

## **AGENDA**

### **CITY OF ANTIOCH ZONING ADMINISTRATOR**

**THURSDAY, MAY 24, 2018  
3:00 P.M.**

### **REGULAR MEETING**

**CITY HALL SECOND FLOOR CONFERENCE ROOM  
200 "H" STREET**

### **APPEAL**

All items that can be appealed under Section 9-5.2705 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 PM on **FRIDAY, JUNE 1, 2018**.

### **PUBLIC COMMENTS**

### **NEW PUBLIC HEARING**

- 1. PROJECT DESCRIPTION: UP-18-06 – Use Permit for Phase 1 through Phase 3 of the Vineyards at Sand Creek Project** – GBN Partners, LLC, requests approval of a Use Permit for the first three phases of development for the Vineyards at Sand Creek Project. The first phases of construction of the Vineyards at Sand Creek Project will be a combination of Phase 1 (96 units), Phase 2 (121 units) and Phase 3 (120 units) described on the March 26, 2015 Preliminary Phasing Plan, which is generally the northern half of the Vineyards at Sand Creek Project (337 total units). Phase 1 will be Market-Rate Single Family homes for families and Phases 2 & 3 will be Active Adult Single-Family homes for seniors. The project includes a centrally located park with Neighborhood Amenity Center, a water quality/detention basin, and two Model Home Complexes. The project will also include improvement of Heidorn Ranch Road, Hillcrest Avenue and the main trunkline sewer that will ultimately serve the Dozier-Libbey Medical High School and Kaiser Hospital to the west. The project site is bounded by a residential subdivision to the north, the future extension of Sand Creek to the south, Heidorn Ranch Road and City of Brentwood City limits to the east, and future Hillcrest Avenue extension and vacant residential land to the west (**APNs 057-030-003 and 057-050-007**).

### **ORAL COMMUNICATIONS**

### **WRITTEN COMMUNICATIONS**

### **ADJOURNMENT**

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

**This agenda is a summary of the actions proposed to be taken by the Zoning Administrator. For almost every agenda item, materials have been prepared by the City staff for the Zoning Administrator's consideration. These materials include staff reports which explain in detail the item before the Zoning Administrator and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:**

**<http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Project-Pipeline.pdf>. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.**