

## **AGENDA**

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

**THURSDAY, AUGUST 13, 2015**

**3:00 P.M.**

### **REGULAR MEETING**

**ANTIOCH CITY COUNCIL CHAMBERS  
THIRD & "H" STREETS**

### **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 **THURSDAY, AUGUST 20, 2015**.

### **PUBLIC COMMENTS**

### **NEW PUBLIC HEARING**

1. **UP-15-03, V-15-04** – Lake Alhambra Residential Care Facility Expansion. SST Hospitality, LLC requests approval of a use permit to increase the number of rooms to 45 and the number of residents to 90 at an existing senior assisted living facility. The applicant also requests a variance from the required number of parking stalls. The subject property is located at 825 East 18<sup>th</sup> Street (**APN 065-262-039**).

### **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, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). 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 AUGUST 13, 2015**

**Prepared by:** Alexis Morris, Senior Planner   
**Approved by:** Forrest Ebbs, Community Development Director  
**Date:** August 7, 2014  
**Subject:** UP-15-03 – Hillcrest Memory Care Living Expansion

**RECOMMENDATION**

It is recommended that the Zoning Administrator **APPROVE** UP-15-03 subject to the conditions contained in the attached resolution.

**REQUEST**

SST Hospitality, LLC requests approval of a use permit to increase the number of units from 36 to 45 and the number of residents from 72 to 90 at Memory Care Living (formerly Lake Alhambra Assisted Living). The subject property is located at 825 East 18th Street (APN 065-262-039).

**ENVIRONMENTAL**

The project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301 – Existing Facilities. This section of CEQA exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

**BACKGROUND**

A use permit was granted for a 44-unit senior assisted living facility at 825 East 18<sup>th</sup> Street on July 1, 1987 (Resolution 87-49). The use permit was subsequently modified to allow a 36-unit senior assisted living facility on August 5, 1987 (Resolution 87-54). Both resolutions are provided as Attachment "B".

The General Plan designation of the subject property is Neighborhood Commercial and the zoning is Commercial Office (C-O). The current General Plan and zoning designations do not allow any types of residential uses. Therefore, the senior assisted living facility is considered a legal, non-conforming use due to the fact that the use was legally established prior to the current zoning and General Plan designations. A continuation of a non-conforming use requires approval of a use permit per §9-5.3002 of

the Municipal Code. Surrounding land uses and zoning designations are as noted below.

North: Single family homes / Medium Low Density Residential (R-6)  
South: Single family homes / Neighborhood Community Commercial (C-2)  
East: Tow yard / Convenience Commercial (C-1)  
West: Senior assisted living facility, vacant commercial building / Commercial Office (C-O), Convenience Commercial (C-1)

## **ANALYSIS**

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

The Hillcrest Memory Care Living facility currently has 72 residents residing in 36 units. The applicant would like to expand the number of residents to 90 and the number of units to 45. The applicant proposes to remodel the interior of the building to add additional units and add a small new patio to the east side of the building. No exterior expansion or remodeling is proposed. The applicant also proposes to upgrade the accessible parking spaces and replace an existing gate across the driveway with a new gate that will be locked during business hours. Installation of the new gate will require the removal of three parking spaces.

The use permit for this property currently restricts the number of units to 36; therefore, a new use permit is required to expand the number of units on site. It is important to note that, if approved, the use permit will allow up to 90 residents, but the actual number of residents could be lower based on requirements of the building code, the Contra Costa County Fire Department, and State licensing requirements.

### **Issue #3: Parking**

The subject property currently has 35 parking spaces and the applicant is proposing to eliminate three spaces, leaving a total of 32 spaces to serve 90 units. The Municipal Code does not include a parking ratio specific to senior assisted living facilities. The Municipal Code (9-5.1703.1 (B)) allows the use of the Institute of Traffic Engineers (ITE) comparable analysis to determine the proper parking ratio if a use is not identified in the Code. According to the ITE analysis for assisted living facilities, average peak period parking demand (Sunday) is 0.28 spaces per dwelling unit. The ITE formula for parking for assisted living facilities, which is weighted for the 85<sup>th</sup> percentile of parking demand, would require 25.5 parking spaces for 90 units. Accordingly, 32 parking spaces would be sufficient to serve the proposed project.

## **ATTACHMENTS**

A: Aerial Map  
B: Resolution 87-49 and Resolution 87-54  
C: Project Plans

**CITY OF ANTIOCH ZONING ADMINISTRATOR  
RESOLUTION NO. 2015-\*\***

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF ANTIOCH  
APPROVING A USE PERMIT TO ALLOW UP TO 45 UNITS AND 90 RESIDENTS AT  
THE HILLCREST MEMORY CARE LIVING SENIOR ASSISTED LIVING FACILITY  
(UP-15-03)**

**WHEREAS**, the City of Antioch has received a request SST Hospitality, LLC requests approval of a use permit to increase the number of units from 36 to 45 and the number of residents from 72 to 90 at Memory Care Living (formerly Lake Alhambra Assisted Living). The subject property is located at 825 East 18th Street (APN 065-262-039); and

**WHEREAS**, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline section 15301 – Existing Facilities; and

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

**WHEREAS**, on August 13, 2015, the Zoning Administrator duly held a public hearing, received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED**, that the Zoning Administrator can make the following findings for approval of a use permit:

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

The proposed use would occupy an existing building and include a small expansion of an existing use. Further, there is adequate parking available on-site for the proposed use. Based upon the conditions imposed, the proposed increase in number of residents will not create adverse impacts to the surrounding businesses and residents.

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

The senior assisted living facility received a use permit to operate a 36 unit facility on August 5, 1987. The increase in number of units to 45 requires a new use permit. Furthermore, the use is legal, non-conforming and a use permit is required to continue operating a senior assisted living facility on the subject property.

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

The site is fully developed and is adequate in size and shape to accommodate the senior assisted living facility. There will be 32 parking spaces available on the site, which according to the ITE parking generation formula, is adequate to serve the 90 residents and employees of the facility.

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

The site has frontage on East 18<sup>th</sup> Street and the vehicular access and roadway network are all adequate for the proposed use.

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

The General Plan designation is Neighborhood and the proposed use is a small increase in the number of residents of an existing assisted living facility, which will not adversely affect the comprehensive General Plan.

**NOW THEREFORE BE IT RESOLVED** the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP-15-03, subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The City of Antioch Municipal Code shall be complied with.
2. Any plans submitted for a building permit shall be corrected to show any conditions required by the Zoning Administrator that call for a modification or any change to the plans submitted, and shall meet all other standards and requirements of the City of Antioch. No building permit will be issued unless the site plan meets the requirements stipulated by the Zoning Administrator and the standards of the City.
3. This approval expires two years from the date of approval (Expires August 13 , 2017), 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.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement or environmental review. 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.

5. This approval supersedes previous approvals that have been granted for this site.
6. City staff shall inspect the site for compliance with the conditions of approval prior to final building inspection.
7. Any required easements or rights-of-way for off-site improvements shall be obtained by the developer, at no cost to the City of Antioch.
8. Any deviation from the proposed project shall be brought back to the Zoning Administrator for review and approval.
9. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement and shall enter into an agreement to effectuate this condition of approval as required by the City.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be restricted to weekdays between the hours 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 AMC6-3.2: 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. FEES**

1. 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.
2. The applicant shall pay all fees as required by the City Council.
3. The developer shall pay all required fees at the time of building permit issuance.

**D. FIRE REQUIREMENTS**

1. The applicant shall comply with all requirements of the Contra Costa County Fire Protection District.
  - a. The developer shall submit three (3) complete sets of plans and specifications of the subject project, including plans for the tenant improvement to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. (105.4.1) CFC, (901.2) CFC, (107) CBC
  - b. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to "CCCFPD" (Contra Costa Fire Protection District).

**E. PROPERTY MAINTENANCE**

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. No signs shall be installed on this site without prior City approval.
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

**F. OPERATIONAL CONDITIONS**

1. That the project shall provide a minimum of 32 parking spaces.
2. That the three parking spaces proposed to be removed from the southeast corner of the project site for installation of a new security gate shall be replaced with drought tolerant landscaping, subject to the approval of planning staff.
3. That the location of the new entrance gate shall be subject to the approval of the Assistant City Engineer.

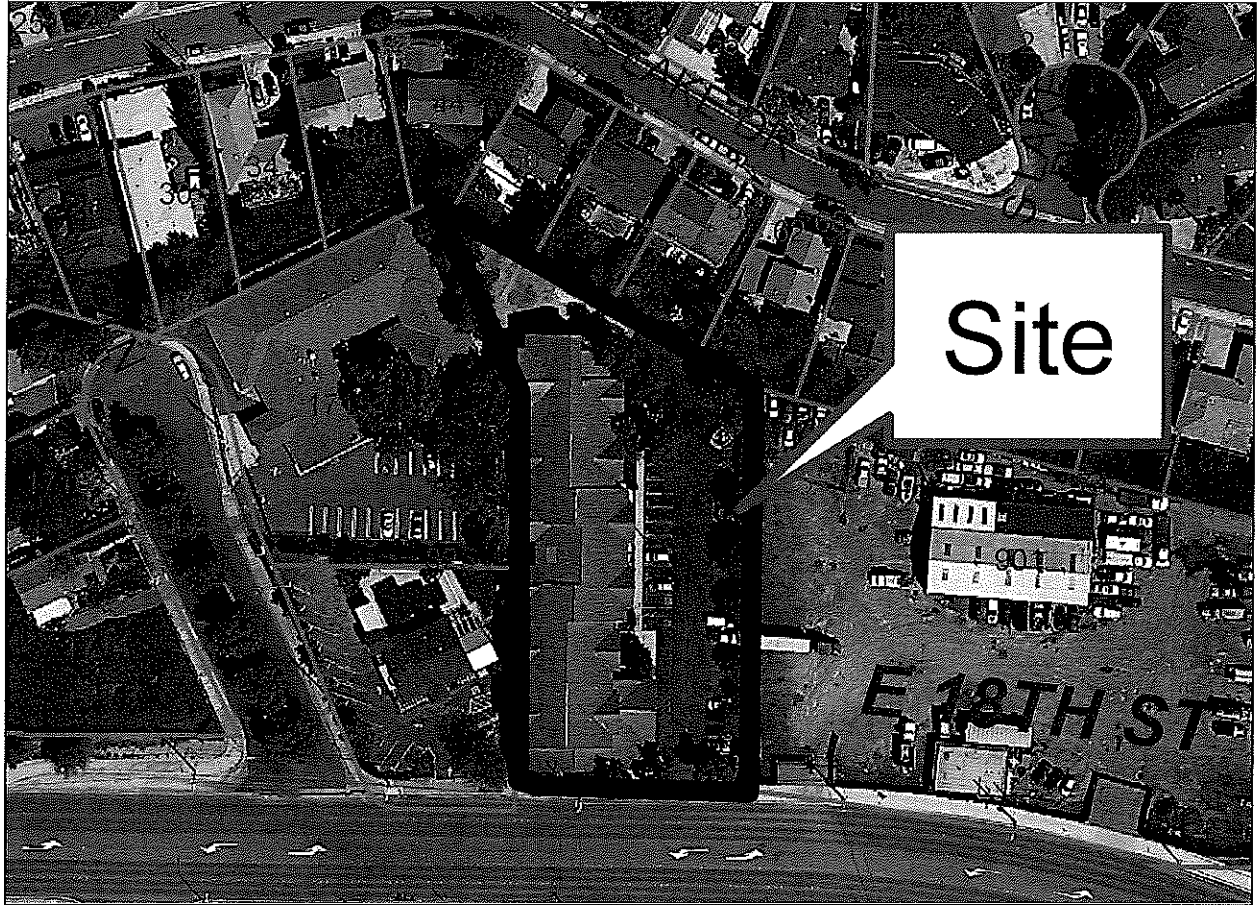
\* \* \* \* \*

I **HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch, County of Contra Costa, State of California at a regular meeting of said Zoning Administrator held on the 13th day of August, 2015.

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Forrest Ebbs,  
Secretary to the Zoning Administrator

# ATTACHMENT "A"





# ATTACHMENT "B"

## ANTIOCH CITY PLANNING COMMISSION

### RESOLUTION NO. 87-49

WHEREAS, the Planning Commission of the City of Antioch did receive a request by CHISM/SILVERA for use permit approval and variance to Section 9-5.709 of the Antioch Municipal (parking requirements) to develop a 44-unit, two-story senior care center on property generally located on East Eighteenth Street between Olive Lane and Hillcrest Avenue (P/ARCH-87-16); and

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, a Negative Declaration has been prepared for the project (ND-87-16): and

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

WHEREAS, the Planning Commission on July 1, 1987 duly held a public hearing, received and considered evidence, both oral and documentary.

WHEREAS, at the Planning Commission hearing on July 1, 1987 public testimony was elicited regarding the adequacy of the Negative Declaration for this project; and

WHEREAS, the Planning Commission does determine:

1. That 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;
2. That the use applied for at the location indicated is properly one for which a use permit is authorized;
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, spaces, walls, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood;
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and
5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED that a Negative Declaration for this project is deemed as adequate and meets the requirements of the California Environmental Quality Act and City of Antioch implementing legislation.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch does hereby APPROVE the use permit to develop a 44-unit two-story senior care center on property generally located on East Eighteenth Street between Olive Lane and Hillcrest Avenue, subject to the following conditions:

PROJECT SPECIFIC CONDITIONS

1. That prior to the issuance of building permits the applicant enter into an agreement with the City restricting the development to seniors only.
2. That occupancy be based on parking requirements as defined in Section 9-5.709 of the Antioch Municipal Code.
3. That a six (6') foot high masonry wall be installed along the east property line, and chain link fencing with slats on the north property line. The exact location and design of this fencing shall be reviewed and approved by staff.
4. That the frontage on East Eighteenth Street shall be dedicated and improved as required by the City Engineer.
5. That landscaping be incorporated along the masonry wall on the site's eastern boundary.
6. That the development comply with the Design Review Board requirements approved at their June 24, 1987 hearing.
7. That additional tree planting be incorporated in the west and north property lines.
8. That the facility incorporate handrails in the hallways and drinking fountains.

STANDARD CONDITIONS

9. Compliance with the Antioch Municipal Code.
  - a) That a double-check valve be required at the meter.
  - b) That a six (6') foot high solid masonry wall be provided where driveway or parking area is adjacent to a residential zone or use.
10. That all PG&E and PT&T facilities (including but not limited to transformers and meter boxes) be underground or screened from public view as approved by the City Engineer and City Planner prior to installation. Locations to be shown on plans when submitted for building permit.

11. That the parcel drain to on-site catch basins and discharge to an approved storm drain facility.
12. That all curbs, gutters, and sidewalks be constructed of Portland Cement concrete.
13. That landscaping and signing not create sight distance problem.
14. That the building be clearly identified and that an exterior lighting plan be submitted for Police Department review and approval.
15. That a masonry trash enclosure or interior storage be provided to screen dumpster from public view and not be over public easements.
16. That mechanical equipment and surface mounted utilities be screened from public view.
17. That all trees be a minimum 15-gallon size and that all shrubs be a minimum 5-gallon size.
18. That landscape show immediate results and be permanently maintained.
19. That final landscape, irrigation and maintenance plan be reviewed by staff.
20. That parking plan and striping meet City Standards.
21. That construction plans be submitted to Fire Prevention Bureau for review and approval prior to construction. (Sec. 2.206)
22. The developer shall submit two (2) complete sets of plans and specifications of the subject project, including any required built-in fire protection systems, to the Fire District for review and approval prior to obtaining building permits for construction to insure compliance with minimum requirements related to fire and life safety. (2.206 UFC)
23. The developer shall provide an approved automatic fire sprinkler system designed and installed in accordance with the requirements of NFPA #13 and/or U.B.C. Standard No. 38-1. (10.301(c) & 2.206 UFC)
24. The required fire flow for the total project, fully protected with an approved automatic fire sprinkler system, is reduced to 2500 GPM. The developer shall provide an adequate and reliable water supply of 2500 GPM. Required fire flow shall be delivered from not more than three (3) hydrants flowing simultaneously while maintaining 20 pounds residual pressure in the main. (10.301(c) UFC)

25. The developer shall provide one (1) on-site fire hydrant of the East Bay type, as specified by the Fire District. Location of hydrants will be determined by the Fire District upon submittal of two (2) copies of a site plan. (10.301(c) UFC)
26. The developer shall provide access roadways with all-weather driving surfaces of not less than 20 feet of unobstructed width, and not less than 13' -6" of vertical clearance, to within 150 feet of all portions of the exterior walls of every building. Access roads shall have a minimum centerline turning radius of 40 feet, and must be capable of supporting the imposed loads of fire apparatus (30 tons). (10.207(a) UFC)
27. Dead-end fire department access roads in excess of 150 feet long shall be provided with approved provisions for the turning around of fire department apparatus. (10.107(a) UFC)
28. Access roads and hydrants shall be installed and in service prior to combustible construction. (10.301(d) UFC)
29. The developer shall provide illuminated addressing located on the building in such a manner as to be plainly visible and legible from the street or road fronting the property. (10.208 UFC)
30. The developer shall locate trash enclosure such that commercial dumpsters are not stored or placed within five (5) feet of combustible walls, openings or combustible roof eave lines. (11.201(d) UFC)
31. The owner/developer shall apply to the Fire District for an "Apartment Inspection Certificate". Additional Fire District permits may be necessary to comply with Fire Code requirements. (4.101 UFC)
32. Conditions required by the Planning Commission, which call for a modification or any change to the site plan submitted, must be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless site plan meets the requirements stipulated by the Planning Commission and standards of the City.
33. That the City staff inspect the site for compliance of conditions prior to final inspection approval.
34. This approval expires one year from date of approval if not acted upon. (Use Permit expires July 1, 1988.) Prior to expiration, the applicant may file for a renewal of the use permit.
35. That two (2) parking spaces be reserved for emergency vehicles. The location of these spaces shall be reviewed and approved by staff.

\* \* \* \* \*

B4

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 1st day of July, 1987 by the following vote:

AYES: Commissioners Draper, Dameron, Hall, Sloan, Vice  
Chairman Lefebvre and Chairman Shahan.

NOES: None.

ABSENT: None.

ABSTAIN: Commissioner Chism.

  
LEA NIELSEN  
Secretary to the Planning Commission

**ANTIOCH CITY PLANNING COMMISSION**

**RESOLUTION NO. 87-54**

**WHEREAS**, the Planning Commission of the City of Antioch did receive a request by CHISM/SILVERA for a modification to the site plan for a use permit approved on July 1, 1987 to develop a 36-unit, two-story senior care facility on property generally located on East Eighteenth Street, between Olive Lane and Hillcrest Avenue (P/ARCH-87-16); and

**WHEREAS**, pursuant to the California Environmental Quality Act and City implementing procedures, a Negative Declaration has been deemed adequate for the project (ND-87-16): and

**WHEREAS**, the modifications are proposed in order to comply with conditions of approval previously placed on the project; and

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

**WHEREAS**, the Planning Commission on August 5, 1987 duly held a public hearing, received and considered evidence, both oral and documentary.

**WHEREAS**, the Planning Commission does determine:

1. That 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;
2. That the use applied for at the location indicated is properly one for which a use permit is authorized;
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, spaces, walls, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood;
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and
5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Antioch does hereby **APPROVE** the modifications to the site plan for the previously approved use permit to develop a 36-unit, two-story senior care facility on property generally located on East Eighteenth Street between Olive Lane and Hillcrest Avenue, subject to the following conditions:

RESOLUTION NO. 87-54

Page 2

1. That all conditions of the use permit P/ARCH-87-16 be complied with.
2. That the fire truck turn-around area be surfaced with turf block or similar material as approved by the Fire District and the City.
3. That emergency vehicle parking spaces be designated as approved by the City.
4. Conditions required by the Planning Commission, which call for amendment or any change to site plan submitted, must be corrected to show those conditions and all standards and requirements of the city of Antioch prior to any submittal for a building permit. No building permit will be issued unless site plan meets the requirements stipulated by the Planning Commission and standards of the City.
5. That the City staff inspect the site for compliance of conditions prior to final inspection approval.

\* \* \* \* \*

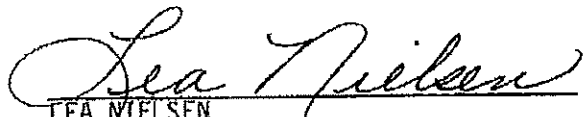
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 5th day of August, 1987 by the following vote:

AYES: Commissioners Draper, Dameron, Hall, Vice Chairman Lefebvre and Chairman Shahan.

NOES: None.

ABSENT: Commissioner Sloan.

ABSTAIN: Commissioner Chism.

  
LEA NIELSEN  
Secretary to the Planning Commission

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# IMPROVEMENTS TO HILLCREST MEMORY CARE LIVING

(FORMERLY LAKE ALHAMBRA ASSISTED LIVING)

## DESIGN SET

### SHEET INDEX

**PROPOSED SET:**

- La-21a - COVER / SITE PLAN
- La-21b - PARTIAL FIRST FLOOR PLAN
- La-21c - PARTIAL FIRST FLOOR PLAN
- La-21d - PARTIAL SECOND FLOOR PLAN
- La-21e - PARTIAL SECOND FLOOR PLAN

**EXISTING CONDITIONS SET:**

- La-11a - EXISTING SITE PLAN
- La-11b - EXISTING FLOOR PLANS
- La-11c - EXISTING ELEVATIONS
- La-11d - SITE PHOTOS
- La-11e - AERIAL PHOTO

### PROJECT DIRECTORY

**ARCHITECT**

BKBC ARCHITECTS INC.  
1371 OAKLAND BLVD., SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700  
CONTACT: COURTNEY FOGAL

**OWNER**

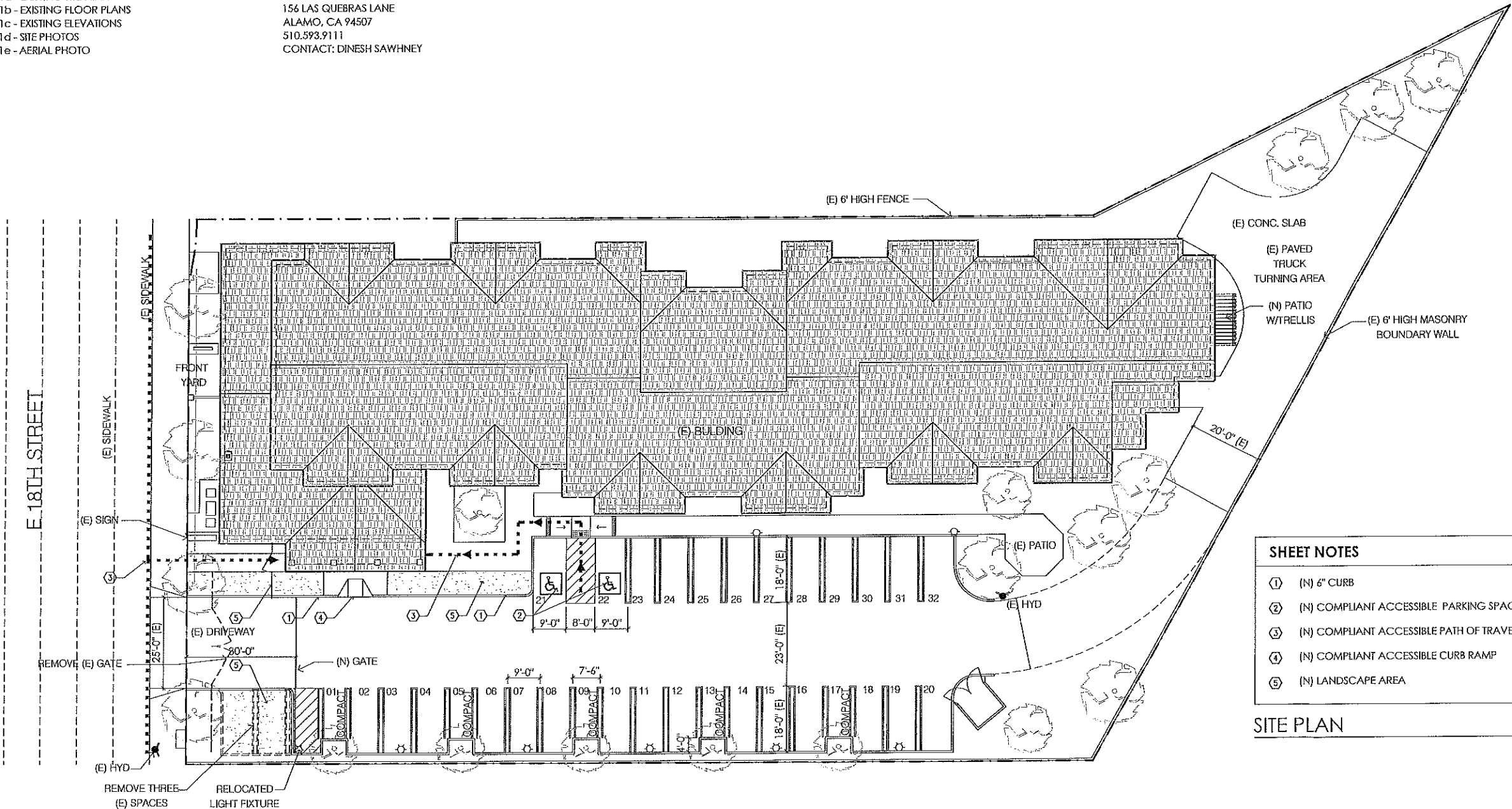
SST HOSPITALITY, LLC  
156 LAS QUEBRAS LANE  
ALAMO, CA 94507  
510.593.9111  
CONTACT: DINESH SAWHNEY

### PROJECT DATA

YEAR BUILT	1989	PARKING REQUIRED	26 SP
TOTAL LOT AREA	46,522 SF		
TOTAL BUILDING AREA	30,974 SF	PARKING PROVIDED	
		REGULAR	25 SP
OCCUPANCY		COMPACT	5 SP (15%)
EXISTING BEDS	72 BEDS (36 UNITS X 2)	ACCESSIBLE	2 SP
NEW BEDS ADDED	18 BEDS	TOTAL	32 SP
TOTAL	90 BEDS		

### PROJECT DESCRIPTION

CONDITIONAL USE PERMIT TO ADD 18 BEDS TO AN EXISTING 72 BED ASSISTED LIVING FACILITY. WORK WILL INCLUDE IMPROVEMENTS TO THE PARKING AREA, UPGRADING THE ACCESSIBLE PARKING, AND ADDING NEW ACCESSIBLE RESTROOMS. ALL NEW WORK WILL BE DONE IN COMPLIANCE WITH CBC 2013 CODE.



SHEET NOTES	
①	(N) 6" CURB
②	(N) COMPLIANT ACCESSIBLE PARKING SPACES
③	(N) COMPLIANT ACCESSIBLE PATH OF TRAVEL
④	(N) COMPLIANT ACCESSIBLE CURB RAMP
⑤	(N) LANDSCAPE AREA

### SITE PLAN

ARCHITECTS  
**BKBC ARCHITECTS INC.**  
1371 OAKLAND BLVD., SUITE 101  
WALNUT CREEK, CA 94596  
925.930.9700 www.bkbcarch.com

OWNER  
**SST HOSPITALITY LLC**

PROJECT  
**IMPROVEMENTS TO  
HILLCREST  
MEMORY CARE LIVING**

825 E 18TH STREET, ANTIOCH, CA 94509

DRAWING TITLE  
**SITE PLAN**

DATE:  
7/30/15

SCALE:  
1/32" = 1'-0"

DRAWING NO:

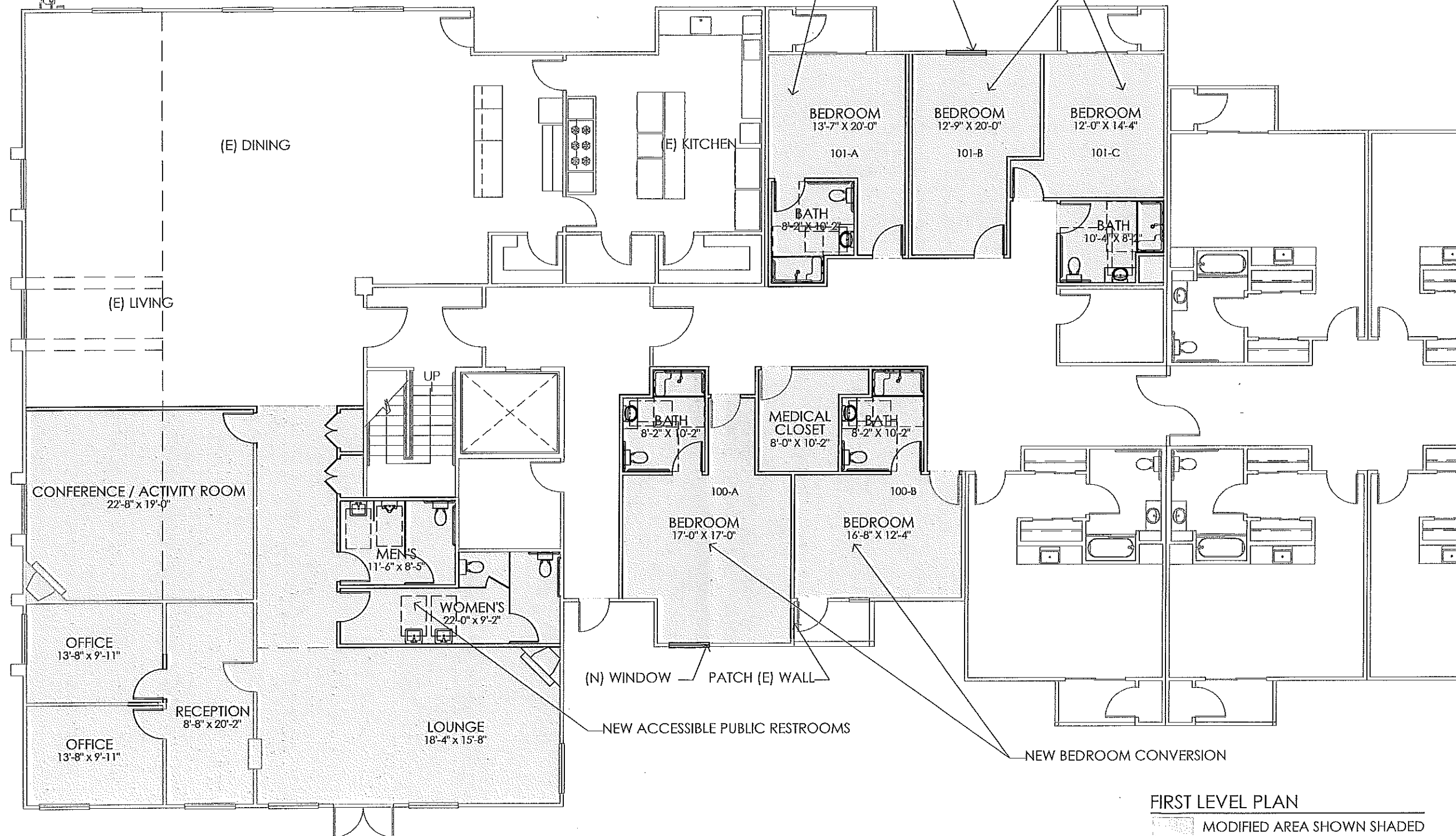
**La-21a**



AREA OF WORK

KEY PLAN

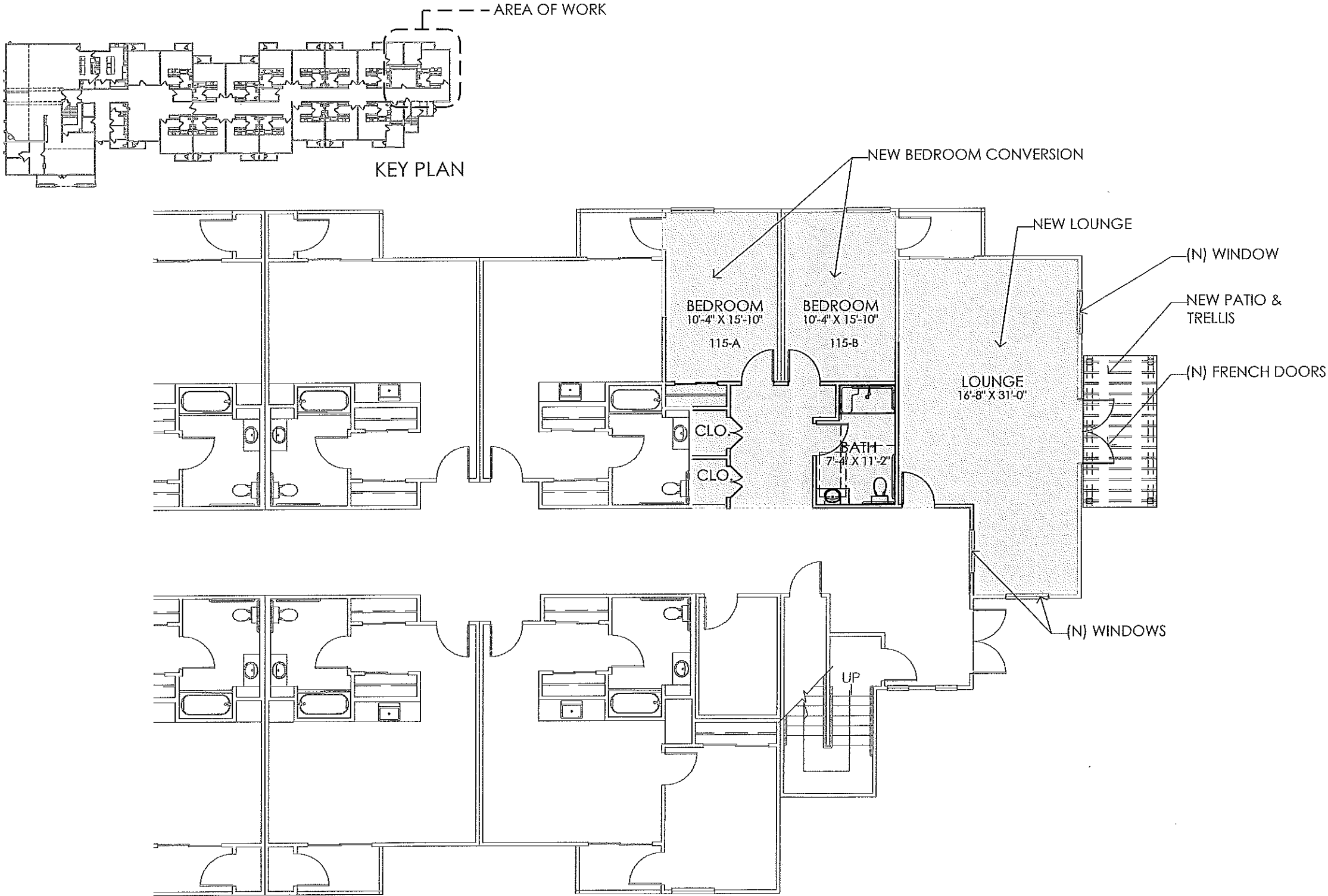
The key plan shows a complex building layout with various rooms and corridors. A dashed line outlines a specific section of the building, labeled 'AREA OF WORK'. This area includes several rooms, some of which are numbered (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The plan also shows various rooms, corridors, and other architectural features.



MODIFIED AREA SHOWN SHADED  
(INTERIOR IMPROVEMENTS ONLY)

La-21b

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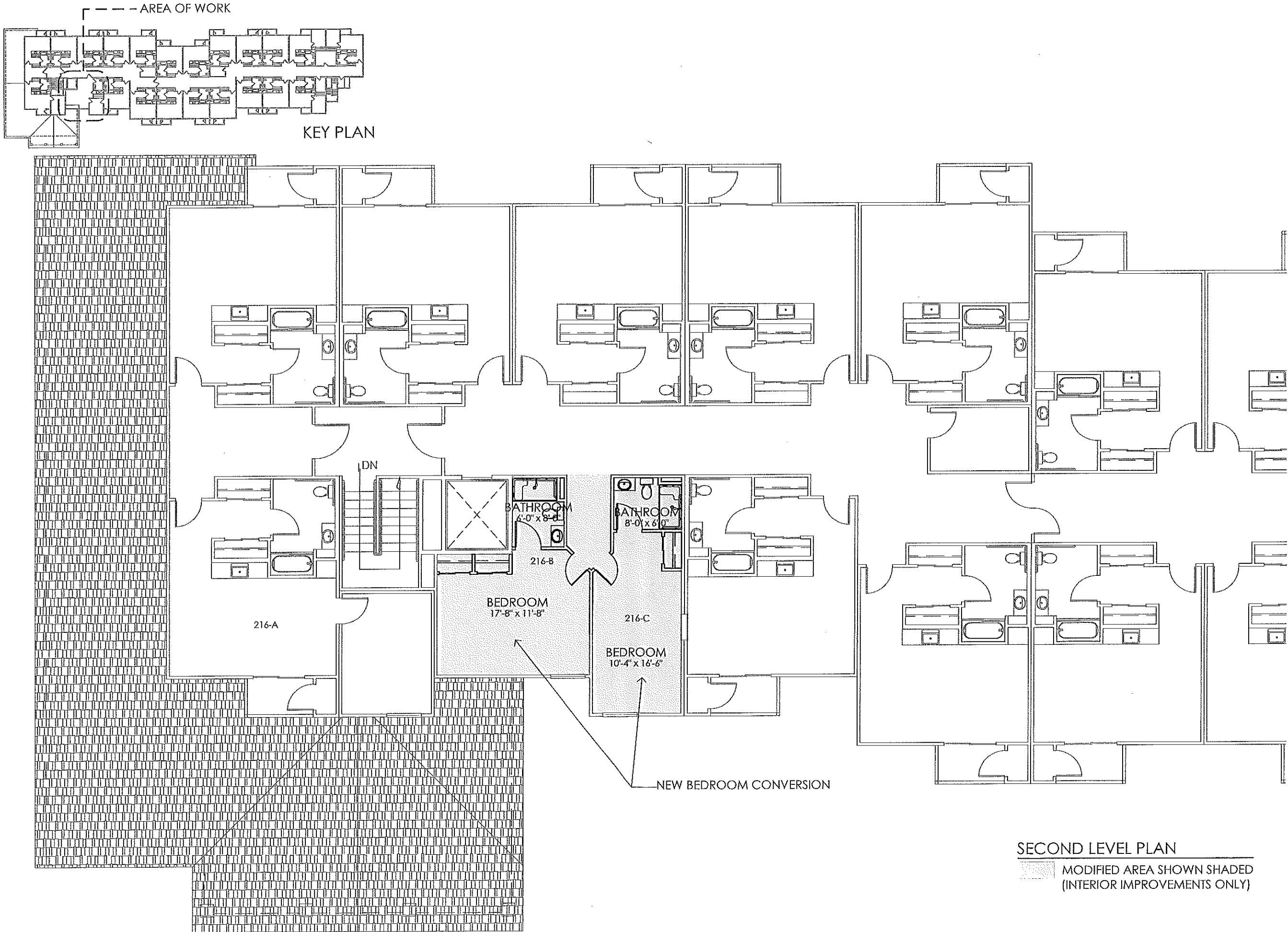


FIRST LEVEL PLAN

MODIFIED AREA SHOWN SHADED  
(INTERIOR IMPROVEMENTS ONLY)

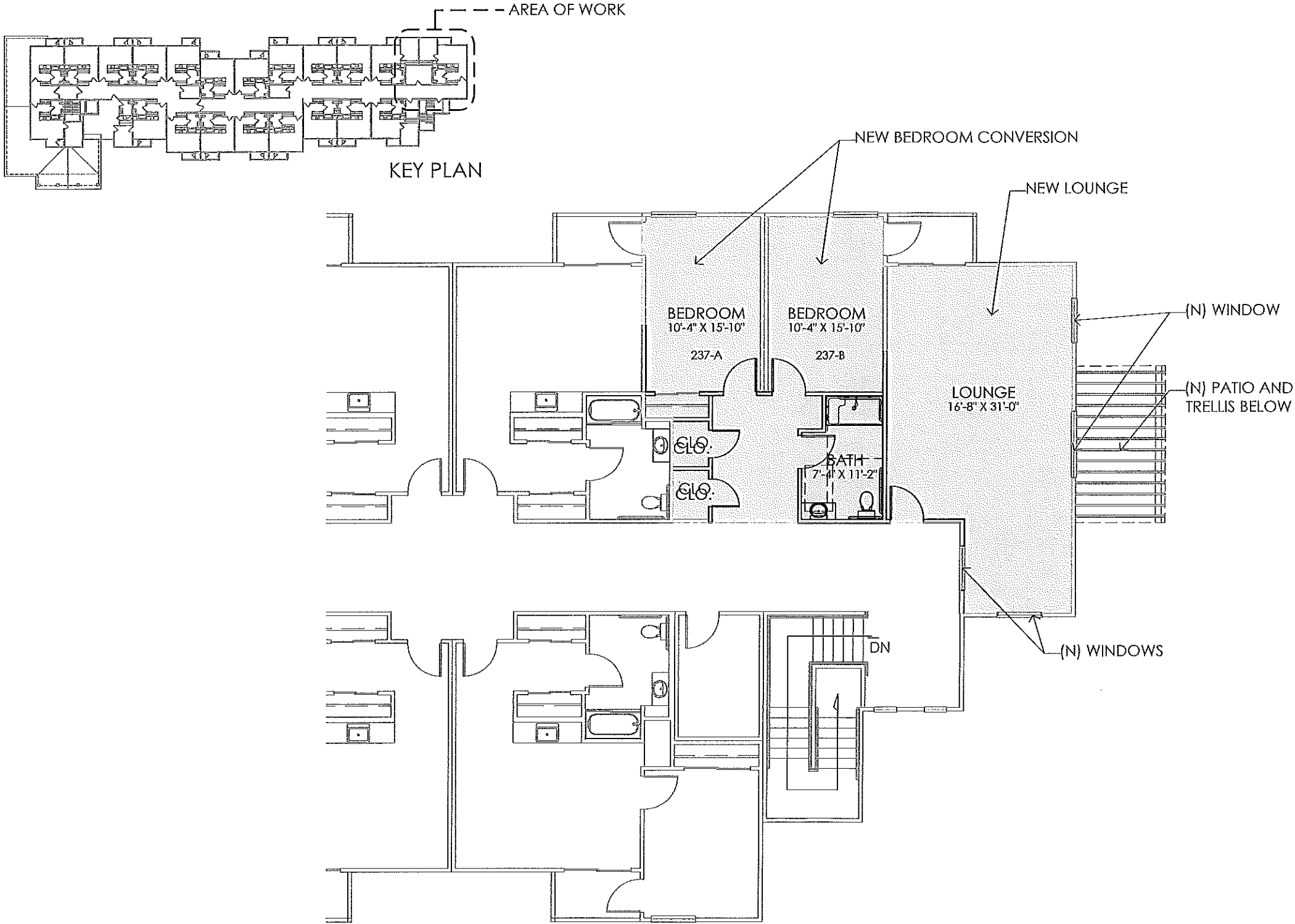
ARCHITECTS	ARCHITECTS	OWNER	PROJECT	DRAWING TITLE	DATE:	SCALE:	DRAWING NO:
BKBC ARCHITECTS INC.	SST HOSPITALITY LLC	IMPROVEMENTS TO HILLCREST MEMORY CARE LIVING	825 E 18TH STREET, ANTIOCH, CA 94509	FIRST FLOOR PLAN	7/29/15	3/32" = 1'-0"	La-21c
1371 OAKLAND BLVD, SUITE 101 WALNUT CREEK, CA 94596 925.930.9700 www.bkbcarch.com	156 LAS QUEBRAS LANE, ALAMO, CA 94507						

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DRAWING TITLE	PROJECT	OWNER	ARCHITECTS
	SECOND FLOOR PLAN	IMPROVEMENTS TO <b>HILLCREST</b> MEMORY CARE LIVING	<b>SST HOSPITALITY LLC</b>
DATE:	7/29/15	825 E 18TH STREET, ANTIOCH, CA 94509	<b>BKBC ARCHITECTS INC.</b> 1371 OAKLAND BLVD. SUITE 101 WALNUT CREEK, CA 94596 925.930.9700 www.bkbcarch.com
SCALE:	3/32" = 1'-0"	156 LAS QUEBRAS LANE, ALAMO, CA 94507	
DRAWING NO:			
<b>La-21d</b>			

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## SECOND LEVEL PLAN

MODIFIED AREA SHOWN SHADED  
(INTERIOR IMPROVEMENTS ONLY)

DRAWING TITLE

SECOND FLOOR PLAN

DATE:

7/29/15

SCALE:

3/32" = 1'-0"

DRAWING NO:

La-21e

OWNER

IMPROVEMENTS TO  
HILLCREST  
MEMORY CARE LIVING

825 E 18TH STREET, ANTIOCH, CA 94509

ARCHITECTS

BKBC ARCHITECTS INC.

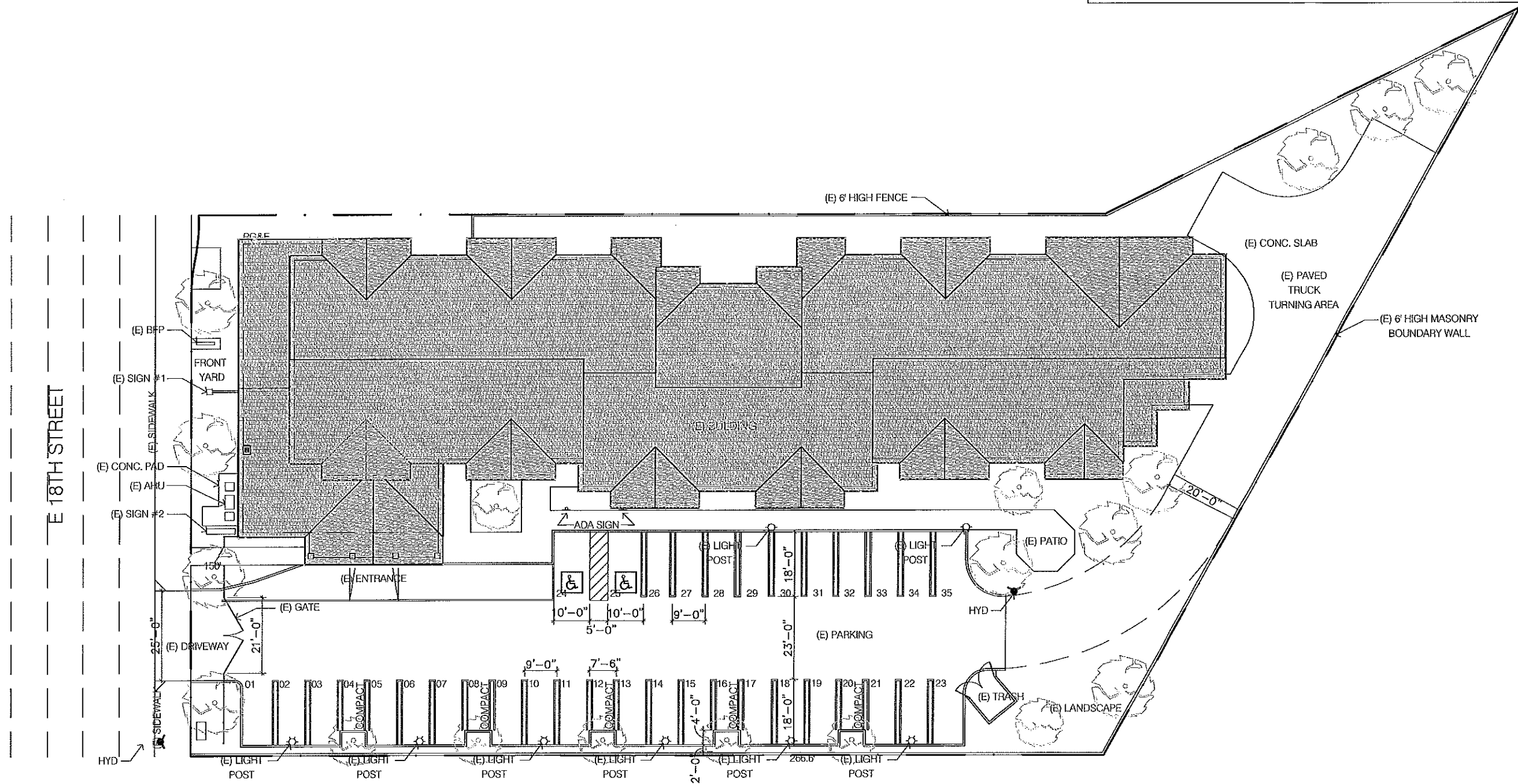
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## EXISTING CONDITIONS SET

## PROJECT DATA

Year Built: 1989

**Total Lot Area:** 46,522 sf (1.07 acres)

**Total Building Area: 30,974 sf**

**Occupancy:** 36 Units (72 Beds)

**Parking Summary:**

Parking Provided: 35 Spaces  
(28 standard, 5 compact, 2 accessible spaces)

DRAWING TITLE

DATE:

# SITE PLAN

SCALE:

$$1/32'' = 1'-0''$$

DRAWING NO:

**La-11a**

OWNER

PROJECT

IMPROVEMENTS TO  
**LAKE ALHAMBRA**  
ASSISTED LIVING

**SST HOSPITALITY LLC**

825 E 18TH STREET, ANTIOCH, CA 94509

156 LAS QUEBRAS LANE, ALAMO, CA 94507

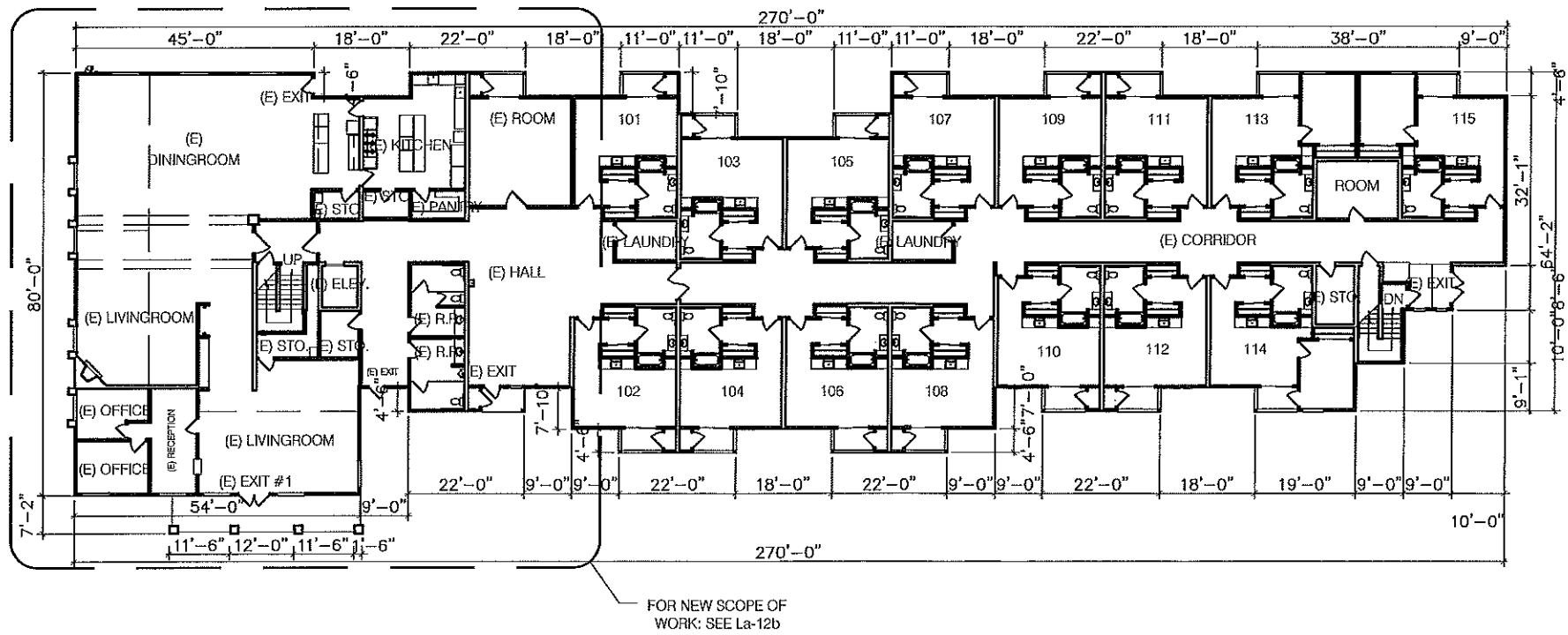
ARCHITECTS

**BKBC ARCHITECTS INC.**

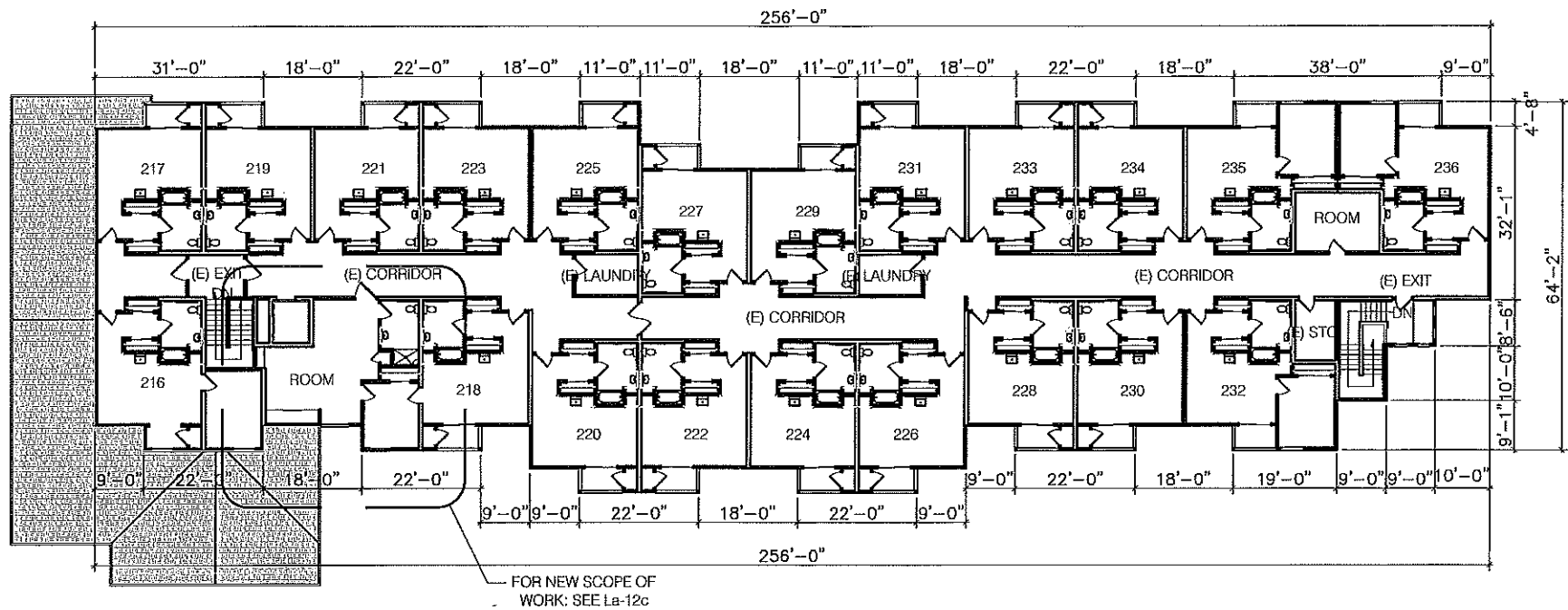
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

DRAWING TITLE

DATE:

SCALE:

DRAWING NO:

PROJECT

IMPROVEMENTS TO  
LAKE ALHAMBRA  
ASSISTED LIVING

OWNER

SST HOSPITALITY LLC

ARCHITECTS

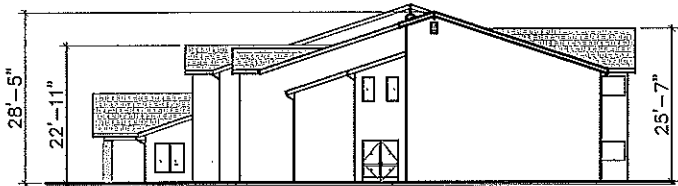
BKBC ARCHITECTS INC.

1371 OAKLAND BLVD, SUITE 101  
WALNUT CREEK, CA 94596

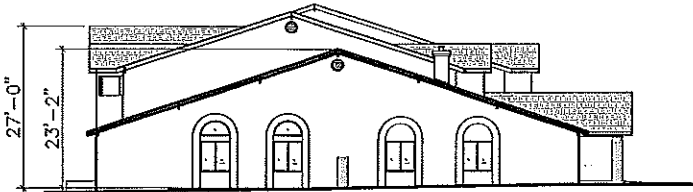
925.930.9700 www.bkbcarch.com

825 E 18TH STREET, ANTIOCH, CA 94509

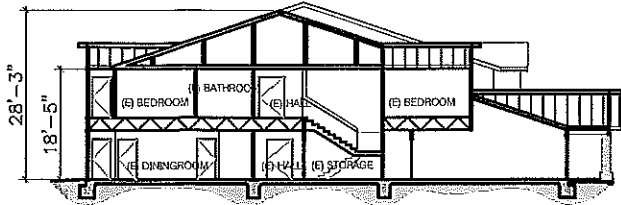
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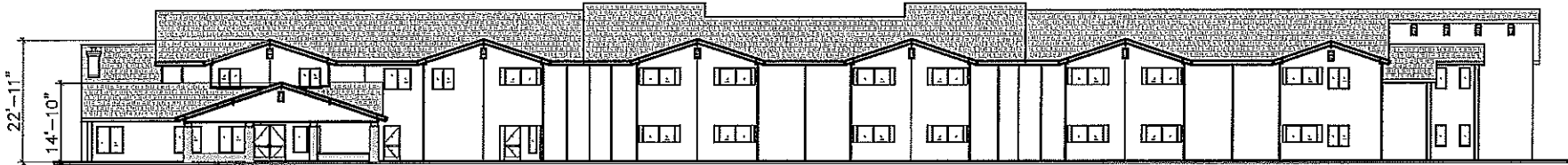
NORTH ELEVATION



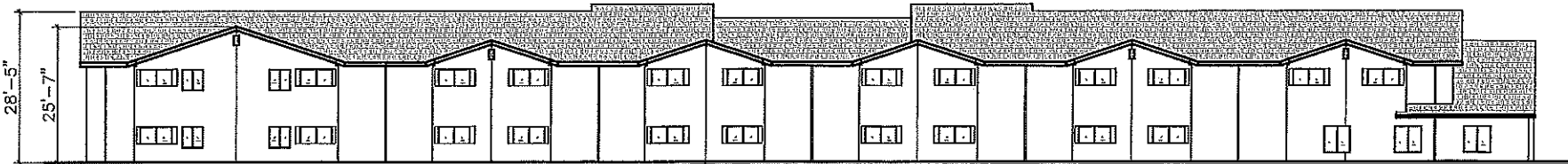
SOUTH ELEVATION



BUILDING SECTION



EAST ELEVATION



WEST ELEVATION

DRAWING TITLE

BUILDING ELEVATIONS

PROJECT

IMPROVEMENTS TO  
LAKE ALHAMBRA  
ASSISTED LIVING

825 E 18TH STREET, ANTIOCH, CA 94509

OWNER

SST HOSPITALITY LLC

156 LAS QUEBRAS LANE, ALAMO, CA 94509

ARCHITECTS

BKBC ARCHITECTS INC.

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DATE:

3/31/15

SCALE:

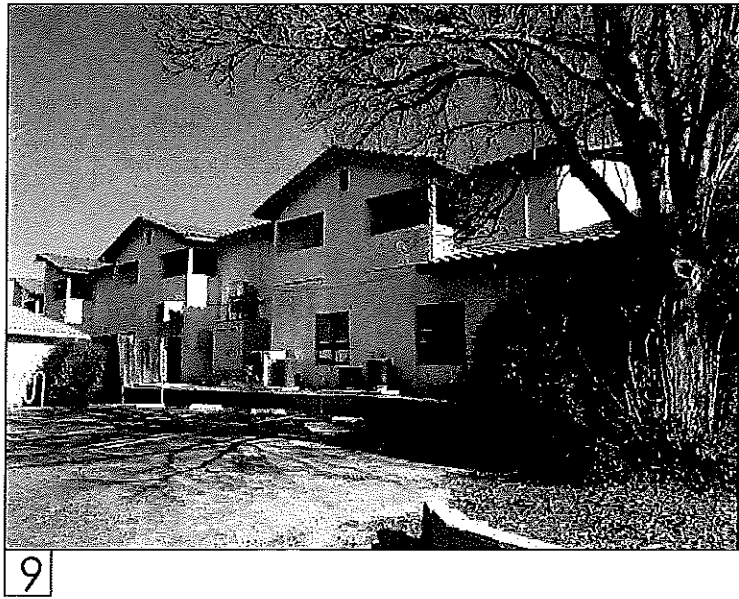
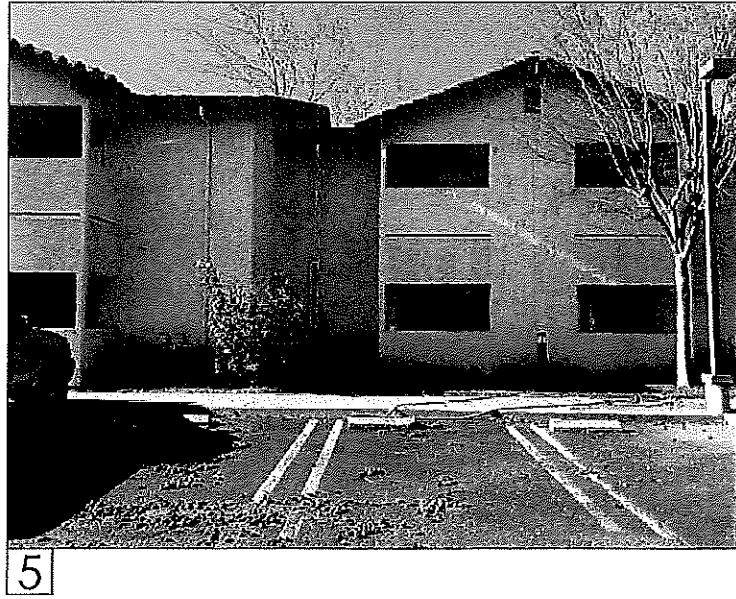
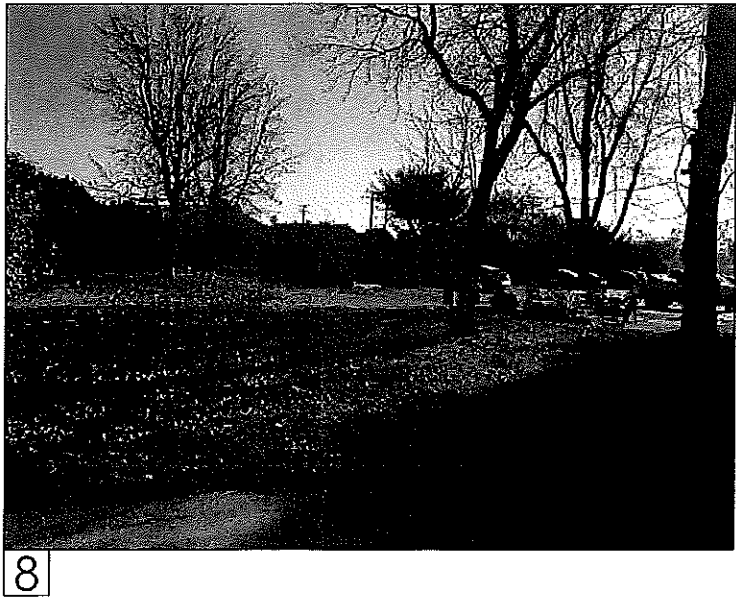
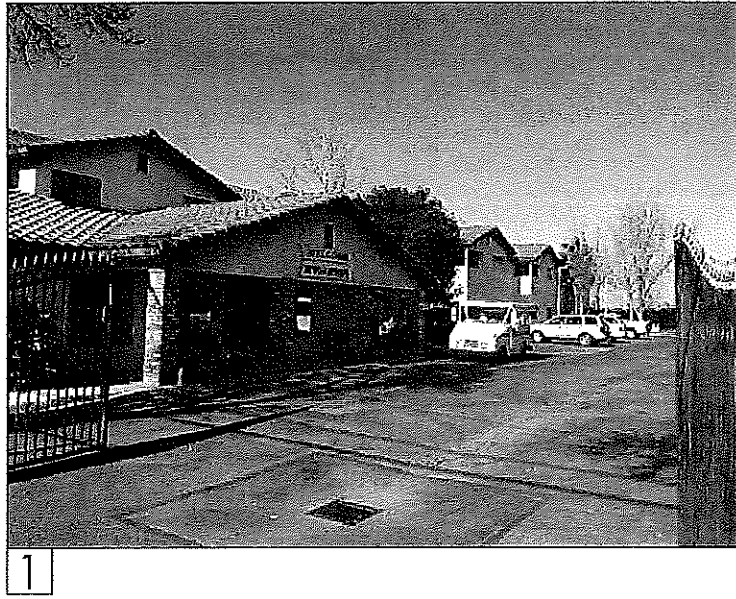
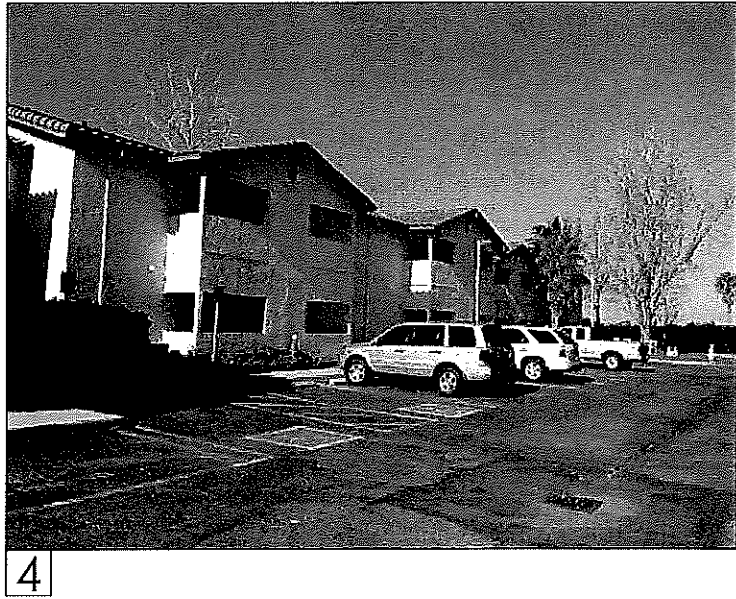
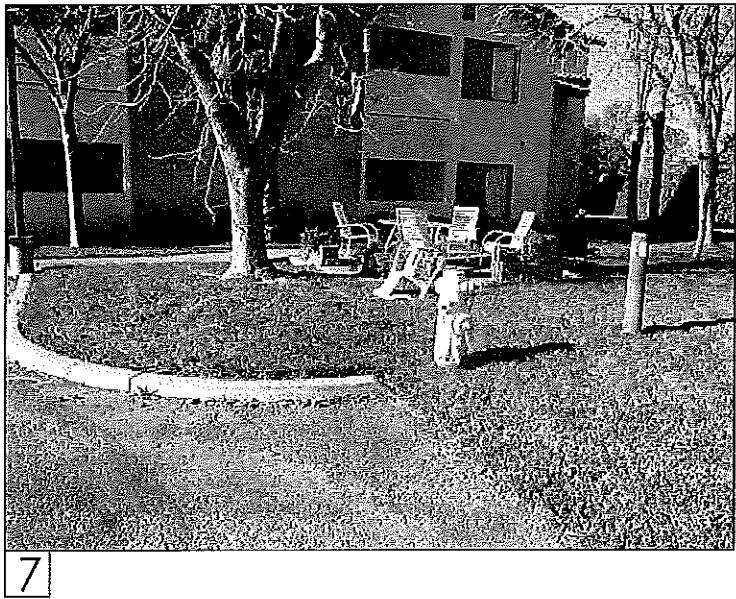
1/32" = 1'-0"

DRAWING NO:

La-11c



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DRAWING TITLE

SITE PHOTOS

DATE:

3/31/15

SCALE:

1/32" = 1'-0"

DRAWING NO:

La-11d

PROJECT

IMPROVEMENTS TO  
LAKE ALHAMBRA  
ASSISTED LIVING

825 E 18TH STREET, ANTIOCH, CA 94509

OWNER

SST HOSPITALITY LLC

156 LAS QUEBRAS LANE, ALAMO, CA 94509

ARCHITECTS

BKBC ARCHITECTS INC.

1371 OAKLAND BLVD, SUITE 101  
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DRAWING TITLE

AERIAL PHOTO

DATE:

3/31/15

SCALE:

NTS

DRAWING NO:

La-11e

PROJECT

IMPROVEMENTS TO  
LAKE ALHAMBRA  
ASSISTED LIVING

825 E 18TH STREET, ANTIOCH, CA 94509

OWNER

SST HOSPITALITY LLC

156 LAS QUEBRAS LANE, ALAMO, CA 94507

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