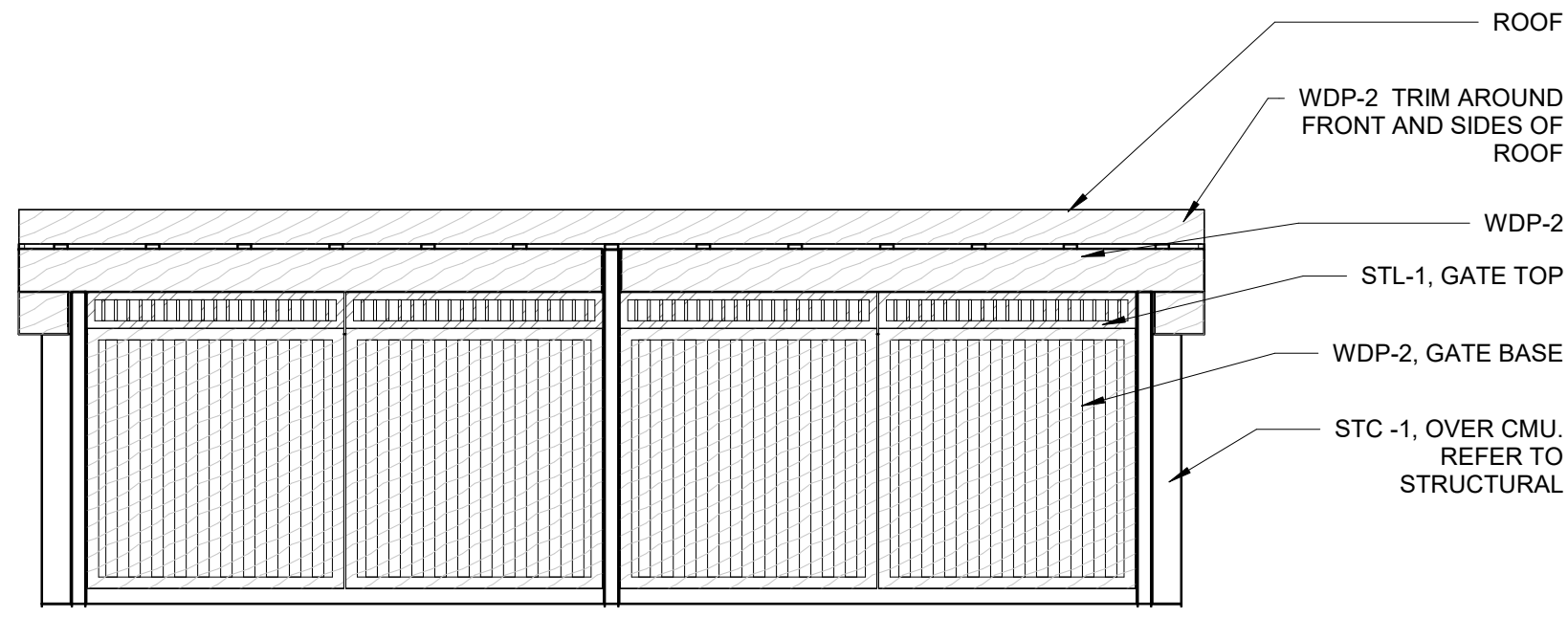
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR
STC-1	STUCCO	DRYVIT	CUSTOM CHARCOAL
WDP-2	WOOD BEAM/BOARD	N/A	PAINT TO MATCH EIFS-1
STL-1	STEEL	N/A	PAINT TO MATCH EIFS-1



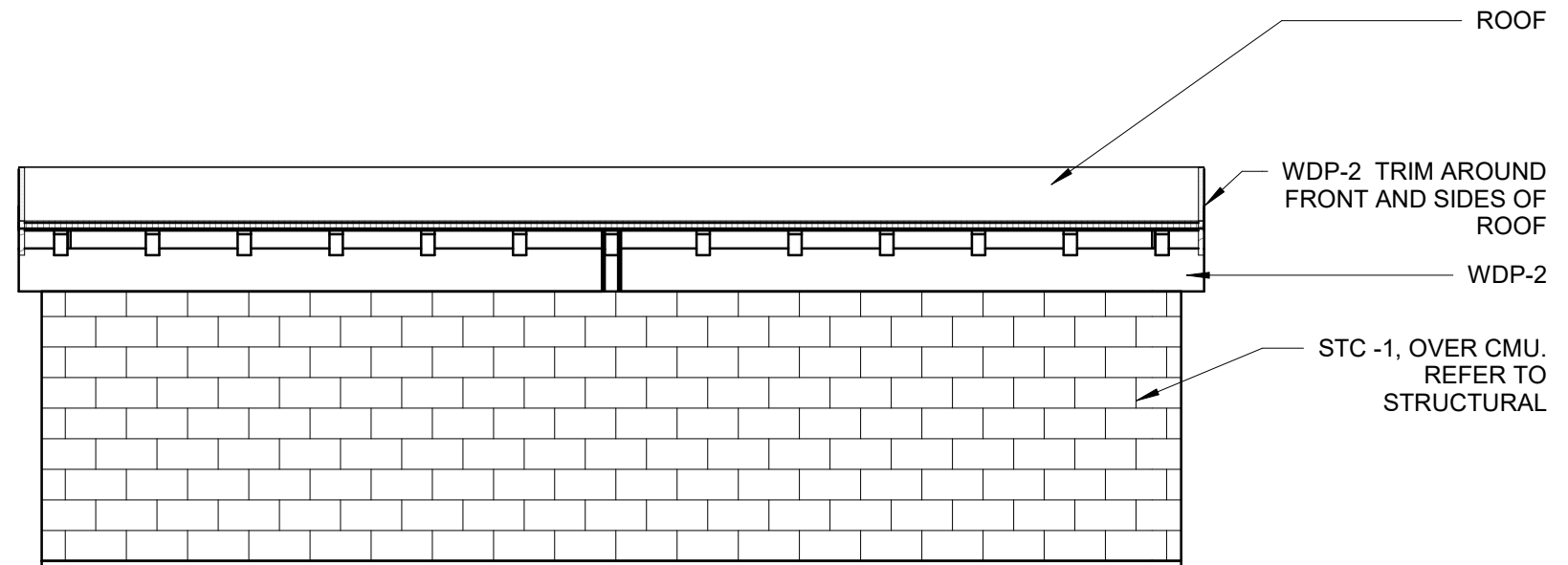
 **FLOOR PLAN - DUMPSTER ENCLOSURE**
G14
A.102 / 1/4" = 1'-0"



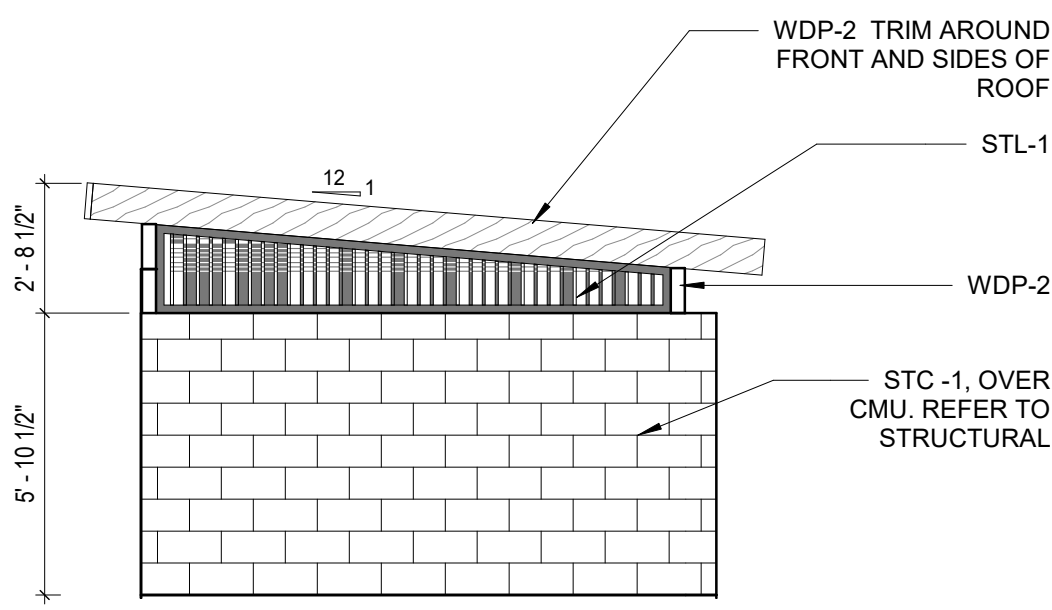
 **ROOF PLAN - DUMPSTER ENCLOSURE**
A14
A.102 / 1/4" = 1'-0"



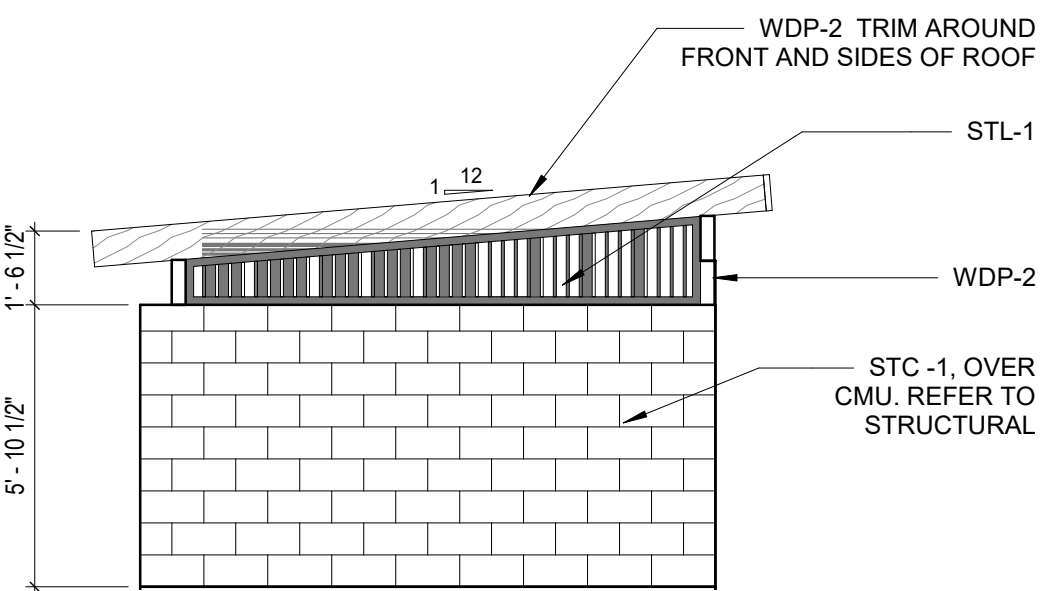
 **ELEVATION - DUMPSTER ENCLOSURE NORTH**
G9
A.102 / 1/4" = 1'-0"



 **ELEVATION - DUMPSTER ENCLOSURE SOUTH**
A9
A.102 / 1/4" = 1'-0"



 **ELEVATION - DUMPSTER ENCLOSURE WEST**
G4
A.102 / 1/4" = 1'-0"



 **ELEVATION - DUMPSTER ENCLOSURE EAST**
A4
A.102 / 1/4" = 1'-0"

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PHONE 513.271.1834

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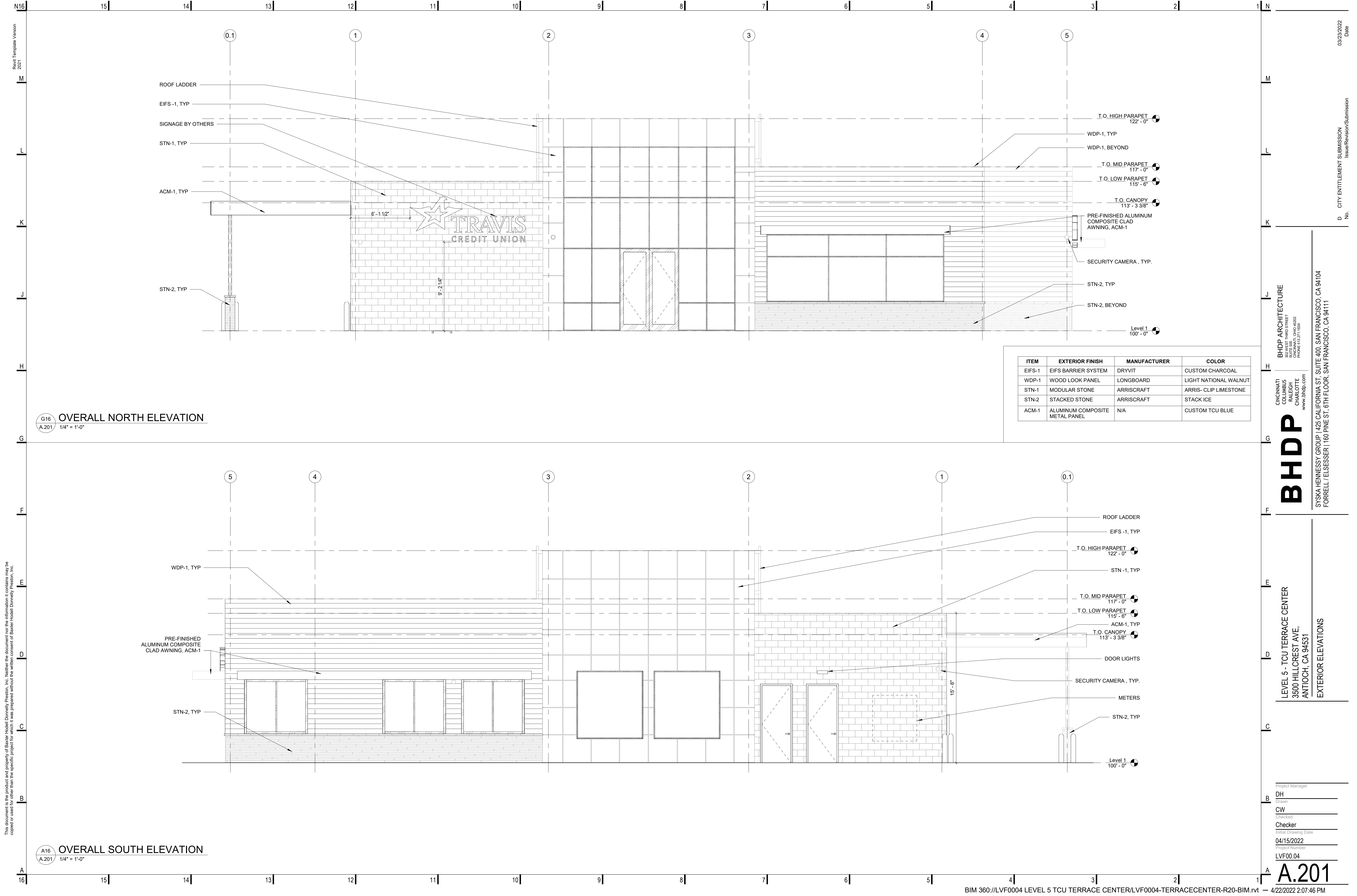
ENLARGED DUMPSTER PLAN

Project Manager
DH
Drawn
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Initial Drawing Date
04/15/2022
Project Number
LVF00.04

A.102

03/23/2022
Date

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EXTERIOR ELEVATIONS

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Initial Drawing Date
04/15/2022

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A.201

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G10
A.202

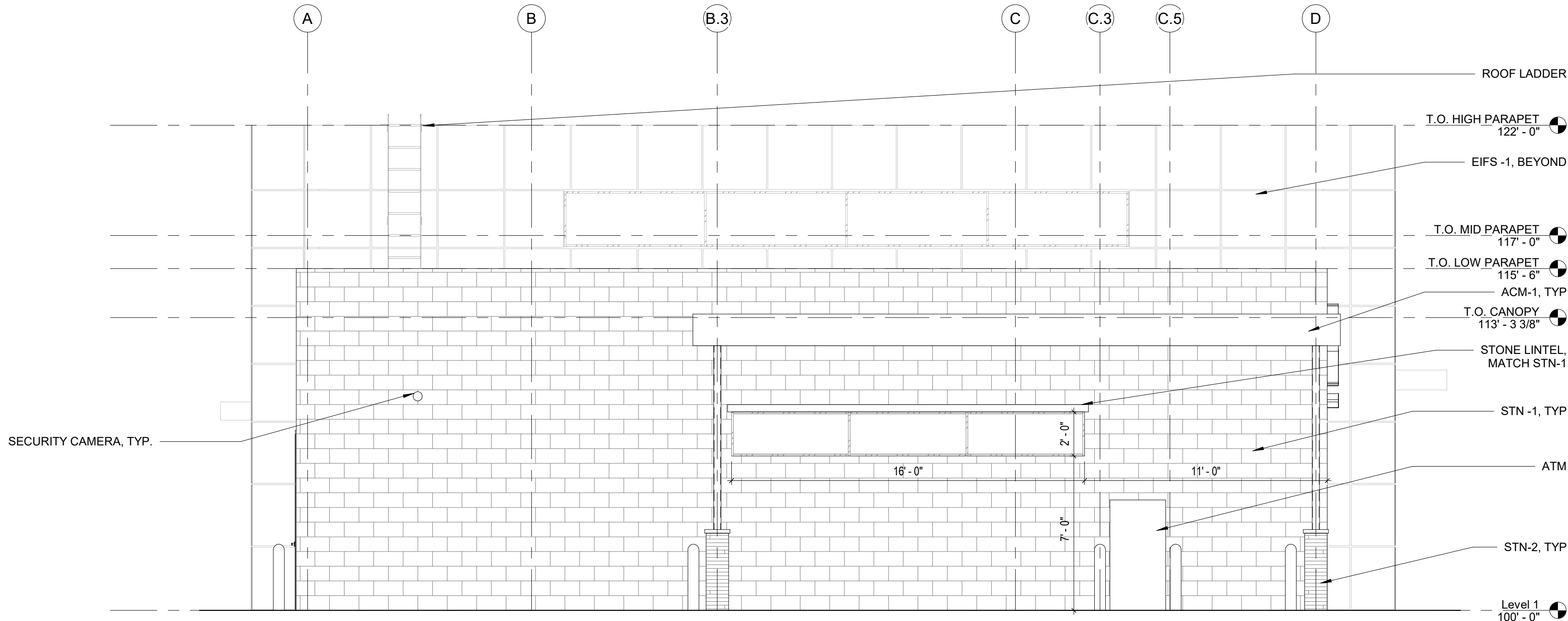
OVERALL EAST ELEVATION

1/4" = 1'-0"

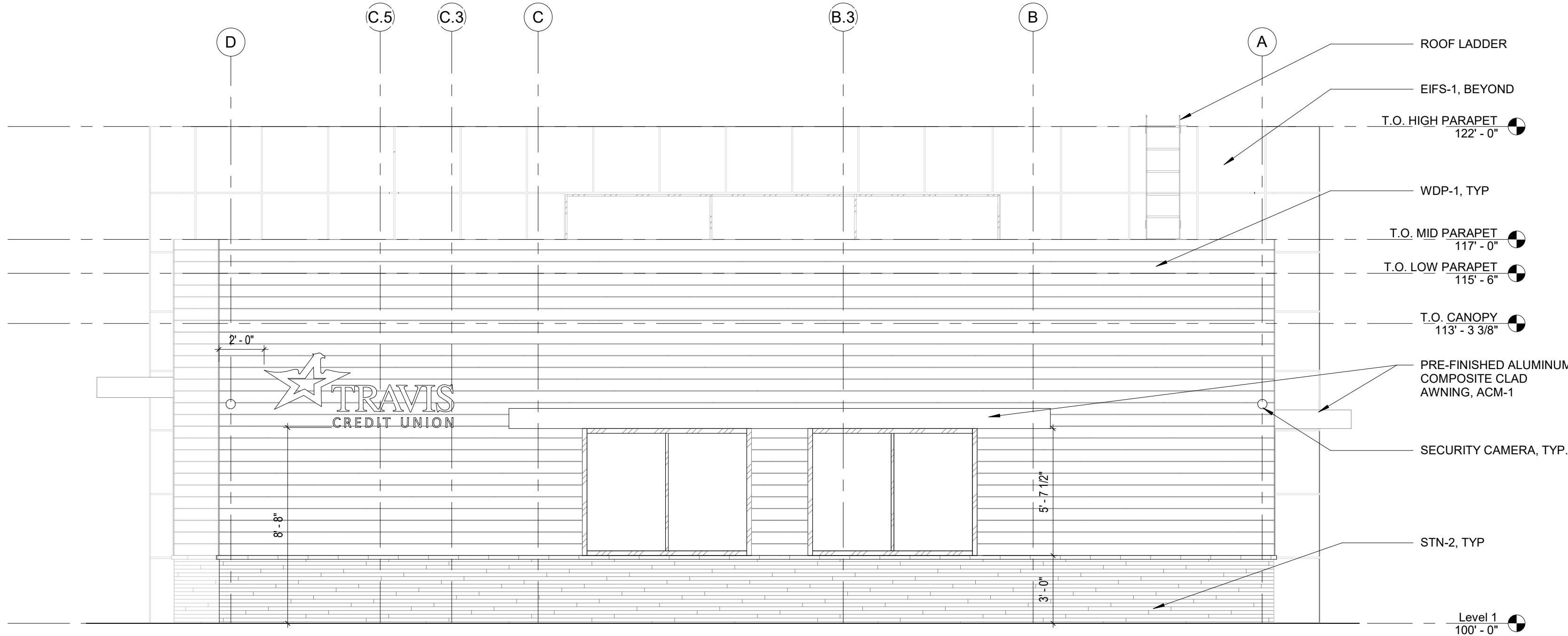
G1
A.202

OVERALL WEST ELEVATION

1/4" = 1'-0"



ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT	CUSTOM CHARCOAL
WDP-1	WOOD LOOK PANEL	LONGBOARD	LIGHT NATIONAL WALNUT
STN-1	MODULAR STONE	ARRISCRAFT	ARRIS- CLIP LIMESTONE
STN-2	STACKED STONE	ARRISCRAFT	STACK ICE
ACM-1	ALUMINUM COMPOSITE METAL PANEL	N/A	CUSTOM TCU BLUE



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LEVEL 5 - TCU TERRACE CENTER
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EXTERIOR ELEVATIONS

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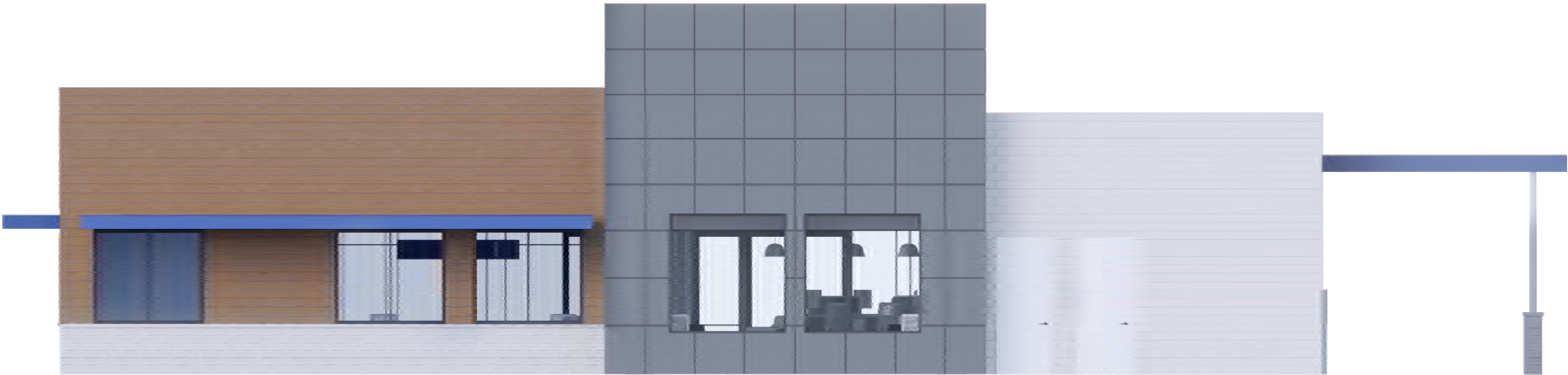
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2021



NORTH, HILLCREST AVENUE ELEVATION



SOUTH ELEVATION



DUMPSTER, NORTH ELEVATION



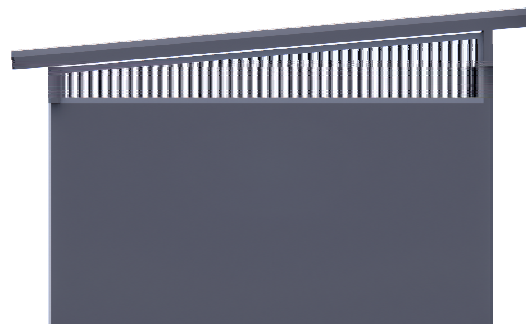
DUMPSTER, SOUTH ELEVATION



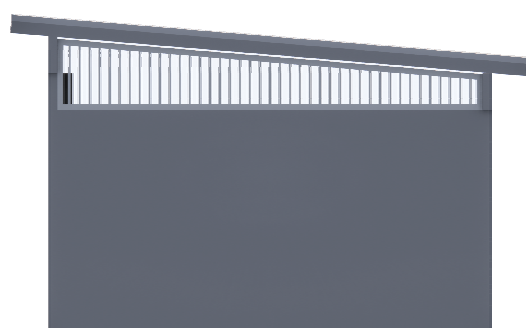
EAST ELEVATION



WEST ELEVATION



DUMPSTER, EAST ELEVATION



DUMPSTER, WEST ELEVATION

BHPD ARCHITECTURE
1000 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94102
PHONE 415.777.1100

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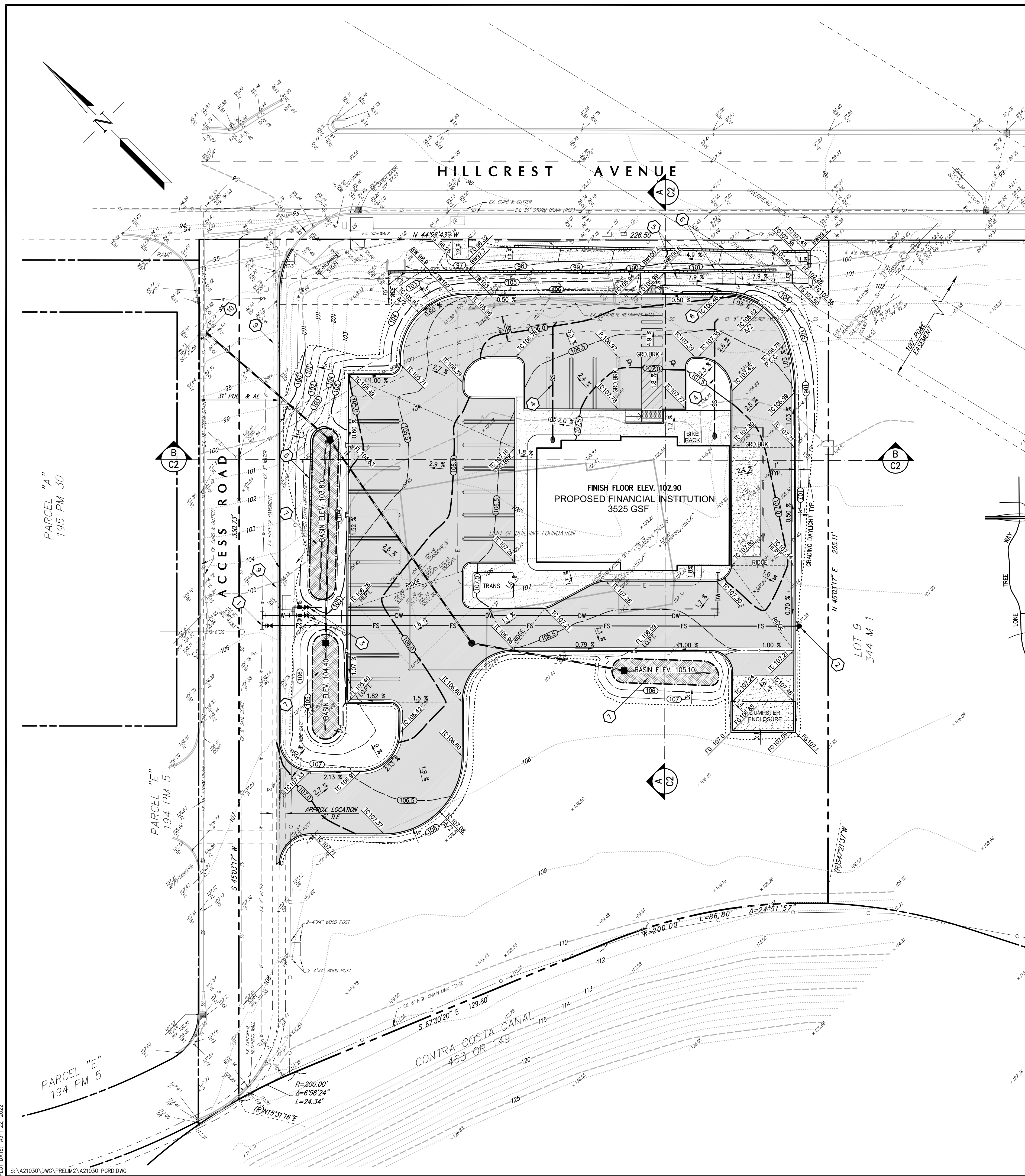
LEVEL 5 - TCJ TERRACE CENTER
3500 HILLCREST AVE,
ANTIOCH, CA 94531
RENDERED ELEVATIONS

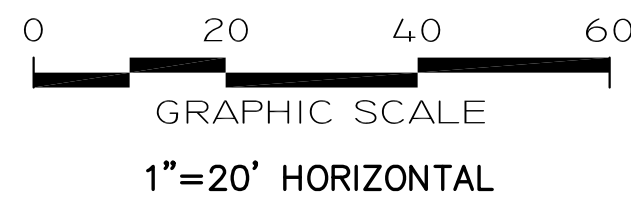
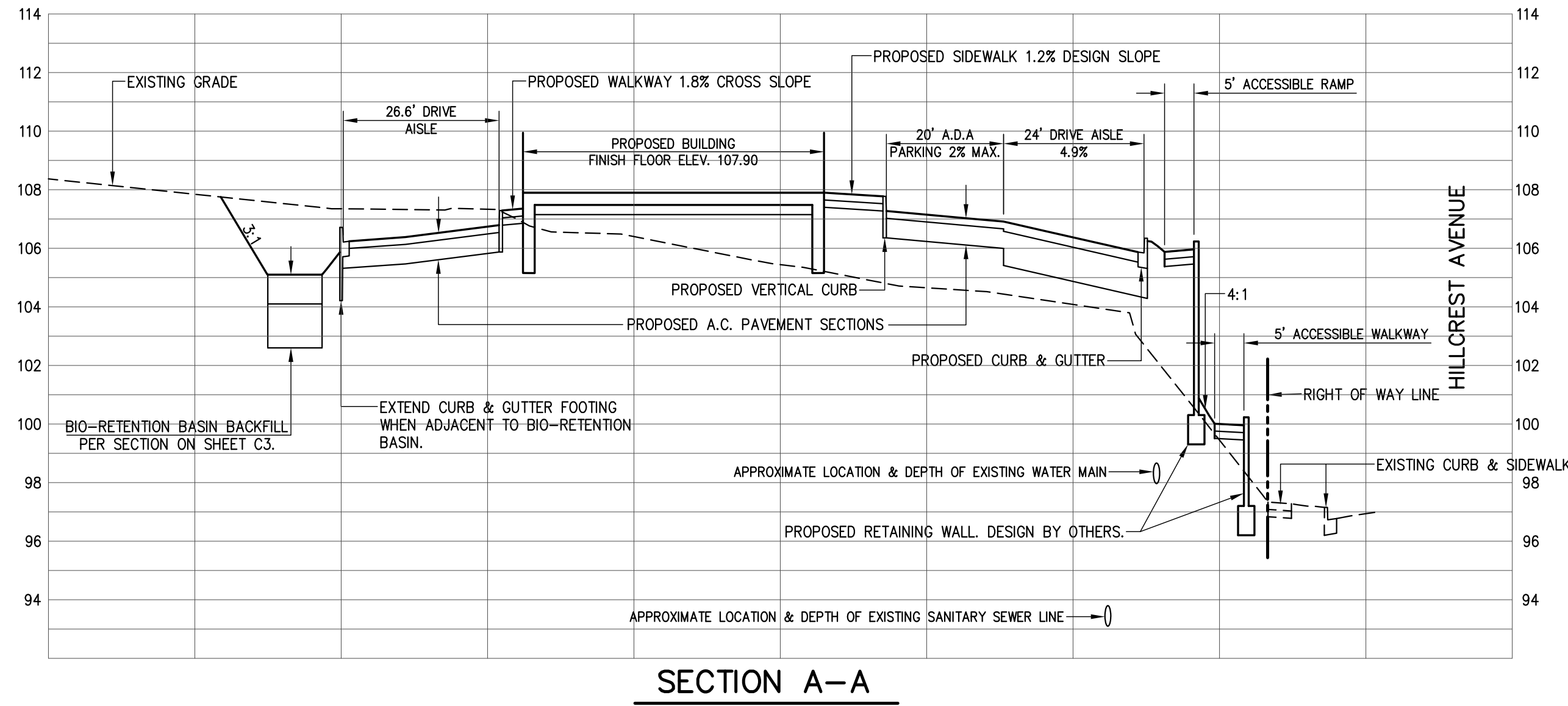
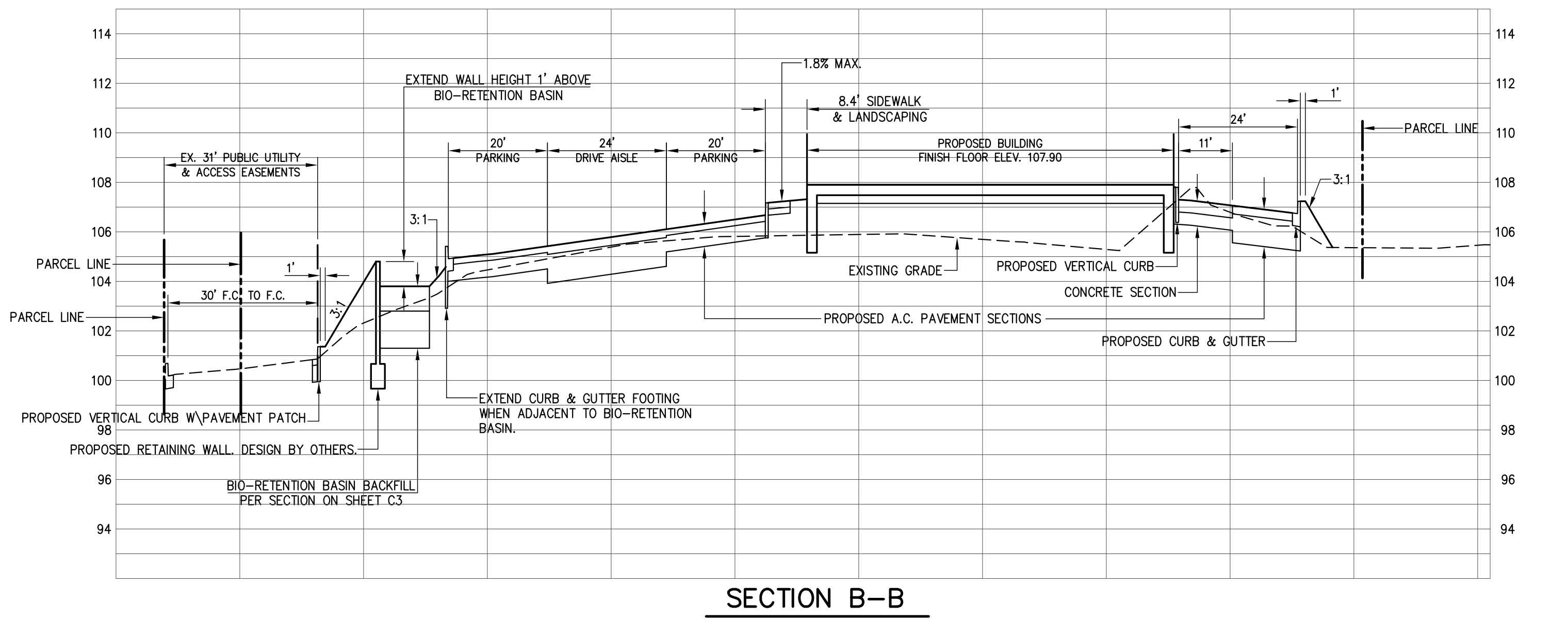
Project Manager
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Initial Drawing Date
04/15/2022
Project Number
LVF00.04

A.203

03/23/2022
Date

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THROUGH SITE SECTIONS		ROBERT A. KARN & ASSOCIATES, INC.	
PROPOSED FINANCIAL INSTITUTION		797 BECK AVENUE FAIRFIELD, CALIFORNIA 94533 Phone: (707) 435-9999 e-mail: rak@rakengineers.com	
3500 HILLCREST AVENUE		CIVIL ENGINEERS	
ANTIOCH, CALIFORNIA		© COPYRIGHT 2022 ROBERT A. KARN & ASSOCIATES, INC.	
FOR: LEVEL 5			
SCALE AS SHOWN	DATE 4-22-22	DRAWN	CHECKED
BY CK		T.W.P.	PROJ. MGR. R.A.K.
SHEET REVISIONS			
DATE			
DATE			
SHEET NO. C2		OF 3 SHEETS	
JOB NO. A21030			

MAXIMUM APPLIED WATER ALLOWANCE					
MAWA = (ETo) (0.7) (LA) (0.62)					
200,033	GAL/YEAR	=	ETo 45.2	LA 15862	0.62

NOTE THAT ALL PLANTERS ARE TO BE IRRIGATED BY AN AUTOMATIC, LOW VOLUME, INLINE DRIP SYSTEM BURIED BELOW GRADE.

ALL PLANTERS WILL BE MULCHED TO 3" DEPTH WITH AN APPROVED BARK PRODUCT.

THE LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH THE 2015 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).

ESTIMATED TOTAL WATER USE						
EWU = (ETo) (PF) (HA) (0.62) / IE						
HYDROZONE	ETo	PF	HA	Q.62	IE	EWU (IN GALS PER YEAR)
1) SOUTH SHRUBS	45.2	0.3	2,559	0.62	0.8	26,893
2) EAST SHRUBS/ PERENNIALS	45.2	0.3	2,932	0.62	0.8	30,812
3) STREET CORNER PLANTER	45.2	0.3	3,698	0.62	0.8	38,862
4) WEST ACCESS RD. PLANTER	45.2	0.3	4,308	0.62	0.8	45,273
5) BIOSWALES	45.2	0.5	1,381	0.62	0.6	32,251
6) BUILDING PLANTERS	45.2	0.4	984	0.62	0.8	13,788
			TOTAL AREA:	15,862 SQFT	ETWU:	187,879
						MAWA: 200,033

TREE LEGEND

DESCRIPTION	AVERAGE MATURE HEIGHT	SIZE	QUANTITY
LAGERSTROEMIA INDICA 'NATCHEZ' WHITE CRAPE MYRTLE	15'0"	15 GAL.	4
QUERCUS ILEX HOLLY OAK	30'0"	15 GAL.	3
ULMUS PARVIFOLIA 'DRAKE' CHINESE EVERGREEN ELM	30'0"	15 GAL.	3

SUGGESTED SHRUBS, GROUND COVERS AND PERENNIALS

SIZE	DESCRIPTION	WELO
5 GAL.	HETEROMELES ARBUTIFOLIA TOYON	L
5 GAL.	ARCTOSTAPHYLOS 'HOWARD MCMINN' MANZANITA	L
1 GAL.	SALVIA 'BEE'S BLISS' CREEPING SAGE	L
1 GAL.	BACCHARIS PILULARIS 'TWIN PEAKS' COYOTE BRUSH	L
1 GAL.	MYOPORUM PARVIFOLIUM 'PINK MYOPORUM	L
1 GAL.	MISCANTHUS SINENSIS 'ADAGIO' DWARF MAIDEN GRASS	L
1 GAL.	PENNISETUMALOPECURIODES DWARF FOUNTAIN GRASS	L
1 GAL.	BULBINE FRUTESCENS 'HALLMARK' ORANGE BULBINE	L
1 GAL.	TULBAGHIA VIOLACEA SOCIETY GARLIC	L
1 GAL.	FESTUCA RUBRA RED FESCUE (BIOSWALES)	L

AREA CALCULATIONS

SYMBOL	DESCRIPTION	AREA
	BIOSWALES	1,381 SQFT
	PLANTED/ GROUND COVERS	10,153 SQFT
	HYDROSEEDED/ NON-IRRIGATED	17,380 SQFT
	OTHER PLANTED AND MULCHED AREAS	8,356 SQFT
		37,271 SQFT



SITE PLAN

SCALE: 1" = 20' - 0"

JAMES
FERGUSON
CLABAUGH

LANDSCAPE
ARCHITECT

4556 SHAWN LANE
VACAVILLE, CA 95688
PHONE/FAX: 707-449-3916

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TRAVIS
FEDERAL
CREDIT
UNION

3500 HILLCREST AVE.
ANTIOCH, CA

Scale	1" = 20'-0"	REVISIONS	
Date	3/22/22	No.	Date
Job No.			
Designed by	J.C.		
Drawn by	J.C.		

PRELIMINARY
LANDSCAPE
PLAN

EIFS



STONE



WOOD LOOK PANEL



ALUMINUM COMPOSITE METAL PANEL



**ATTACHMENT F
CCCYPD LETTER
(SEPARATE PAGE)**

Contra Costa County



Fire Protection District

August 19, 2022

Mr. Kevin Scudero
City of Antioch Planning Division
200 H Street
Antioch, CA 94509

Subject: Travis Credit Union
3500 Hillcrest Ave
Planning #: PD-22-03
CCCCFPD Project No.: P-2022-018564

Dear Mr. Scudero,

We have reviewed the development plan application to establish an approximately 3,500 square foot Travis Credit Union building and associated site improvements at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), and Local and County Ordinances and adopted standards:

1. The Contra Costa County Fire Protection District has development impact fees established in the unincorporated County and in the Cities of Antioch and Pittsburg. Projects within the development impact areas will need to pay the fees prior to Building Permit issuance.
2. Access as shown on plans appears does to comply with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2019 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

3. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
5. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Fire apparatus access to include slope and road surface
Aerial fire apparatus access,
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings
Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

6. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

7. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
8. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
9. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
10. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

11. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

- Fire sprinklers if required
- Fire alarm
- Photovoltaic if proposed

Plans shall be submitted to the Fire District for review and approval **prior to** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron
Fire Inspector

