

**STAFF REPORT TO THE ZONING ADMINISTRATOR  
FOR CONSIDERATION AT THE MEETING OF NOVEMBER 18, 2021**

**PREPARED BY:** Jose Cortez, Associate Planner

**APPROVED BY:** Forrest Ebbs, Community Development Director

**DATE:** November 18, 2021

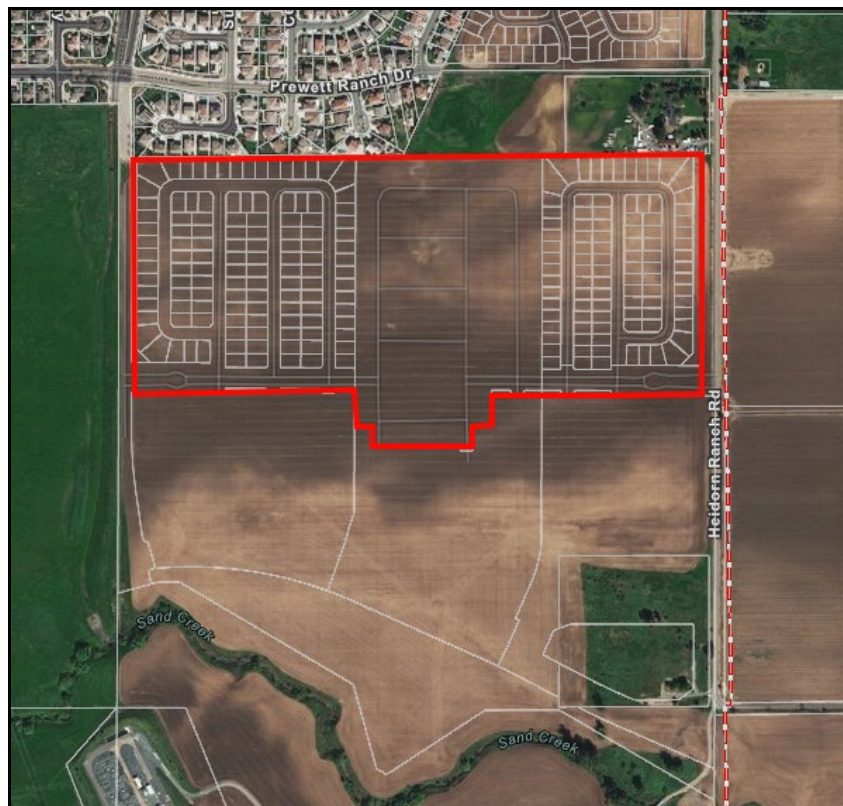
**SUBJECT:** Horizon at Cielo (AR-21-15)

**RECOMMENDATION**

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

**REQUEST**

Century Communities requests design review approval for a new home plan for use in tracts 9561 and 9483 for the Cielo at Sand Creek project.



## **BACKGROUND**

The project site was previously entitled by the City of Antioch in 2016 for a residential development on 141.6 total acres, including up to 650 single-family residential units and 31.6 acres of parks and landscaped areas. In addition, the proposed project included off-site improvements (i.e., roadways and utilities) that would affect two off-site adjacent areas totaling approximately 6.47 acres: an area to the north and east that included an approximately 6.02-acre portion of Heidorn Ranch Road (a dedicated public roadway in Antioch); and a 0.4-acre area to the southeast that includes a portion of Sand Creek in which storm drain lines and a storm drain outfall structure would be constructed. The City Council also certified the Vineyards at Sand Creek Environmental Impact Report (EIR). In addition, the Council adopted an ordinance approving a Development Agreement (DA) between the City and the applicant and an ordinance rezoning the site to Planned Development District (PD). As part of the PD, development standards and design guidelines were adopted. The Project currently has approved plans for villages 1-3 (generally the northern half of the project). Village 1 included (96 Market-Rate Single-Family homes), Village 2 (121 Active Adult Single-Family homes for seniors) and Village 3 (120 Active Adult Single-Family homes for seniors) for a total of 337 total units. The 337 single-family homes would range between approximately 1,500 and 3,000 square feet (sf). Also approved is a Fitness Center and Amenity Building located in Parcel A Park, and wall and fence designs for the six-foot tall masonry walls and good neighbor wood fencing.

On May 24, 2018, the City of Antioch's Zoning Administrator adopted the resolution approving a Use Permit for Phase I through Phase III for the Vineyards at Sand Creek Project, subject to conditions of approval. The overall project consists of six total phases.

On October 3, 2018, the City of Antioch's Planning Commission adopted the resolution approving design review of the home architecture for Phase I through Phase III for the Vineyards at Sand Creek Project, subject to conditions of approval.

On February 20, 2019 the Planning Commission approved the design review (File No. AR-18-23) of an Amenity building and Landscaping for Phases I through III.

On May 6, 2020 the Planning Commission adopted the resolution recommending the City Council approve a Use Permit and Design Review Application for Home Size modifications, and new home architecture for the Cielo at Sand Creek project.

On May 26, 2020 the City Council adopted the resolution approving the Use Permit and Design Review application for Home Size modifications, and new home architecture for the Cielo at Sand Creek project.

## **ENVIRONMENTAL REVIEW**

An Environmental Impact Report ("EIR") for the project was prepared in December 2015 and certified in February 2016 Resolution No 2016/11. The EIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation

measures to reduce impacts to a less-than-significant level. With the implementation of the mitigation measures proposed, the Cielo at Sand Creek Project would not result in any significant unavoidable impacts with respect to any of CEQA issue areas. Additionally, the proposed project, when combined with cumulative projects in the vicinity of the site, would not result in any cumulatively considerable significant unavoidable impacts. The proposed Use Permit, and Design Review is consistent with the project analyzed in the EIR; therefore, no further environmental review is required.

## **ANALYSIS**

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

On October 21, 2021, the Applicant, Century Communities, submitted an application for a Design Review Permit for the addition of a new plan for use in the previously approved and modified Cielo at Sand Creek development. The Applicant proposes the addition of a new plan for use in tracts 9561 and 9483. Plan 7 is a two-story, 4-bedroom home with options for additional bedrooms totaling 2,835 square feet. The plan also includes an optional “multi-gen” suite on the first floor. The multi-generation unit gives the option to convert a bedroom and office space into a unit with a bedroom, bathroom, living space essentially creating a separate space. The multi-generation unit on the 1st floor will include a connection to the main living portion of the home, and a separate entrance. The applicant states that this plan would see limited plotting due to their current construction progress. The applicant intends to mix in the Plan 7 with the current plans and development plan.

The Cielo at San Creek development is currently under construction with 10 plans that were previously approved in May 2020. The new plan being introduced is designed to fit on the existing 50x80 lots within tracts 9561 and 9483. The Plan 7 is also generally consistent with the approved Design Guidelines for the original PD. The applicant proposes three elevations for the new proposed plan. The proposed Plan 7 will include a Spanish, California Ranch, and Farmhouse elevation.

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

The applicant is proposing one new home plan that totals 2,835 square feet. The new plan features the same architectural styles as approved in May 2020. Themed specific siding, shutters, stone veneer garage doors, window mullions, lighting and roof tiles are included for each architectural style. Each plan also includes enhanced facades at the street corners. The enhancements for each home plan are detailed on the project plans (Attachment E). The architectural styles are consistent with the previously approved “Promenade at Sand Creek” homes.

The Plan 7 also includes a 20’x20’ two-car garage, similar to the previous plans. This plan proposes to have the garage recessed behind the main living portion of the home. Each garage door also has an architectural themed style with an option for glazing insert. Each model includes three architectural styles, all of which are generally consistent with the

Citywide Design Guidelines. Additionally, the proposed plan is shown in detail and included as Attachment “C” to the staff report.

### **ATTACHMENTS**

- A: Resolution
- B: Project Description
- C: Development Plan

# ATTACHMENT A

## ZONING ADMINISTRATOR RESOLUTION NO. 2021-\*\*

### RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING THE DESIGN REVIEW OF A NEW HOME PLAN FOR THE CIELO AT SAND CREEK PROJECT

**WHEREAS**, the City received a request from Century Communities for Design Review approval for a new home plan for the Cielo at Sand Creek Project. The project site is located on the west side of Heidorn Ranch Road south of Prewett Ranch Road and the east side of Hillcrest Avenue north of the future extension of Sand Creek Road (AR-21-15);

**WHEREAS**, an Environmental Impact Report for the Vineyards at Sand Creek Project and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and was certified, with Findings of Fact, by the City Council on February 9, 2016;

**WHEREAS**, the project is consistent with the EIR, MMRP and therefore, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, a subsequent environmental document is not required;

**WHEREAS**, the City Council adopted a General Plan Amendment for the project site changing the land use designations from Business Park, Public/Quasi-Public, and Open Space/Senior Housing to Medium Low Density Residential and Open Space as well as amendment to the text of the Sand Creek Focus Area of the General Plan (GP-14-01) on February 9, 2016;

**WHEREAS**, the City Council adopted the Vesting Tentative Map/Final Development Plan consisting of 641 units (Subdivision 9390) and Resource Management Plan on February 9, 2016;

**WHEREAS**, the City Council adopted a Rezone of the project site to Planned Development District, approving a Master Development Plan, Final Development Plan, and Planned Development and Design Standards (PD-14-03) on February 23, 2016;

**WHEREAS**, the City Council adopted a Development Agreement between the City of Antioch and GBN Partners, LLC on February 23, 2016;

**WHEREAS**, the adopted Development Agreement between the City of Antioch and GBN Partners, LLC was recorded by the Contra Costa County Recorder's Office on December 13, 2016;

**WHEREAS**, on May 24, 2018, the Zoning Administrator approved a Use Permit for Phase I through Phase III of the Vineyards at Sand Creek Project, consisting of 337 total single-family residential units (96 Market-Rate Single-Family homes for families and 241

Active Adult Single-Family homes for seniors) located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (APNs 057-030-003 and 057-050-007);

**WHEREAS**, on October 3, 2018, the Planning Commission approved the design review for Phase I through Phase III of the Vineyards at Sand Creek Project, located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. (APNs 057-030-003 and 057-050-007);

**WHEREAS**, on October 18, 2018, the Parks and Recreation Commission approved the designs of Parcel “C” and Parcel “D” Parks for Phase I through Phase III of the Vineyards at Sand Creek Project, located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (APNs 057-030-003 and 057-050-007);

**WHEREAS**, on May 6, 2020, the Planning Commission approved a resolution recommending that the City Council approve UP-20-02, AR-20-03 to allow the 10 new home plans, and home size modifications, and redesigned community building for the Cielo at Sand Creek located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (APNs 057-030-003 and 057-050-007); and

**WHEREAS**, on May 26, 2020, the City Council approved a resolution approving UP-20-02, AR-20-03 allowing the 10 new home plans, and home size modifications, and redesigned community building for the Cielo at Sand Creek located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (APNs 057-030-003 and 057-050-007); and

**WHEREAS**, the Zoning Administrator on November 18, 2021, 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 a new home plan for the Cielo at Sand Creek Project, 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 18, 2023), 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. PROJECT SPECIFIC CONDITIONS**

1. This development shall comply with all the obligations and requirements included in the adopted Development Agreement between the City of Antioch and GBN Partners, LLC, which was recorded by the Contra Costa County Recorder's Office on December 13, 2016.
2. This development shall comply with all previous project conditions of approval, including Resolution No. 2020/85 adopted May 26, 2020, except as modified herein, and mitigation measures adopted for the Cielo at Sand Creek (formerly Vineyards at Sand Creek Project)

\* \* \* \* \*

**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 18th day of November, 2021.

---

FORREST EBBS,  
Zoning Administrator

# ATTACHMENT B

## Scope:

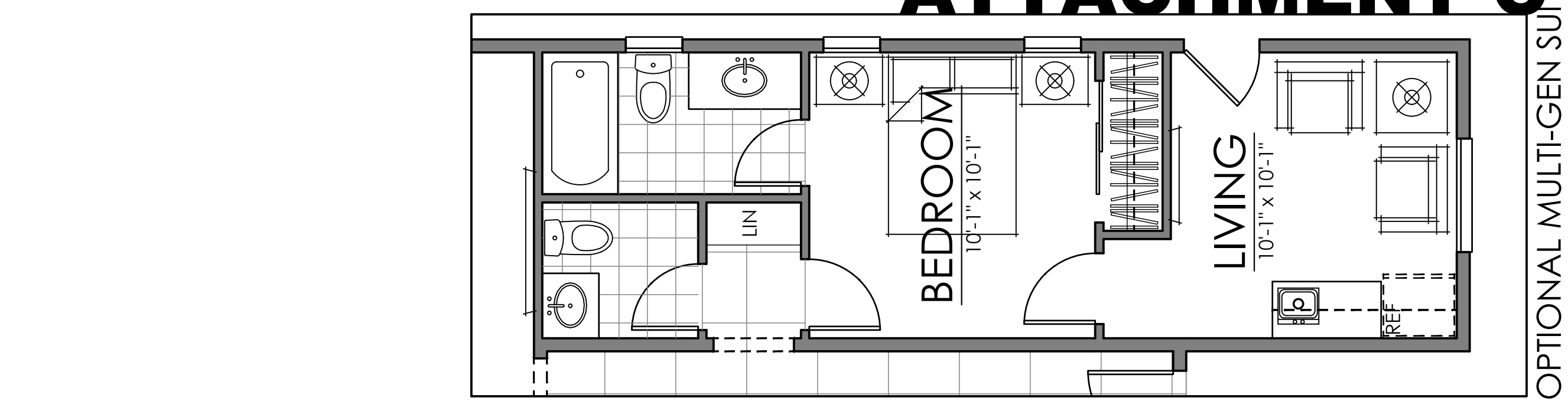
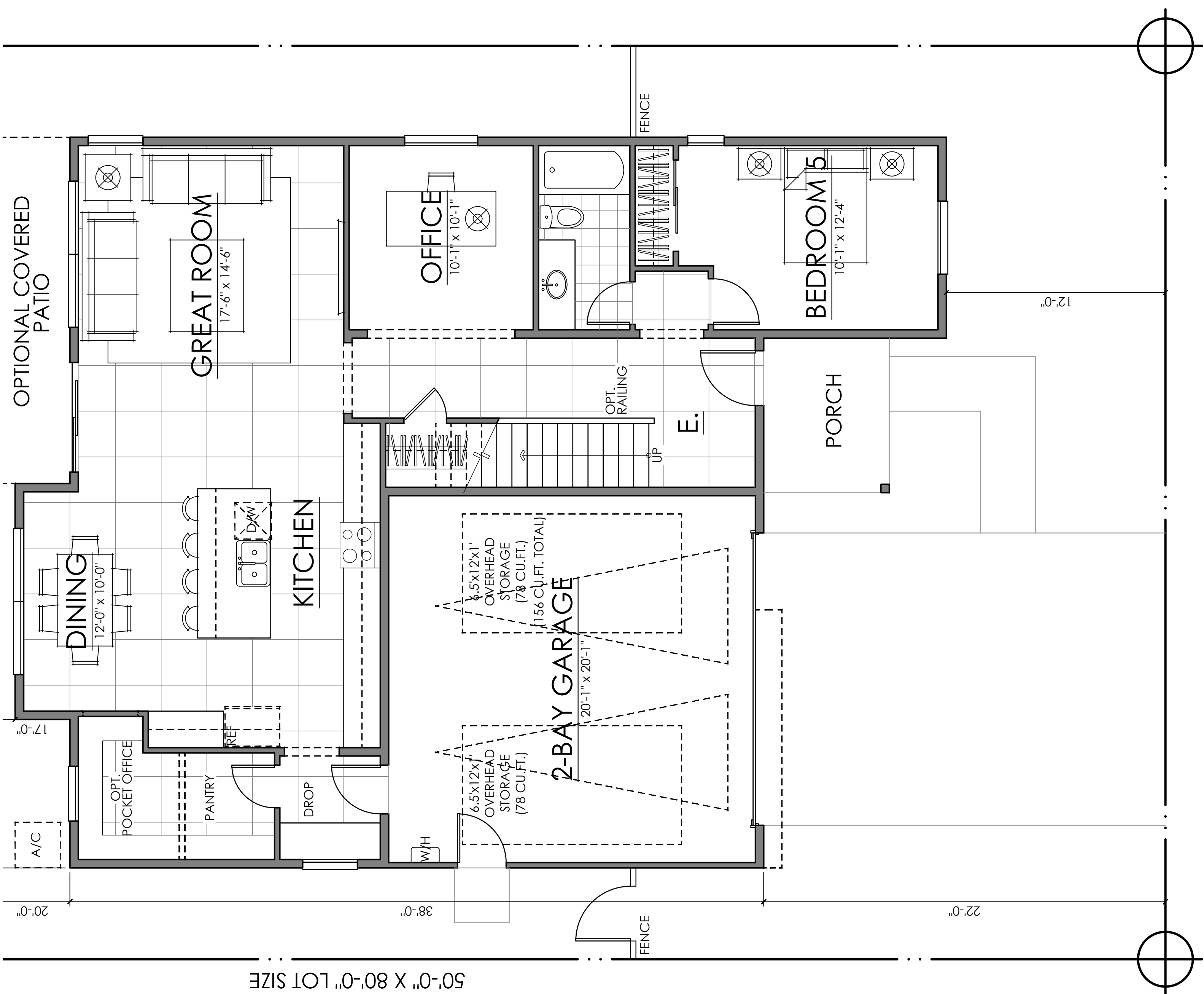
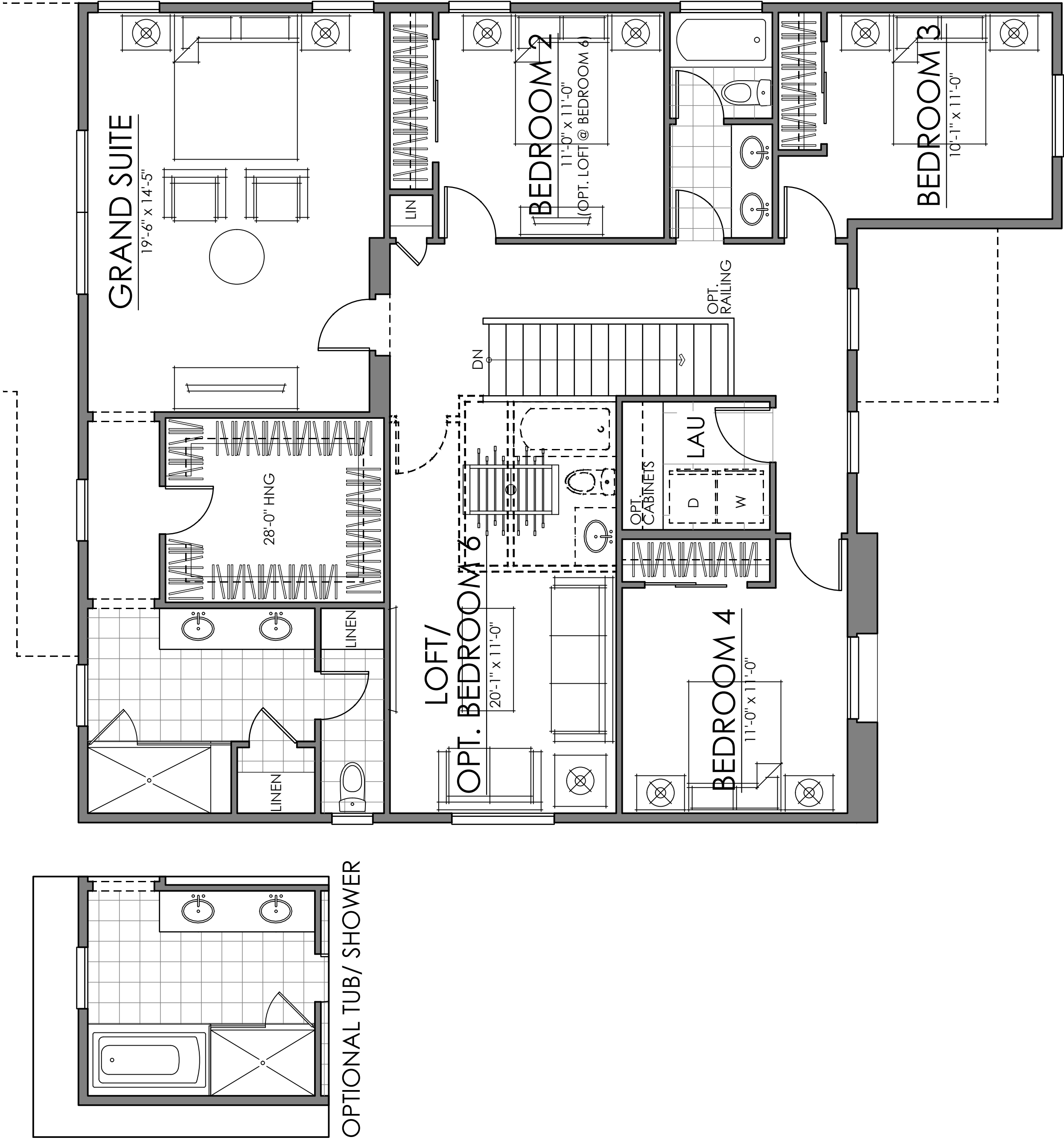
Century Communities is requesting approval for the addition of a new plan for use in tract 9561/9483. The plan 7 is a two story, 2,835 SF - the standard configuration has five (5) bedrooms, three (3) baths, an office and a loft. The loft can be optioned as a sixth bedroom. We are also offering an optional, multi-generation unit on the 1st floor with connection to the main floor and a separate entrance..

The new plan will have three architectural styles. These elevations are also offered in our current Horizon collection.

- The Spanish style features Stucco, barrel tile on the roof, shutters and clay pipes
- The California Ranch style features a mix of Stucco, horizontal siding and stone, with wood detailing at the porch
- The Farmhouse style features a mix of Stucco and vertical siding, shutters and a flat shingle roof
- The elevations are further distinguished from one another by the use of window mullions that are specific to the style as well as varied garage panels

Due to the progress on most of our lots, we anticipate that this plan would see limited plotting, but would be mixed in with the current plans and noted on a development plan as we have typically provided.





- ELEVATION NOTES**
- DRAW IN TRIM/GRIDS/SHUTTERS  
SOLID ON SIDES & REARS -  
NOTE @ ENHANCED  
ELEVATIONS ONLY.  
RETURN WRAPS TO FENCE LINE,  
SHOW & NOTE FENCE (6' TALL  
FENCE)
  - 7' TALL GARAGE DOORS
  - PLAN NOTES**
  - 9'-1" FIRST FLOOR PLATE
  - 7'-6" FIRST FLOOR WDW HD HT
  - 5' FIRST FLOOR WINDOW HEIGHT, TYP.
  - 8'-1" SECOND FLOOR PLATE
  - 7'-0" SECOND FLOOR WDW HD HT
  - 4' SECOND FLOOR WINDOW HEIGHT, TYP.
  - 150 CU. FT. OF STORAGE IN GARAGES
  - GARAGE DOORS RECESSED 6"
  - ADD NOTE TO CDS: AT LAUNDRY, WASHER ALWAYS ON LEFT

10.05.2020

50x80 AA   PLAN 7   DESIGN GUIDELINES COMPLIANCE			
PRODUCT CRITERIA	MINIMUM CONDITION	AS DESIGNED	COMPLIES
LOT SIZE (LOT TYPE B) 50X80	4,000 SF	4,000 SF	Y
SETBACKS			
FRONT TO BACK OF SIDEWALKS			
PORCH/COURTYARDS	10' MIN.	11'-6"	Y
LIVING	12' MIN.	17'-6 1/2"	Y
CORNER/STREET	10' MIN.	SEE SITE	
SIDE SETBACKS	5' MIN.	5'-0"	Y
REAR SETBACKS			
LIVING	10' MIN. / 12'-0" AVG.	25'-0"	Y
COVERED PATIO	3' MIN.	N/A	
GARAGE SETBACK	18' (w/o SW), 20' (w/ SW)	20'-0"	Y
BUILDING HEIGHT (2 STORY)	35'-0"	PER ELEVATION	Y
PARKING	2 SPACES IN GARAGE + 1 ON-STREET SPACE	2 GARAGE SPACES	Y
ARCHITECTURAL STYLES	VARIED STYLES REQ'D	SEE ELEVATIONS	Y
COVERAGE (BASED ON MINIMUM LOT SIZES)	60% SINGLE STORY 54% TWO STORY	41.0%	Y

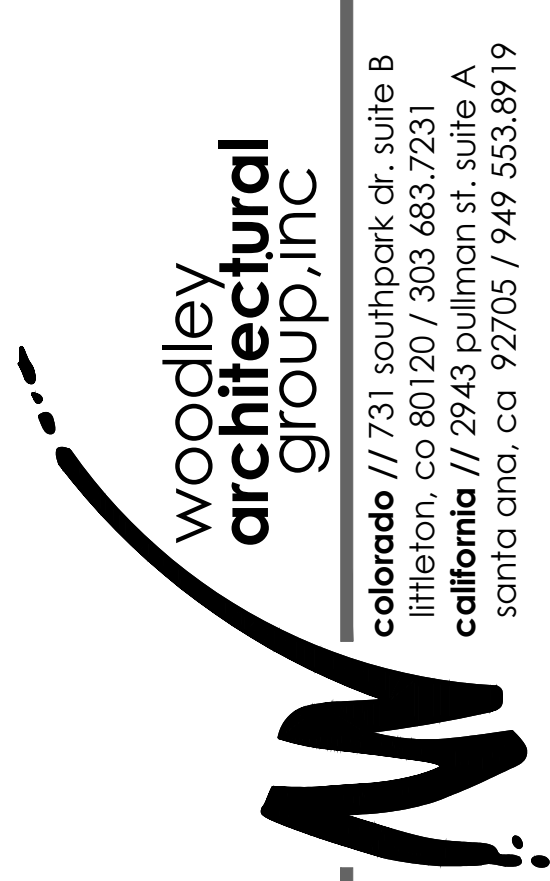
FIRST FLOOR 1250 SQ. FT.  
SECOND FLOOR 1585 SQ. FT.  
TOTAL LIVING 2835 SQ. FT.

PLAN SEVEN | 2835 SQ. FT.

CIELO 40' | CENTURY COMMUNITIES  
ANTIOCH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.







elevationA-SPANISH



elevationB-CALIFORNIA RANCH



elevationD-FARMHOUSE

10.05.2021

PLAN SEVEN | CONCEPTUAL ELEVATIONS

**CIELO 40' | CENTURY COMMUNITIES**

**ANTIOCH, CALIFORNIA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

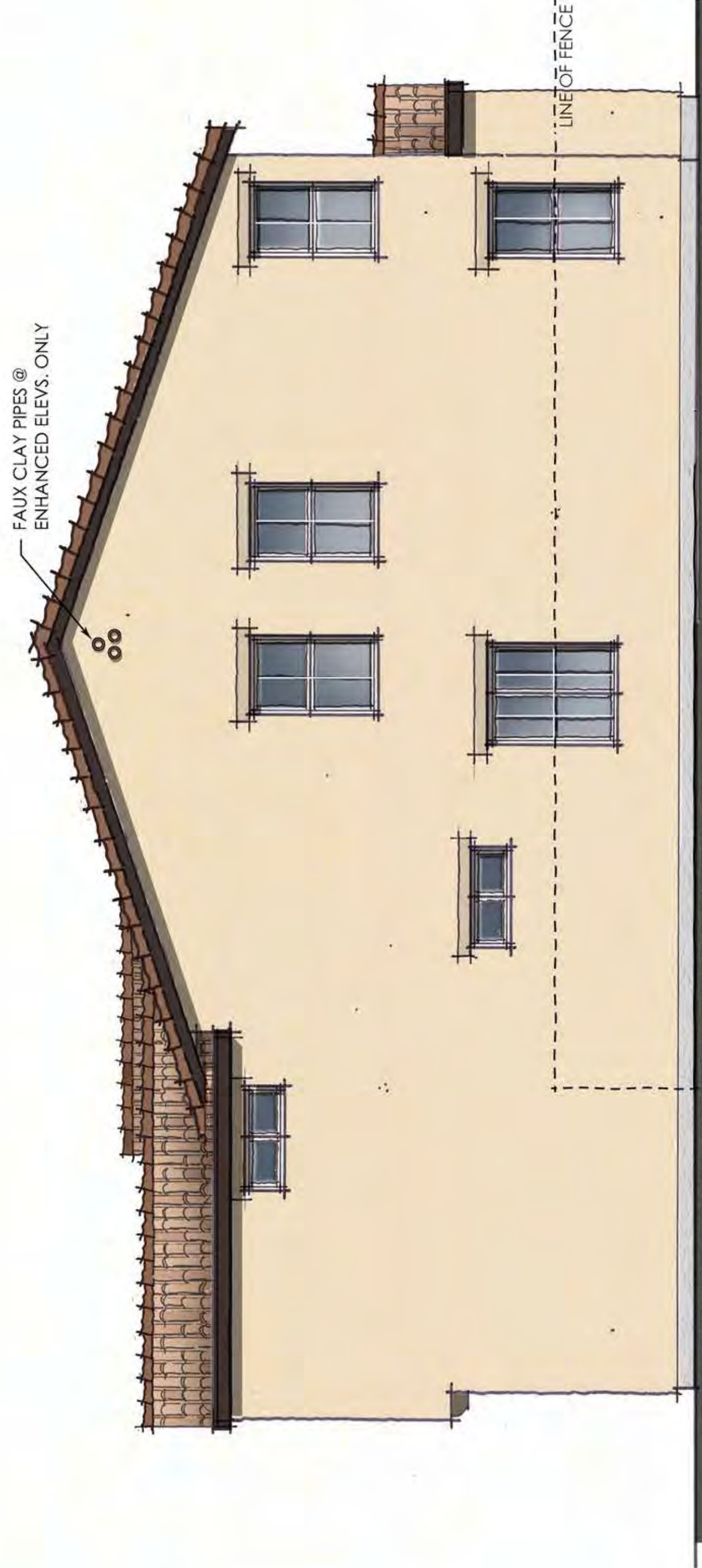
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



- MATERIAL NOTES:
- STUCCO
  - 5' TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - STYLE SPECIFIC SHUTTERS
  - FAUX CLAY ACCENTS



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

10.05.2021

PLAN SEVEN | ELEVATION 'A'

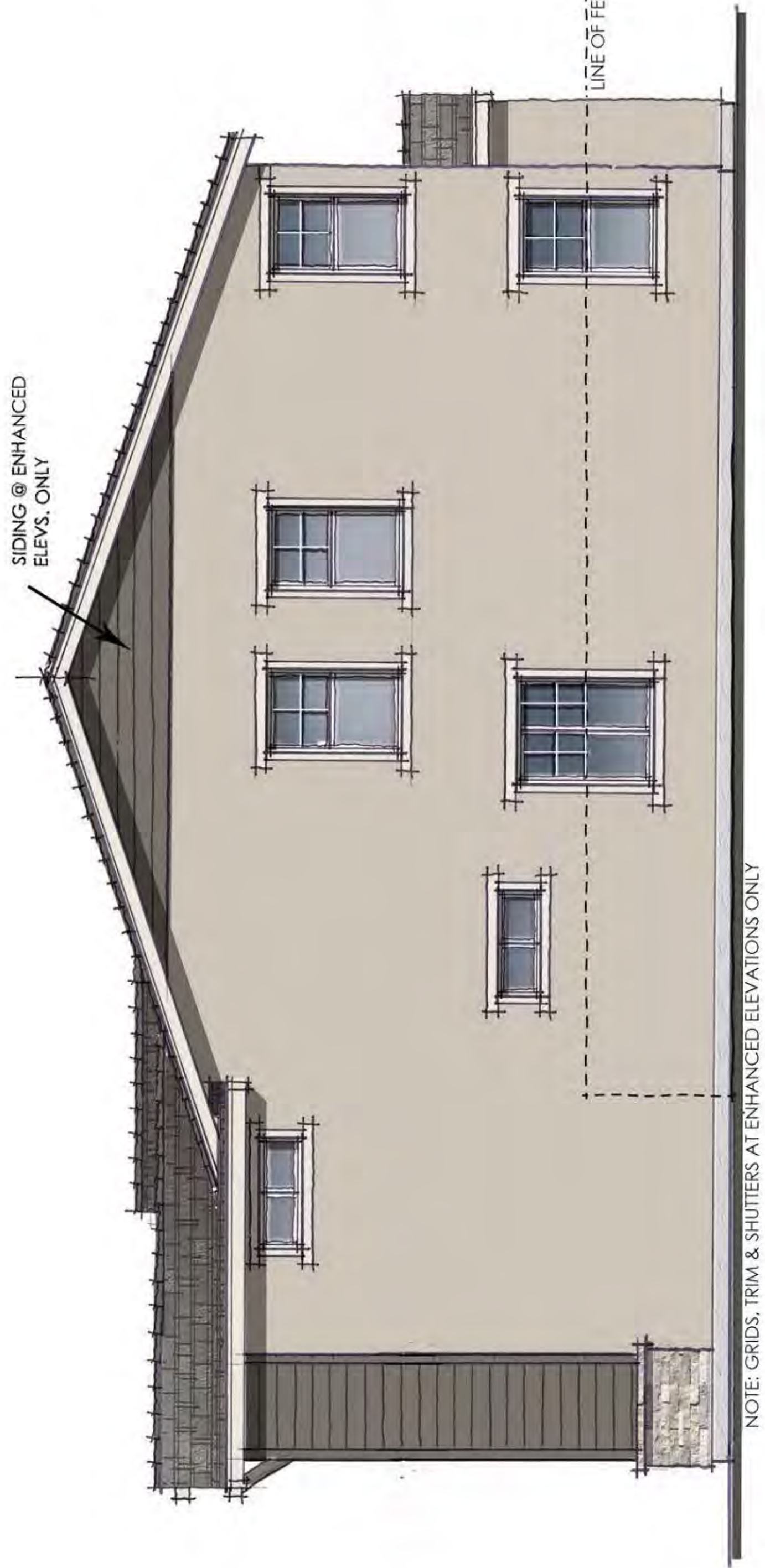
CIELO 40' | CENTURY COMMUNITIES  
ANTIOCH, CALIFORNIA



- MATERIAL NOTES:
- STUCCO
  - FLAT TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - STYLE SPECIFIC SHUTTERS
  - 8" HORIZONTAL SIDING
  - CULTURED STONE VENEER ACCENT
  - WOOD POSTS & BRACKETS



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

10.05.2021



- MATERIAL NOTES:
- STUCCO
  - FLAT TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - STYLE SPECIFIC SHUTTERS
  - WOOD POSTS
  - BOARD & BATT



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

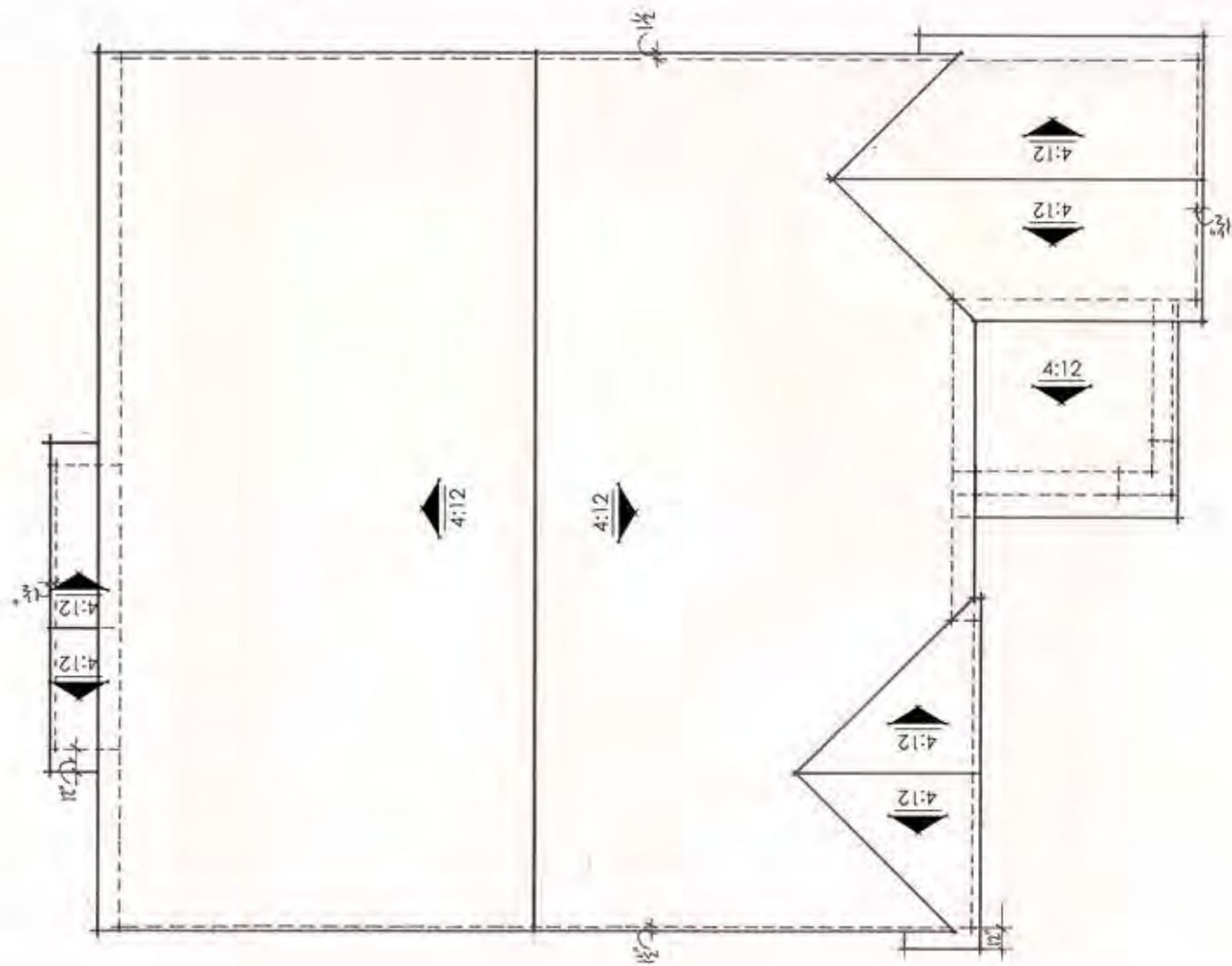
10.05.2021

PLAN SEVEN | ELEVATION 'D'

CIELO 40' | CENTURY COMMUNITIES

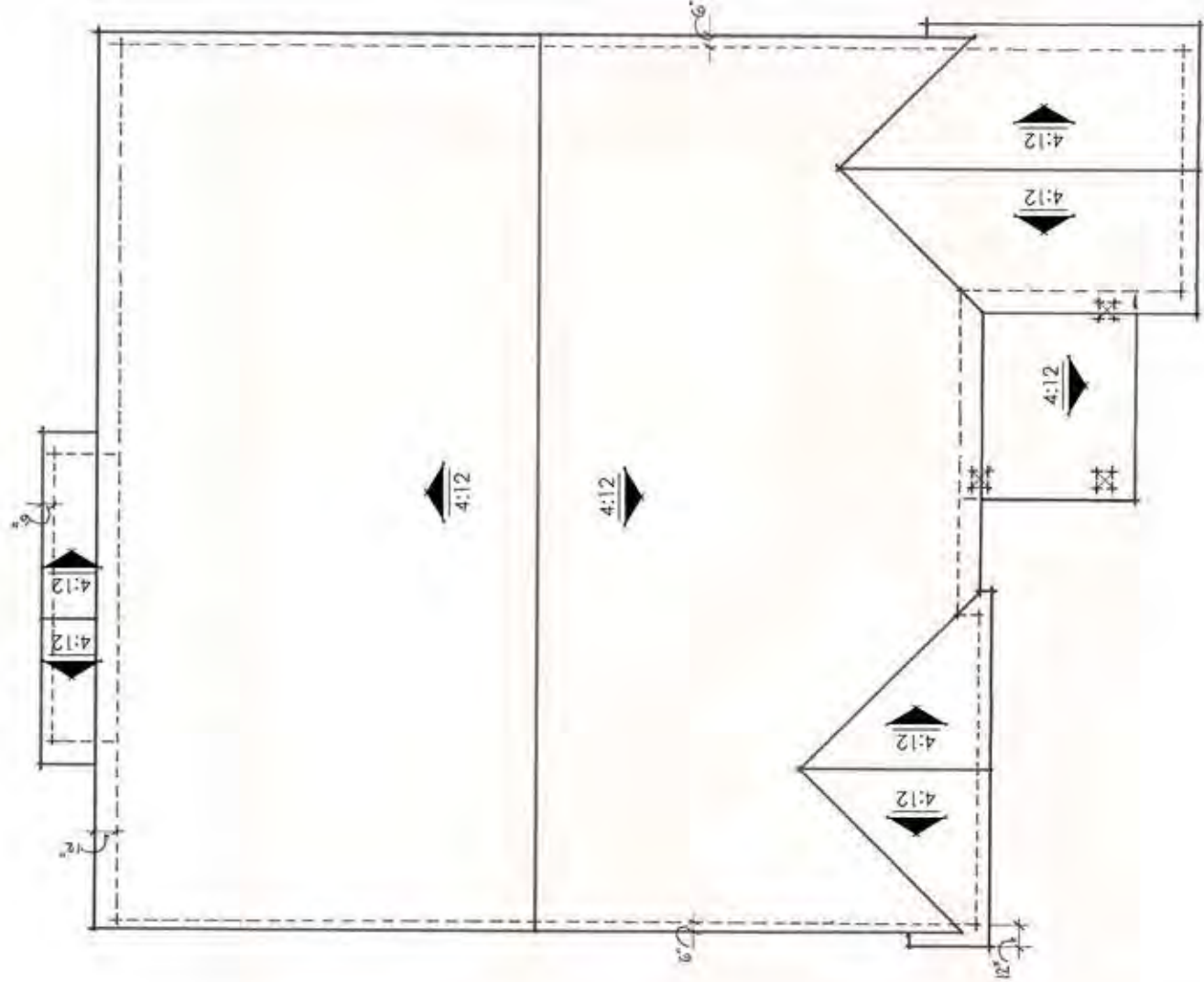
ANTIOCH, CALIFORNIA





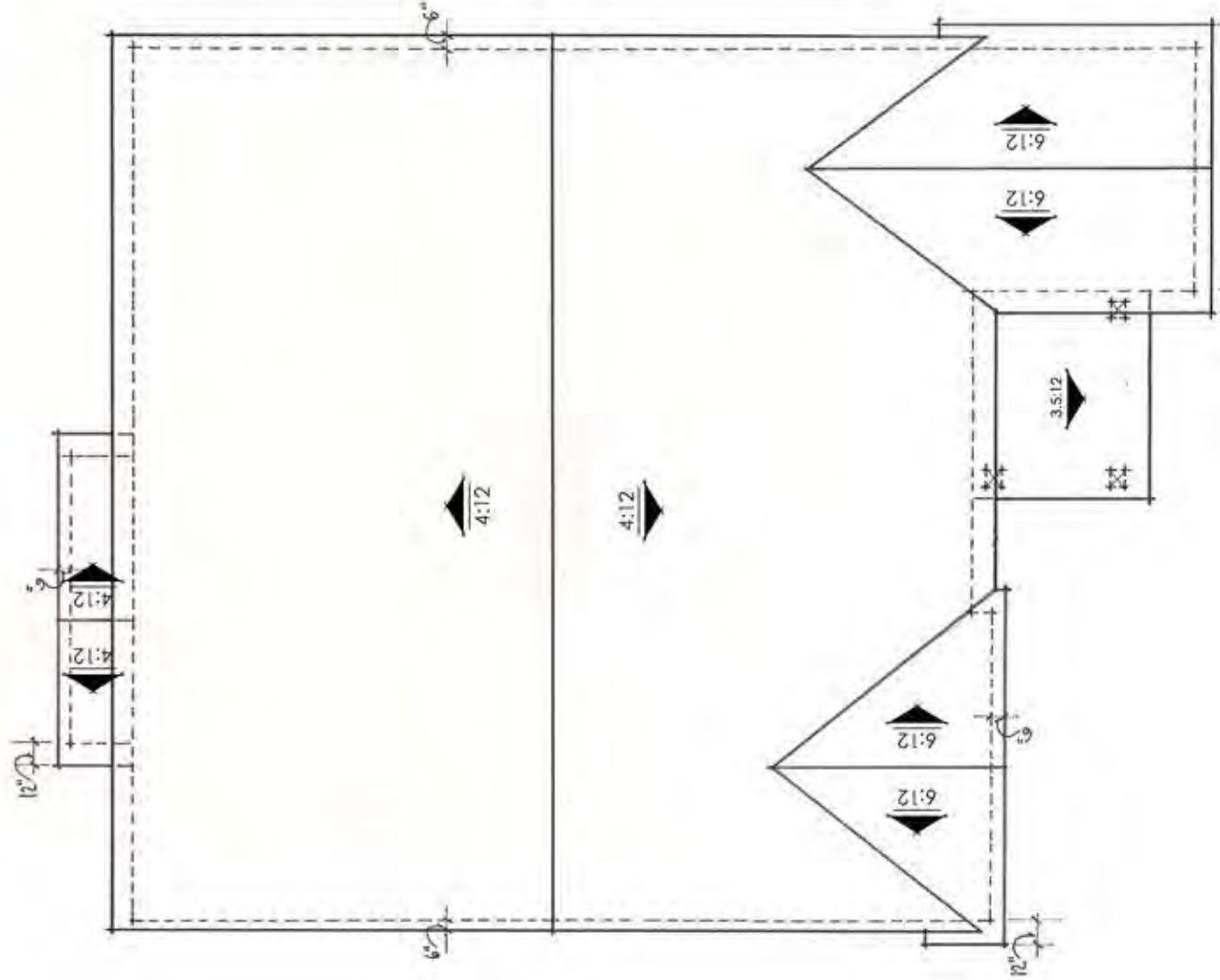
ROOF PLAN 'A'

SCALE: 1/8" = 1'-0"



ROOF PLAN 'B'

SCALE: 1/8" = 1'-0"



ROOF PLAN 'D'

SCALE: 1/8" = 1'-0"

10.05.2021

PLAN SEVEN | ELEVATION 'D'

CIELO 40' | CENTURY COMMUNITIES  
ANTIOCH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS  
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.