

AGENDA

CITY OF ANTIOCH ZONING ADMINISTRATOR

**THURSDAY, NOVEMBER 12, 2020
3:00 P.M.**

REGULAR MEETING

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

MEETING LOCATION: PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING BEGINNING AT 3:00 p.m.

The public may attend the meeting by using the following link:
<https://zoom.us/j/97084365639>

Alternatively, the public may participate in the meeting with the following audio-only options:

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: (669) 900-6833

(408) 638-0968

(346) 248-7799

(253) 215-8782

(301) 715-8592

(312) 626-6799

(646) 876-9923

Webinar ID: 970 8436 5639

International numbers available: <https://zoom.us/j/97084365639>

iPhone one-tap: +14086380968,,93179790852# or +16699006833,,93179790852#

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, NOVEMBER 19, 2020.**

PUBLIC COMMENTS

NEW PUBLIC HEARING

1. **AR-20-08 – Park Ridge Subdivision Project Phase 4 Design Review -** Davidon Homes requests design review approval for Phase 4 of the Park Ridge Subdivision Project which includes the subdivision and development of 56 single-family residential homes. The proposed Park Ridge Subdivision Project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road (**APN 053-360-037**).

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

ADJOURNMENT

Notice of Availability of Reports

MEETING MATERIALS: The staff report and agenda packet will be posted on Friday, November 6, 2020 at <https://www.antiochca.gov/government/agendas-and-minutes/zoning-administrator/> The project plans may also be viewed online at the City's website at:

<https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>

PUBLIC COMMENTS: Written statements in favor of or in opposition to these matters may be submitted electronically at the following email address: planning@ci.antioch.ca.us. All comments received before 12:00 pm the day of the meeting will be provided to the Zoning Administrator at the meeting. To make a comment after that time, please attend the teleconference meeting and request to comment during the public comments portion of the hearing.

If any person challenges the City's decision on this matter in court, he or she may be limited to raising only those issues that were raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

ACCESSIBILITY: In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us.

**STAFF REPORT TO THE ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF NOVEMBER 12, 2020**

PREPARED BY: Kevin Scudero, Associate Planner

APPROVED BY: Alexis Morris, Planning Manager

DATE: November 12, 2020

SUBJECT: Park Ridge Subdivision Project Phase 4 Design Review
(AR-20-08)

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 4 of the Park Ridge Subdivision Project (APN 053-360-037), which includes the subdivision and development of 56 single-family residential homes.

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 a 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. In 2019 the Zoning Administrator approved the design review for Phase 2 of the project which consisted of 8 of the 11 models that were previously approved by the Planning Commission for Phase 1 of the development. In 2020 the Planning Commission approved the design review for Phase 3 of the project which consisted of 5 new home models.

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 is to be completed in seven phases. Phase 1 of the development consists of 123 single-family homes on the southernmost portion of the site and has completed construction. Phase 2 of the development consists of 58 single-family homes on the western portion of the site to the north of Phase 1 and construction on the new homes has begun. Phase 3 consists of 64 single-family homes on the eastern portion of the project site and is currently under construction.

The applicant is requesting design review of six total residential home models for Phase 4 of the development. Phase 4 of the development consists of 56 single family homes and the six residential home models being proposed are identical to the models that were previously approved by the Planning Commission for Phase 1 and the Zoning Administrator for Phase 2. Phase 4 is located on the western portion of the Park Ridge Subdivision to the north of Phase 2.

Issue #2: Architecture

The applicant is proposing six 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.

Plan	Square Feet, including Garage and Porch	Stories	Garage	Bedrooms	Bathrooms
2078	2,595	One	2-car	3	2
2463	3,065	One	3-car tandem	4	2
2788	3,570	Two	3-car	4-5	3.5
2891	3,650	One	3-car	4-5	3
3302	3,964	Two	3-car tandem	4-6	3-5
3553	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.

Plan 2788

The Plan 2788 base model provides a three-car garage 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 plan is 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 2891

The 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 3553

The Plans 3302 and 3553 are similar, 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 3553 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 Architecture Details:

Front Yards

The Phase 4 Landscaping Plans include multiple front-yard configurations for each of the six 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 sight or access to emergency equipment, as outlined in the Residential Design Guidelines.

Fencing

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 adjacent to open spaces which includes wood posts and top and bottom rail, with a welded wire fabric.

Street Trees

The Landscape Architectural Drawings for Phase 4 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.

ATTACHMENTS

- A: Resolution
- B: Project Description
- C: Phase 4 Vicinity Map
- D. Development Plan

ATTACHMENT A

ZONING ADMINISTRATOR RESOLUTION NO. 2020-**

RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING THE DESIGN REVIEW OF PHASE 4 FOR THE PARK RIDGE SUBDIVISION PROJECT

WHEREAS, the City received a request from Davidon Homes for Design Review approval of Phase 4 of the development for the Park Ridge Subdivision Project (AR-20-08), for the development of 56 single-family homes, related infrastructure improvements, and landscaping on APN 053-360-037;

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;

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;

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;

WHEREAS, the Zoning Administrator on June 27, 2019, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 2;

WHEREAS, the Planning Commission on March 4, 2020, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 3; and

WHEREAS, the Zoning Administrator on November 12, 2020, 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 4, consisting of 56 single-family homes and related infrastructure improvements and landscaping on APN 053-360-037, 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 November 12, 2022), 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.

J. PROJECT SPECIFIC CONDITIONS

1. This design review approval applies to the construction of approximately 56 single family homes, landscaping, fencing, and other associated improvements as depicted on the project plans submitted to the Community Development Department on August 20, 2020.
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 4 models shall be plotted as shown on the Development Plan, dated August 7, 2020. Any changes to the plotting shall be reviewed and approved by the Zoning Administrator prior to construction.
4. Prior to issuance of the 1st 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 1st building permit for home construction, the applicant shall submit front elevations detailing the lighting plans for Phase 4 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 Plan 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. 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 12th day of November, 2020.

FORREST EBBS,
Zoning Administrator

PARK RIDGE PHASE IV

PROJECT DESCRIPTION

August 19, 2020

Davidon is pleased to have the opportunity to continue the successful development of Park Ridge The Crest. Park Ridge The Crest Phase IV is the fourth Final Map within the Park Ridge project and is located northwest and contiguous to Park Ridge Phase I and east of Park Ridge Phase II. Phase IV abuts the open space parcel in the center of the Park Ridge Development Tentative Tract Map 8846. To the north will be future Park Ridge Phase VII and the extension of Laurel Road. Phase IV consists of 56 single family homes with a minimum lot size of 6,000 sf. The street and lot configuration remain in substantial conformance to the approved VTM for Subdivision 8846.

The proposed architecture and landscaping within Phase IV are an extension of the previously approved and successful design implemented in Phases I and II. 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. With the addition of Park Ridge The Hills, The Crest architectural collection of floorplans has been reduced to those homes better situated to fit the lifestyle of our buyers and the lot designs as well. Park Ridge Phase IV will offer 6 varied floorplans along with 18 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 IV implements a variety of architecture that includes 6 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 Phases I and II, this allows Phase IV to remain compatible, creating a distinctive neighborhood. Unlike Phases I and II, Phase IV does not include common area landscape to be maintained by the HOA.

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 and spacious yards for outdoor enjoyment, while providing the more successful plan types based on our sales experience in Phases I and II. This results in fifty five percent (55%) of the homes in Phase IV of Park Ridge The Crest being single story homes. The following is the mix of proposed architecture:

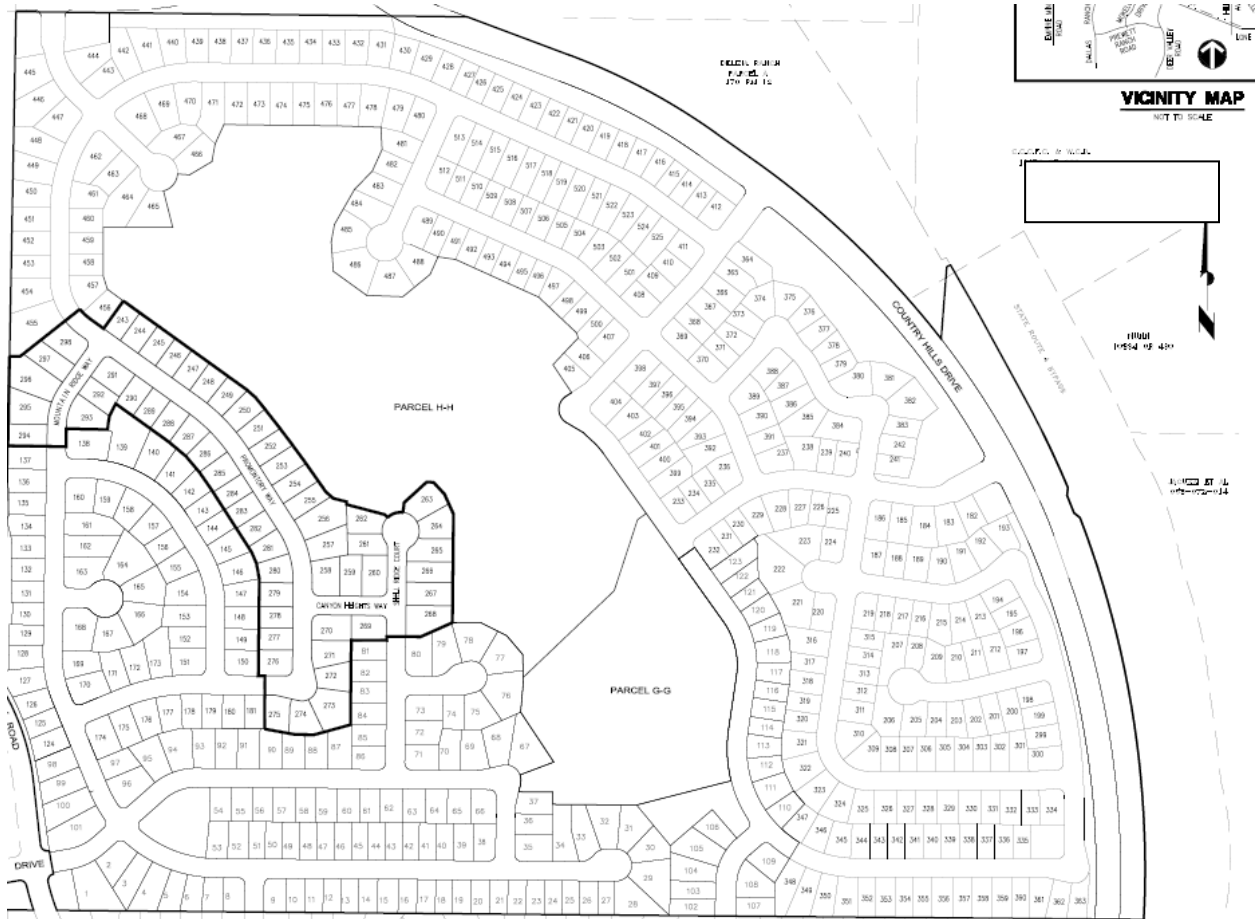
Plan Name	# of Units
Plan 2078	8
Plan 2463 ¹	12
Plan 2788	5
Plan 2891	11
Plan 3302	13
<u>Plan 3553 ²</u>	<u>7</u>
Total Units	56

¹ Please note the Plan 2463 was originally approved as a Plan 2403 and revised in Phase I. The Development Plan submittal reflects the earlier Plan 2403 designation in the architectural design set. The architectural elevations and footprints of the two Plans remains the same. The increased footage of Plan 2463 only impacted the 3 car tandem garage space.

² Please note the Plan 3553 was originally approved as a plan 3511 and was recently approved with new elevations in Phase II. The footprints remained the same. The newly approved architectural elevations are included in the submittal package.

ATTACHMENT C

Attachment C Park Ridge Phase 4 Vicinity Map



PARK RIDGE

SUBDIVISION 9490 (PHASE IV) DEVELOPMENT PLAN

CITY OF ANTIOCH, CALIFORNIA

NOTES

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1600 SOUTH MAIN STREET SUITE 150
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CONTACT: STEVE ABBS

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WALNUT CREEK, CALIFORNIA 94596
(925) 932-6868
PROJECT ENGINEER: STACEY GELLA

PARCEL NUMBERS: PHASE IV APN: 053-060-037

PROPOSED ZONE: PD

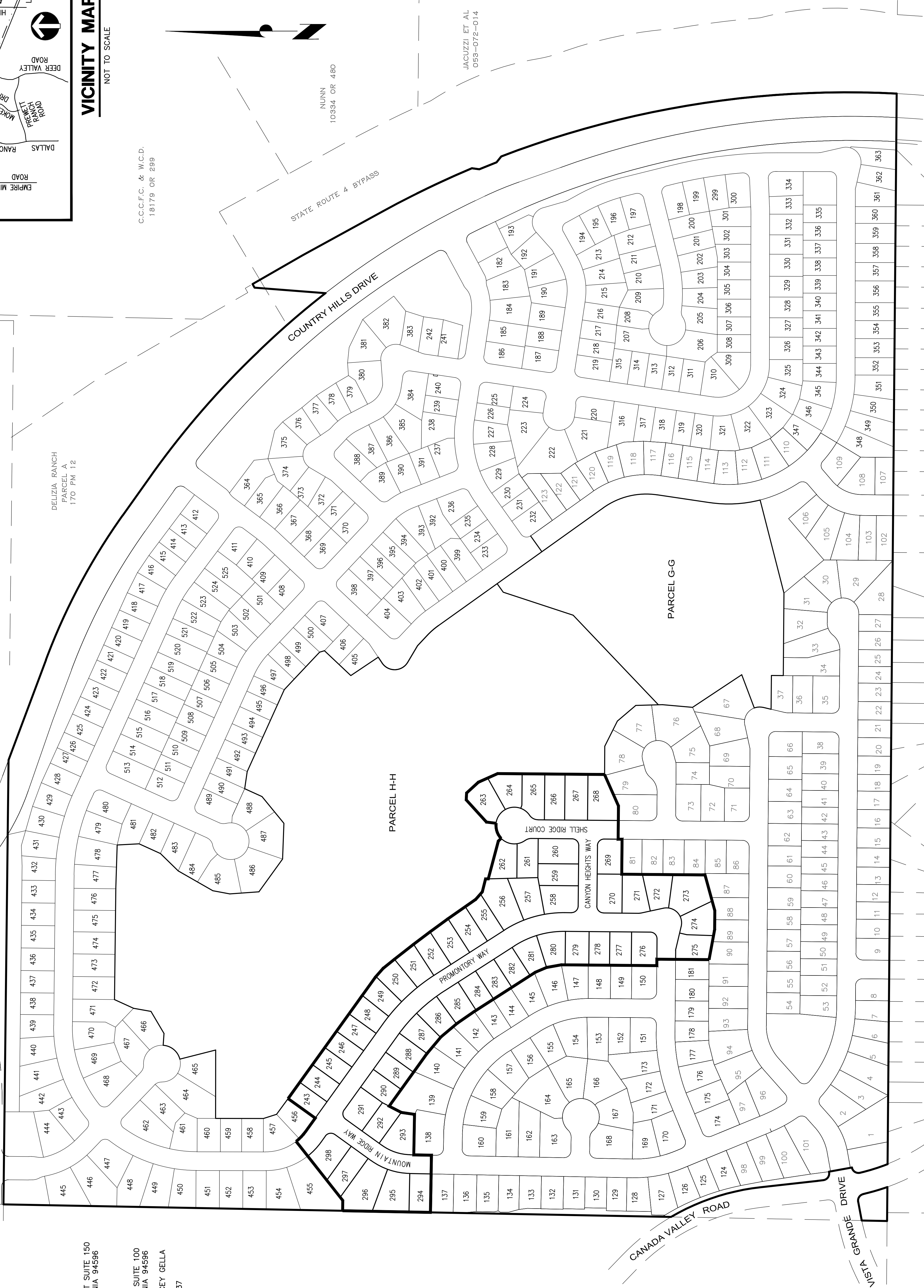
SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT PLAN
3	FLOOR AREA RATIO CHARTS

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WALNUT CREEK, CALIFORNIA 94596
(925) 932-6868
PROJECT ENGINEER: STACEY GELLA

PARCEL NUMBERS: PHASE IV APN: 053-060-037

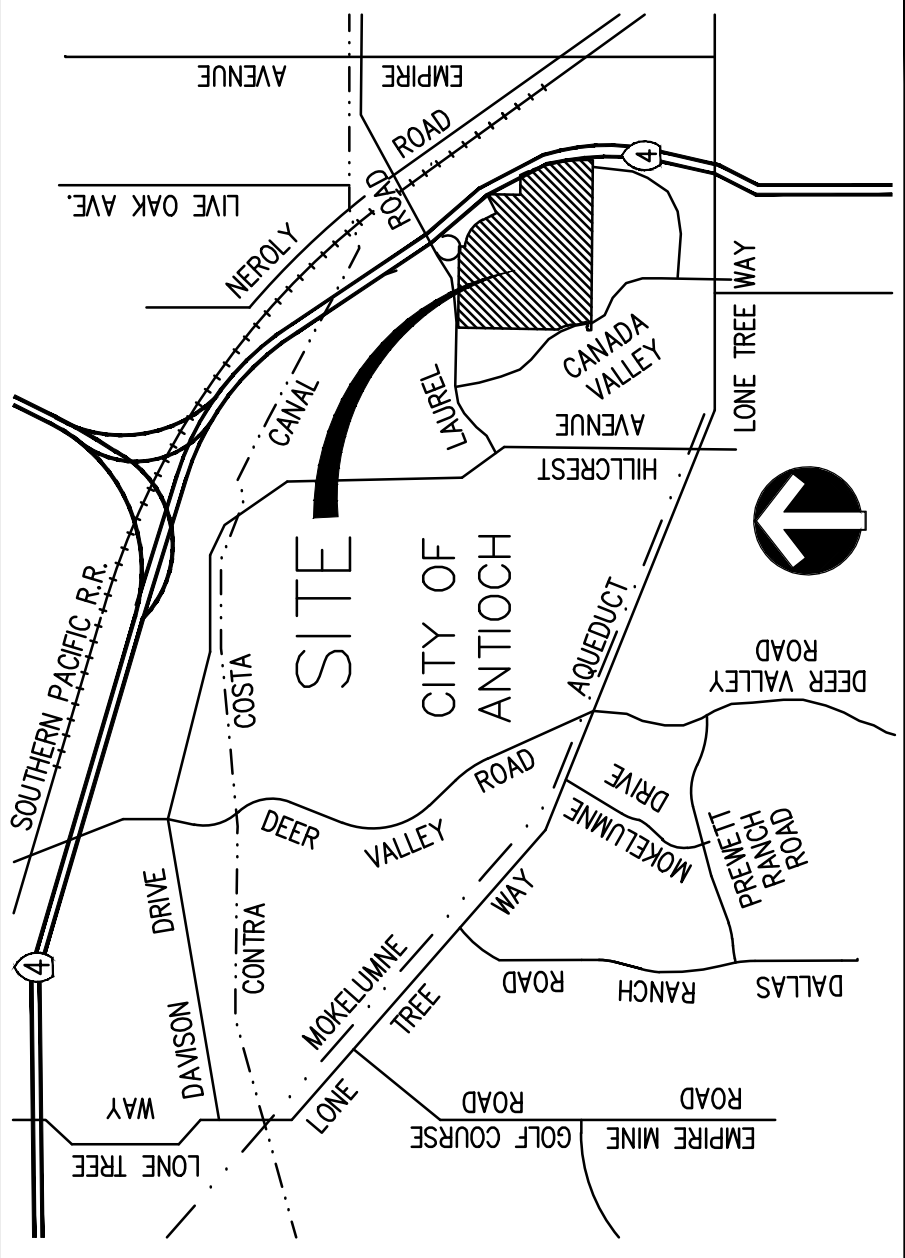
PROPOSED ZONE: PD



VICINITY MAP

NOT TO SCALE

C.C.C.F.C. & W.C.D.
18179 OR 299

[illegible]

ALF-ORNYA

DAVIDON HOMES
PARK RIDGE
SUBDIVISION 9490 (PHASE IV)
DEVELOPMENT PLAN

How

APRS
TRAINING
PHONE: (925) 932-8868
DOKCONSULTINGINC.COM

40+ YEARS
ENGINEERING
SURVEYING • PLANNING



DATE: 08-07-20

SCALE 1"=150'
HORZ: NONE
VERT: NONE

DESIGNED BY: LX

REVIEWED BY: SDG

PHASE IV
SUBDIVISION 9490
DEVELOPMENT
PLAN

COVER SHEET

PAGE 1 OF 3



FLOOR AREA RATIO CHART										
LOT #	PLAN #	FIRST FLOOR	SECONDD FLOOR	PORCH	GARAGE	GROSS	LOT SIZE	1ST/2ND	FAR	
294	2463-3D	2463	NA	34	568	3065	7693	NA	40%	
295	3553-3C	1844	1709	149	638	4340	10650	65%	41%	
296	2891-3D	2891	NA	86	673	3650	13232	NA	28%	
297	2463-3A	2463	NA	34	568	3065	8348	NA	37%	
298	2891-3B	2891	NA	86	673	3650	9200	NA	40%	
293	3302-3A	1622	1680	43	662	4007	9050	72%	44%	
292	3302-3C	1622	1680	149	662	4113	6863	69%	60%	
291	2463-3B	2463	NA	34	568	3065	8254	NA	37%	
269	2891-3D	2891	NA	86	673	3650	7587	NA	48%	
268	3553-3A	1844	1709	125	638	4316	10615	66%	41%	
267	2463-3D	2463	NA	34	568	3065	9365	NA	33%	
266	3302-3C	1622	1680	149	662	4113	8288	69%	50%	
265	2891-3B	2891	NA	86	673	3650	8629	NA	42%	
264	2078-2D	2078	NA	74	443	2595	8041	NA	32%	
263	2891-3C	2891	NA	86	673	3650	9059	NA	40%	
262	3302-3D	1622	1680	55	662	4019	7728	72%	52%	
261	2463-3A	2463	NA	34	568	3065	7084	NA	43%	
260	2078-2B	2078	NA	74	443	2595	9003	NA	29%	
259	2788-3A	1319	1469	111	671	3570	7867	70%	45%	
258	2891-3C	2891	NA	86	673	3650	8856	NA	41%	
257	2788-3A	1319	1469	111	671	3570	9271	70%	39%	
270	2891-3B	2891	NA	86	673	3650	8647	NA	42%	
271	2078-2C	2078	NA	74	443	2595	8408	NA	31%	
272	3302-3A	1622	1680	43	662	4007	7583	72%	53%	
273	2891-3D	2891	NA	86	673	3650	11956	NA	31%	
274	2788-3C	1319	1469	111	671	3570	8033	70%	44%	
275	2463-3B	2463	NA	34	568	3065	7607	NA	40%	
276	2463-3A	2463	NA	34	568	3065	7553	NA	41%	
277	3553-3C	1844	1709	149	638	4340	6500	65%	67%	
278	2078-2B	2078	NA	74	443	2595	6200	NA	42%	
279	3302-3D	1622	1680	55	662	4019	7073	72%	57%	
280	2463-3D	2463	NA	34	568	3065	7335	NA	42%	
281	3302-3A	1622	1680	43	662	4007	6839	72%	59%	
282	3553-3C	1844	1709	149	638	4340	6500	65%	67%	
283	2788-3B	1319	1469	111	671	3570	6500	70%	55%	
284	2078-2C	2078	NA	74	443	2595	6200	NA	42%	
285	3553-3A	1844	1709	125	638	4316	7499	66%	58%	
286	2891-3B	2891	NA	86	673	3650	7185	NA	51%	
256	2891-3B	2891	NA	86	673	3650	11825	NA	31%	
255	2078-2D	2078	NA	74	443	2595	7287	NA	36%	
254	3302-3A	1622	1680	43	662	4007	7631	72%	53%	
253	2463-3B	2463	NA	34	568	3065	7817	NA	39%	
252	3302-3D	1622	1680	55	662	4019	6949	72%	58%	
251	3302-3C	1622	1680	149	662	4113	7280	69%	56%	
287	2788-3A	1319	1469	111	671	3570	7294	70%	49%	
288	2891-3D	2891	NA	86	673	3650	7128	NA	51%	
289	2078-2B	2078	NA	74	443	2595	6483	NA	40%	
290	3553-3D	1844	1709	55	638	4246	6625	67%	64%	
250	2463-3D	2463	NA	34	568	3065	7575	NA	40%	
249	3302-3C	1622	1680	149	662	4113	6658	69%	62%	
248	3302-3D	1622	1680	55	662	4019	6548	72%	61%	
247	2463-3A	2463	NA	34	568	3065	6400	NA	48%	
246	2078-2B	2078	NA	74	443	2595	6000	NA	43%	
245	3302-3A	1622	1680	43	662	4007	6300	72%	64%	
244	3553-3C	1844	1709	149	638	4340	6500	65%	67%	
243	2463-3B	2463	NA	34	568	3065	6000	NA	51%	

NOTE: ALL AREAS ARE IN SQUARE FEET