

## **AGENDA**

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

**THURSDAY, JUNE 27, 2019  
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, JULY 5, 2019**.

### **PUBLIC COMMENTS**

### **NEW PUBLIC HEARING**

1. Davidon Homes requests design review approval for Phase 2 of the Park Ridge Subdivision Project (APN 053-060-034), which includes the subdivision and development of 58 single-family residential homes, as well as the landscaping for Laurel Road.

### **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:

<https://www.antiochca.gov/fc/community-development/planning/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.

**STAFF REPORT TO THE ZONING ADMINISTRATOR  
FOR CONSIDERATION AT THE MEETING OF JUNE 27, 2019**

**PREPARED BY:** Kevin Scudero, Associate Planner. 

**APPROVED BY:** Alexis Morris, Planning Manager 

**DATE:** June 21, 2019

**SUBJECT:** Park Ridge Subdivision Project Phase 2 and Laurel Road  
Landscaping Design Review

**RECOMMENDATION**

Staff recommends that the Zoning Administrator approve the Design Review application subject to the conditions contained in the attached resolution.

**REQUEST**

Davidon Homes requests design review approval for Phase 2 of the Park Ridge Subdivision Project (APN 053-060-034), which includes the subdivision and development of 58 single-family residential homes, as well as the landscaping for Laurel Road.

**BACKGROUND**

The proposed Park Ridge Subdivision Project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road. The total 169.7-acre project site is surrounded by SR 4 to the east, existing residential developments to the south and west, and the approved Laurel Ranch residential subdivision to the north.

In 2010, per request from Davidon Homes, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-08-04) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park.

In 2016 the Planning Commission approved the design review for Phase 1 of the project which consisted of 11 home models. Phase 1 of the project is located to the south of Phase 2 (attachment C) and consists of the development of 123 single-family residential homes and is currently under construction.

## **ENVIRONMENTAL REVIEW**

The 1996 East Lone Tree Specific Plan EIR determined air quality impacts to be significant and unavoidable, due to the site's proximity to SR 4. Following the certification of the Specific Plan EIR in 1996, the City of Antioch adopted a Statement of Overriding Consideration on May 28, 1996, finding that the benefits derived from implementing the Specific Plan outweighed a remaining (unavoidable) post-mitigation significant impact on regional air quality. An Addendum to the 1996 East Lone Tree Specific Plan Environmental Impact Report (EIR) was prepared and completed in January, 2009 for the Park Ridge Subdivision Project. The Addendum determined all environmental impacts could be mitigated to less-than-significant levels through project compliance with appropriate mitigation measures with the exception of the project's impact on air quality. On March 9, 2010, the Antioch City Council reaffirmed the Statement of Overriding Considerations in conjunction with the Addendum prepared for the Park Ridge Subdivision Project. The proposed Design Review is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

## **ANALYSIS**

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

The Park Ridge Subdivision Project would include the development of 525 single-family residential homes, an 8.22-acre neighborhood park, 25.5 acres of dedicated central open space, and 36.1 acres of public streets on a 169.7-acre site. The 525 single-family homes would range between approximately 2,500 and 4,200 square feet (sf), including garage and porch, and be built on 5,000 and 6,000 sf lots.

The Park Ridge Subdivision Project would be completed in seven phases. Phase 1 of development consists of 123 single-family homes on the southernmost portion of the site and is currently under construction. The applicant is requesting Design Review of 8 total residential home models for Phase 2 of the development. Phase 2 of the development consists of 58 single-family homes and the 8 residential home models being proposed are identical to the models that were approved by the Planning Commission for Phase 1 of the development. Phase 2 is located on the western portion of the Park Ridge Subdivision to the north of Phase 1 (attachment D)

### **Issue #2: Architecture**

The applicant is proposing 8 home models ranging in size from 2,595, to 4,187, sf. (including garage and porch). Each model includes three architectural styles, all of which are generally consistent with City Design Guidelines. Each proposed model is discussed individually below with specific staff recommendations. The following table summarizes the characteristics of each model.

<b>Plan</b>	<b>Square Feet, including Garage and Porch</b>	<b>Stories</b>	<b>Garage</b>	<b>Bedrooms</b>	<b>Bathrooms</b>
2078	2,595	One	2-car	3	2
2403	3,065	One	3-car tandem	4	2
2562	3,357	Two	3-car tandem	3-5	2.5-3.5
2788	3,570	Two	3-car	4-5	3.5
2891	3,650	One	3-car	4-5	3
3071	3,847	Two	3-car	5-6	3
3302	3,964	Two	3-car tandem	4-6	3-5
3511	4,187	Two	3-car	5-6	4-5

### Plan 2078

Plan 2078 is a one-story home with three bedrooms, two baths, and a two-car garage. The architectural styles for this plan include Spanish, Craftsman, and Tuscan. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a narrow porch. The stone provided at the base of each elevation is wrapped three feet on the side elevations. Staff has added a condition that the stone be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations and the elevations indicate additional shutters to be provided on the enhanced elevations for sides facing streets and open spaces.

### Plan 2403

Plan 2403 is a one-story home with four bedrooms, two baths, and a three-car garage. The architectural styles for this plan include Traditional, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch with a tall roofline to enhance the entry and provide variety. The base of each elevation contains stucco, stone, or brick veneer and is wrapped over three feet on the side elevations. Staff has added a condition that the stone be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations and the elevations indicate additional shutters to be provided on the enhanced elevations for sides facing streets and open spaces.

### Plans 2562 and 2788

Plans 2562 and 2788 are the same, with the exception of the garage. Plan 2562 provides a three-car garage with the third car in tandem, resulting in a two-car garage appearance on the front elevation. Plan 2562 contains three bedrooms as a base with options of up to five bedrooms and 2.5 baths. Plan 2788 provides an additional bedroom and places the third car portion of the garage to the side of the home, resulting in four bedrooms as a base

with options of up to five bedrooms and 3.5 baths. The plans are two-story with Traditional, Craftsman, and Spanish architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The elevations have provided window and door trim on all elevations. The elevations do not, however, have any notation of options added to the enhanced elevations. Staff suggests that additional details be added on the second story rear and side elevations facing streets and open spaces. For the Traditional elevation, this would include adding the siding on the second story bedroom pop out on the rear and shutters on the side. The Spanish and Craftsman elevations have shutters on the rear and provide window trim to enhance the side elevations. Staff has added conditions to address the second story side and rear elevation detailing for the Traditional model.

#### Plan 3071

Plan 3071 base model provides a three-car garage and places the third car portion of the garage to the side of the home, resulting in five bedrooms in the base model with options for up to six bedrooms and 3 baths. The plans are two-story with Craftsman, Traditional, and Spanish architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The Traditional model includes siding on the second story rear elevation; however, the side elevation does not have any notation of options added to the enhanced elevations. Staff recommends that additional details be added on the second story sides facing streets and open spaces. For the Traditional elevation, this would include adding shutters on the side elevation. The Spanish model has provided the pot shelf on the rear elevation; however, the elevation should also include shutters where the elevation faces streets and open spaces. Similarly, the Craftsman elevation has provided the trim on the second story pop out, but shutters should be provided on the side elevations that will face streets and open spaces. Staff has added conditions to address the second story side elevation detailing for the models.

#### Plan 2891

Plan 2891 is a one-story home with four bedrooms, three baths, and a three-car garage. An option is provided for a fifth bedroom. The architectural styles for this plan include Craftsman, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch of varying styles to accent the entries and provide variety. The base of each elevation contains stucco, stone, or brick veneer and is wrapped over three feet on the side elevations. Staff has added a condition that the stucco, stone, or brick veneer be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations. The elevations do not, however, have any notation of options added to the enhanced elevations. Staff suggests that additional details be added on the side elevations facing streets and open spaces.

### Plan 3302 and 3511

Plans 3302 and 3511 are the same, with the exception of the garage. Plan 3302 provides a three-car garage with the third car in tandem, resulting in a two-car garage appearance on the front elevation. Plan 3302 base model contains four bedrooms and three baths with options for up to six bedrooms and five baths. Plan 3511 provides an additional bedroom and places the third car portion of the garage to the side of the home, resulting in five bedrooms and four baths in the base model with options for up to six bedrooms. The plans are two-story with Traditional, Tuscan, and Craftsman architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The brick and stone veneers at the base of the models are carried around to a portion of the sides. Staff has added a condition that the brick and stone be wrapped to the fence line, at a minimum. The side and rear elevations have a significant number of windows which eliminate the need for additional enhancements facing the streets and open spaces.

### **Issue #3: Landscape Architectural Details:**

#### Front Yards

The Phase 2 Landscaping Plans include multiple front-yard configurations for each of the 8 different home models. All front yard configurations include at least one tree and multiple medium and small shrubs. In compliance with City Zoning Code, front yards would not be planted with any trees smaller than 15 gallons, any shrubs smaller than 5 gallons, or any groundcover smaller than 1 gallon. In addition, the front yard plant palette is composed of drought-tolerant species, which comply with the City's Water Conservation Guidelines. Furthermore, front-yard landscaping would not be planted in a way that interferes with a clear line of site or access to emergency equipment, as outlined in the Residential Design Guidelines.

#### Sound Wall

Phase 2 of the Park Ridge Subdivision Project includes the extension of the seven-foot-tall precast concrete sound wall along Canada Valley Road. The sound wall would have a light gray tone and consist of modest design features and capped concrete reinforcement posts at regular intervals, consistent with the Residential Design Guidelines.

#### Fencing

In addition to the sound wall, the subdivision will include good neighbor fencing which includes a wood fence with a bottom and top rail, 4x4 post in a concrete footing. A view fence is also provided along open spaces which includes wood posts and top and bottom rail, with a welded wire fabric.

### Street Trees

The Landscape Architectural Drawings for Phase 2 illustrate the placement of several shrubs and trees (15-gallon and 24" box) along the neighborhood streets. The variety of trees and shrubs proposed would enhance the visual character of the development. The City of Antioch Residential Design Guidelines recommend some of the trees planted along streets in new developments to have a box depth of at least 48" to assist the development in looking "established " as quickly as possible. Staff has included a condition requiring the applicant to add additional street trees with box depth of at least 48".

### Addressing

Each home model includes the placement of one standard street address marker on the front façade adjacent to the two-car garage door. Home addressing is required to be visible from the nearest street for emergency services. Detailed plans for the design and colors of the address markers have not yet been submitted; therefore, staff has included a condition requiring staff review and approval of the address markers prior to building permit.

### Mailboxes and Lighting

Mailbox units would be installed in clusters of two to three along sidewalks nearest the corresponding home addresses. Each mailbox unit would consist of 12 mailbox compartments, each assigned to one home address. The mailbox units would be painted a dark bronze color to match the earth tones used in the various housing designs.

The elevations do not indicate lighting on the front elevations. Staff recommends the lighting fixtures match the architectural style of each plan and that there be a minimum of two fixtures on the front of each home - one on each side of the garage. Staff has included a condition requiring staff review and approval of the front elevation lighting prior to building permit.

### **Issue #4: Laurel Road Landscaping**

As part of the development of Phase 2, the applicant is required to construct the Laurel Road extension to connect to State Route 4. The applicant has submitted landscape plans for the roadway extension that includes landscaping the full width of the right of way and all bioretention basins or swales that are necessary for Laurel Road. The design implements a complementary mix of hardscape and landscape within the center median. On the south side of Laurel Road, the sidewalk is separated by a landscape strip that will be planted with ground covers, shrubs and street trees.

On the north side of Laurel Road, the project plans show the sidewalk adjacent to the curb with the street trees and landscaping behind the sidewalk. The East Lone Tree Specific Plan calls for this to be a detached sidewalk similar to what the applicant is proposing on the south side of Laurel Road. Staff has added a condition of approval that should the City Engineer require a detached sidewalk on the north side of the street, that the landscaping match the landscaping shown on the south side of the street.

## **ATTACHMENTS**

- A: Resolution
- B: Project Description
- C: Phase 1 Map
- D: Phase 2 Map



# ATTACHMENT “A”

**ZONING ADMINISTRATOR  
RESOLUTION NO. 2019-\*\***

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR  
APPROVING THE DESIGN REVIEW OF PHASE 2 AND LANDSCAPE PLANS FOR  
LAUREL ROAD FOR THE PARK RIDGE SUBDIVISION PROJECT**

**WHEREAS**, the City received a request from Davidon Homes for Design Review approval of Phase 2 of the development and landscape plans for Laurel Road for the Park Ridge Subdivision Project (AR-19-03), for the development of 58 single-family homes, related infrastructure improvements, and landscaping on APN 053-060-034; and,

**WHEREAS**, on March 9, 2010, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-0804) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park; and

**WHEREAS**, the City prepared an addendum to the East Lone Tree Specific Plan EIR for the Park Ridge Subdivision Project, which was certified in 2009. The East Lone Tree Specific Plan EIR Statement of Overriding Considerations was reaffirmed by the Antioch City Council on March 9, 2010. The proposed project is consistent with the 2010 approvals; therefore, further environmental review is not required; and,

**WHEREAS**, the Planning Commission on August 17, 2016, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 1; and,

**WHEREAS**, the Zoning Administrator on June 27, 2019, duly held a hearing, received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED** that the Zoning Administrator of the City of Antioch does hereby **APPROVE** the design review of Park Ridge Subdivision Phase 2, consisting of 58 single-family homes and related infrastructure improvements and landscaping on APN 053-060-034, and landscape plans for Laurel 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 Zoning Administrator.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Zoning Administrator and the standards of the City.
4. This approval expires two years from the date of approval (expires June 27, 2021), 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. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

**C. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met:

**D. FEES**

1. The applicant shall pay all fees as required by the City Council.

2. The applicant shall pay the Regional Traffic Impact Fee as well as all other applicable fees, including any future increase in the Regional Traffic Impact Fee.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
4. The applicant shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.
5. The developer shall pay all applicable Delta Diablo fees prior to the issuance of any building permits for this project.

**E. PROPERTY MAINTENANCE**

1. A sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

**F. GRADING**

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The grading plan for this development shall be approved by the City Engineer.
3. The final grading plan for this development shall be signed by a California licensed civil engineer and approved by the City Engineer.
4. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum.

**G. CONSERVATION/NPDES**

1. The project shall comply with the Storm Water Control Plan dated April 28, 2008.

## **H. UTILITIES**

1. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any or as approved by the City Engineer.
2. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
3. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
4. The sewer collection system shall be constructed to function as a gravity system.
5. If necessary, a public utilities easement that encompasses public utilities shall be provided as directed by the City Engineer.
6. All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department.
7. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
8. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. 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.
9. A reduced backflow prevention device shall be installed on all City water meter services.

## **I. LANDSCAPING**

1. Landscape shall show immediate results and be permanently maintained in good condition.
2. Street trees to be planted in prominent areas (such as along street corners) shall have a box depth of at least 48 inches.

3. Laurel Road landscape plans shall comply with City standards and construction details, the City's street median design guidelines and approved plant list, and shall not obstruct the 25' clear vision sight triangle at intersections.
4. Should the City Engineer require a detached sidewalk on the north side of Laurel Road the landscaping plan shall be revised to match the south side of Laurel Road.

**J. PROJECT SPECIFIC CONDITIONS**

1. This design review approval applies to the construction of approximately 58 single family homes, landscaping, fencing, soundwalls and other associated improvements as depicted on the project plans submitted to the Community Development Department on February 8, 2019 and the Laurel Road landscape plans submitted to the Community Development Department on May 22, 2019.
2. All conditions of approval for the Final Planned Development, Vesting Tentative Map, and Use Permit, shall be complied with as identified in Resolution No. 2010/21.
3. Phase 2 models shall be plotted as shown on the Development Plan, dated November 13, 2018. Any changes to the plotting shall be reviewed and approved by the Zoning Administrator.
4. Prior to issuance of the 1<sup>st</sup> building permit for home construction, the applicant shall submit detailed plans of the address markers for each home model, subject to review and approval by the City of Antioch Community Development Department.
5. Prior to issuance of the 1<sup>st</sup> building permit for home construction, the applicant shall submit front elevations detailing the lighting plans for Phase 2 of the Park Ridge Subdivision. Light fixtures shall match the architectural style of each model and shall be located, at a minimum, on each side of the garage. Front elevation lighting shall be reviewed and approved by the Community Development Department.
6. All plans shall have the accents and trim on the front elevations wrapped to the fence line on each side at a minimum.
7. The Traditional model for Plans 2562 and 2788 shall have siding on the pop out on rear elevations and shutters on side elevations when the side and/or rear elevations face a street or open space area.
8. Plan 3071 shall have shutters at appropriate windows on all side elevations facing a street or open space area.

9. An enhanced side elevation for Plan 2891 shall be provided for any side elevation facing streets or open spaces.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 27th day of June, 2019.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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FORREST EBBS,  
Zoning Administrator

# ATTACHMENT “B”



RECEIVED

MAY 22 2019

## PARK RIDGE PHASE II

### PROJECT DESCRIPTION

Revised May 20, 2019

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

Davidon is pleased to have the opportunity to continue the successful development of Park Ridge. Park Ridge Phase II is the second Final Map within the Park Ridge project, and is located north and contiguous to Park Ridge Phase I. It is surrounded by the City of Antioch owned vacant parcel to the west, future Park Ridge Phase VII to the north and future Park Ridge Phase IV to the east. Phase II consists of 58 single family homes with a minimum lot size of 6,000 sf. The street and lot configuration remain in substantial conformance to the approved VTMM for Subdivision 8846.

The proposed architecture and landscaping within Phase II are an extension of the previously approved and proven successful design implemented in Phase I. This design strives to deliver the lifestyle choices coveted by today's homebuyers. With its team of consultants, Davidon Homes provides distinctive architectural plans and elevations addressing the needs of buyers transitioning from their first home purchase, through expanding families, to multigenerational families with grandparents residing in the home to those older adults wishing to reduce their home size. Our design team possesses a deep understanding of our buyers' preferences. At Park Ridge, this team has created a collection of 11 new homes designs with 33 distinctive elevations. These homes are designed to appeal to buyers within the Delta area as well as those drawn to an "East Bay" setting with both affordability and living standards in mind.

Hallmarks of Davidon Homes modern designs at Park Ridge, include Great Rooms & Kitchens, Tandem & Front load 3 car garages, and Covered Outdoor Living areas. These are just a few of the elements which are sought by home buyers in the Antioch area. Additionally, in these traditional family areas, street scenes are prized which reference a historical and comfortable lifestyle. Accordingly, Park Ridge offers a mix of Spanish, Tuscan, Craftsman and Traditional styles that engender a sense of recognition, stability and beauty. Homeowners still prize a yard and recreational space to accommodate expanded family living arrangements often including elderly parents or children returning home. Larger square footage homes allow for these multiple bedrooms along with larger recreational areas both inside and outside the home. Our goal is to address these needs while maintaining a varied and attractive streetscape and ultimately, represent what buyers are seeking to maximize their quality of life and provide family unity.

Phase II implements a variety of architecture that includes 8 home designs, of the 11 previously approved by Planning Commission. Utilizing the same architecture, front yard landscape

schemes and exterior color & material schemes as approved and implemented in Phase I, this allows Phase II to remain compatible, creating a distinctive neighborhood. Plan types were carefully selected by the design team that considered street scene aesthetics and feel, conformity to the design standards and guidelines, homeowner privacy, reduction or elimination of retaining walls, and spacious yards for outdoor enjoyment, while providing the more successful plan types based on our sales experience in Phase I. This results in sixty percent (60%) of the homes in Phase II being single story homes. The following is the mix of proposed architecture:

<b>Plan Name</b>	<b># of Units</b>
Plan 2078	8
Plan 2403	15
Plan 2562	7
Plan 2788	4
Plan 2891	12
Plan 3071	2
Plan 3302	3
<u>Plan 3511</u>	<u>7</u>
<b>Total Units</b>	<b>58</b>

The proposed common area landscaping within Phase II is minimal. It includes a short (+/-240 lf) extension of the landscape frontage on Canada Valley Road. This extension utilizes the same plant material and theme as previously installed with Phase I. Phase II also extends the beautiful sound wall along this frontage.

In addition to the Phase II improvements, the landscaping for the Laurel Road extension is included with this review. The scope includes landscaping the full width of right of way and all bioretention basins or swales that are necessary for Laurel Road. The design implements a complementary mix of hardscape and landscape within the center median. Median #2 is designed to capture and treat storm water from the street. On the north side Laurel Road, the sidewalk is adjacent to the curb, thus street trees and landscaping is behind the sidewalk. On the south side, the sidewalk is separated by a landscape strip that will be planted with ground covers, shrubs and street trees. A large water quality basin will be fully landscaped at the southeast end of the project.

# ATTACHMENT “C”



# ATTACHMENT “D”

[illegible]