

AGENDA

CITY OF ANTIOCH ZONING ADMINISTRATOR

**THURSDAY, DECEMBER 12, 2019
3:00 P.M.**

REGULAR MEETING

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

APPEAL

All items that can be appealed under Section 9-5.2705 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 PM on **THURSDAY, DECEMBER 19, 2019**.

PUBLIC COMMENTS

NEW PUBLIC HEARINGS

1. **AR-19-10 – Deer Valley Business Park Office Buildings** - Ware Malcomb is requesting design review approval to construct two new office buildings within the Deer Valley Business Park. The project site is located on the east side of Country Hills Drive north of Lone Tree Way (**APN's 055-740-014, 055-740-015, 055-740-016**).
2. **UP-19-11 – Contra Costa ARC Daycare** – The applicant, WAA Design, requests approval of a use permit to allow a daycare for children and adults with special needs to occupy the existing building at 2157 Country Hills Drive. This project has been determined to be exempt from the California Environmental Quality Act (CEQA) (APN 053-071-112).

STAFF REPORT

STAFF REPORT

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 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

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

Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

**STAFF REPORT TO THE ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF DECEMBER 12, 2019**

Prepared by: Kevin Scudero, Associate Planner

Reviewed by: Alexis Morris, Planning Manager

Date: December 6, 2019

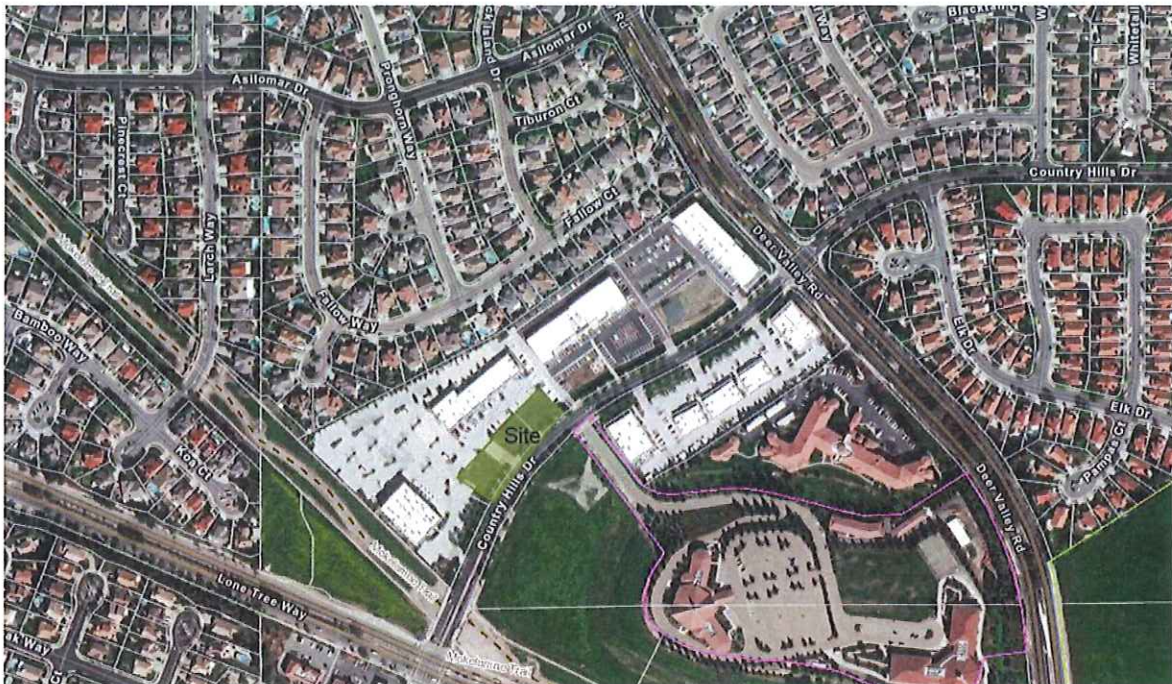
Subject: AR-19-10 – Deer Valley Business Park Office Buildings

RECOMMENDATION

Staff recommends that the Zoning Administrator **APPROVE AR-19-10** for the construction of two new office buildings within the Deer Valley Business Park.

REQUEST

Ware Malcomb is requesting design review approval to construct two new office buildings within the Deer Valley Business Park. The project site is located on the east side of Country Hills Drive north of Lone Tree Way (APN's 055-740-014, 055-740-015, 055-740-016).



ENVIRONMENTAL

The proposed project is an infill project, and is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15332 – Infill Development Projects: 1) the project is consistent with the General Plan as well as the applicable zoning designation; 2) the proposed development occurs within the city limits on a project site no more than five acres; 3) the project site has no value as habitat for endangered, rare, or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality as the site is currently developed with a commercial use; and 5) the site is adequately served by all required utilities and public services.

ANALYSIS

Issue #1: Project Overview

On August 2, 2006, the Planning Commission approved Resolution No. 2006-23 (Attachment B) approving the use permit and tentative map for the portion of Deer Valley Business Park on the western side of Country Hills Drive. The project has since been subdivided and all of the required parking, drive aisles and trash enclosures have been constructed to serve the business park. The first building in this section of Deer Valley Business Park was constructed in 2007 with a design that was approved by the Design Review Board on January 12, 2007. In 2015 two more buildings were constructed in this section of Deer Valley Business Park with a more modern design. The applicant is proposing to construct two new office buildings that are consistent with the more modern design that was built in 2015. Building #1 is a 3,600 square foot office building on Parcel N and Building #2 is a 7,368 square foot office building that will be on Parcel's O & P. Staff has added a condition of approval that the demising wall for Building #2 be on the property line between Parcel's O & P unless a lot merger has been approved merging the two parcels. A copy of the site plan has been included as Attachment "C" to the staff report.

Issue #2: Architecture & Landscaping

The proposed architectural style of the buildings are modern with clean lines and metal elements. The elevations incorporate articulation of the facades and varied rooflines for vertical articulation. The building façade features painted stucco, glass windows and doors and a steel canopy. The primary building color is Dunn Edward "Cold Morning" with Dunn Edward "Dry Creek" and Dunn Edward "BBQ" as secondary colors. The steel canopy will be painted Dunn Edward "Dapple Gray." A copy of the building elevations is included as Attachment "D" to the staff report.

The applicant is also proposing to install landscaping around the perimeter of the proposed buildings. The proposed landscaping is a mix of drought tolerant trees, shrubs

and grasses that are consistent with the existing landscaping in the Deer Valley Business Park. A copy of the plant images is included as Attachment “E” to the staff report.

ATTACHMENTS

- A: Resolution
- B. Planning Commission Resolution No. 2006-23
- C: Site Plan
- D: Building Elevations
- E: Plant Images
- F: CCCFD Comment Letter September 16, 2019

ATTACHMENT “A”

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2019-****

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF ANTIOCH
APPROVING DESIGN REVIEW FOR THE CONSTRUCTION OF TWO OFFICE
BUILDINGS WITHIN THE DEER VALLEY BUSINESS PARK**

WHEREAS, the Zoning Administrator of the City of Antioch did receive a request from Ware Malcomb for design review approval to construct two new office buildings within the Deer Valley Business Park (**AR-19-10**) (**APN's 055-740-014, 055-740-015, 055-740-016**) ; and,

WHEREAS, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline section 15332- Infill Development Projects; and,

WHEREAS, the Planning Commission on August 2, 2006, duly held a public hearing, and approved the use permit and tentative map for Deer Valley Business Park in Planning Commission Resolution No. 2006-23; and,

WHEREAS, the Zoning Administrator on December 12, 2019, duly held a hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Zoning Administrator of the City of Antioch does hereby **APPROVE AR-19-10** for the construction of two new office buildings within the Deer Valley Business Park (**APN's 055-740-014, 055-740-015, 055-740-016**), subject to the following conditions:

A. STANDARD CONDITIONS

1. The City of Antioch Municipal Code shall be complied with.
2. City staff shall inspect the site for compliance with conditions of approval prior to final inspection.
3. Conditions required by the Zoning Administrator, which call for a modification or any change to the site plan submitted, shall be corrected on the project plans to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permits will be issued unless the site plan meets the requirements stipulated by the Zoning Administrator and standards of the City.

4. That this approval expires two years from the date of approval (Expires: December 12, 2021), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
5. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
6. 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.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall comply with AMC § 5-17.04 and 5-17.05, 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.
4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.
5. Driveway access to neighboring properties shall be maintained at all times during construction.
6. Asphalt paving shall have a minimum slope of two percent (2%), concrete paving shall have a minimum slope of 0.75%, except asphalt paving for identified accessible parking stalls and access routes shall have a minimum slope of 1.5% and a maximum slope of 2%, or as approved by the City Engineer.
7. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.

C. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District detailed in their letter dated September 16, 2019, shall be met.

D. PROPERTY MAINTENANCE

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to the storm season and prior to each storm event.
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.
4. All cracked, broken or damaged concrete curb, gutter and/or sidewalks in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer and at no cost to the City.

E. WATER CONSERVATION/WATER QUALITY (NPDES)

1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used.
2. That the project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC § 6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
3. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:

- a. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
- b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- c. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and drive aisles in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.

- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install "No Dumping, Drains to River" decal buttons on all catch basins.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.

- o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
 - p. Install full trash capture device(s) in storm water catch basins that collect water from the project site. A “full trash capture device” is defined as any device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour, storm in the tributary drainage catchment area. Selected devices must be detailed on the building permit plan submittal and approved by Public Works prior to installation.
- 4. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.

F. LANDSCAPING REQUIREMENTS

- 1. Sight distance triangles shall be maintained per AMC § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.
- 2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
- 3. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.
- 4. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
- 5. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size.

G. PROJECT SPECIFIC CONDITIONS

1. This design review approval applies to the construction of two office buildings within the Deer Valley Business Park as depicted on the project plans submitted to the City of Antioch on August 15, 2019.
2. All conditions contained in Planning Commission Resolution No. 2006-23 are applicable to the site unless modified herein.
3. The demising wall of the 7,368 square foot office building (building #2) shall run along the property line unless a lot merger has been approved merging the two parcels.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly 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 12th of December, 2019.

Forrest Ebbs
Zoning Administrator

ATTACHMENT “B”

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2006-23**

WHEREAS, the Planning Commission of the City of Antioch did receive an application from MS Walker and Associates, Inc. requesting approval of a Use Permit to construct 16 buildings ranging in size from 1,881 to 6,606 s.f. on approximately 8.14 acres. The applicant is also requesting approval of a tentative map to create 17 parcels plus one common parcel from one existing parcel for the purpose of commercial condominiums. (**UP-05-35, AR-06-18, PW 357-303-06**). The property is located on the east corner of Deer Valley Road and Country Hills Drive (**APN 055-071-071**); and

WHEREAS, in accordance with the provisions of the California Environmental Quality Act a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program has been adopted for this project; and

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

WHEREAS, on August 2, 2006 the Planning Commission duly held a public hearing, received and considered evidence, both oral and documentary; 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 with the conditions of approval;
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.

WHEREAS, the Planning Commission does determine:

1. That the parcel map, design, and improvements are consistent with the General Plan;
2. That the parcel map complies with the Housing Element as it relates to regional and local needs;
3. That the parcel map will comply with future passive or natural heating or cooling opportunities; and
4. That parcel map complies with local ordinances.

NOW THEREFORE BE IT RESOLVED that the Planning Commission, after reviewing the staff report and considering testimony offered, does hereby **APPROVE** UP-05-35, AR-06-18, PW 357-303-06- Deer Valley Business Park – Parcel 1 Use Permit and Vesting Tentative Parcel Map subject to the following conditions:

STANDARD CONDITIONS

1. That the project shall comply with the Antioch Municipal Code.
2. That conditions required by the Planning Commission, which call for a modification or any change to the site plan submitted, 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 the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.
3. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
4. The Tentative Map approval is subject to the time lines established in the State of California Subdivision Map Act, and shall expire in one year if not acted upon.
5. That approval of this tentative map shall not constitute the approval of any improvements shown on the tentative map.
6. That approval of this tentative map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.

7. That any required easements or rights-of-way for off-site improvements are to be obtained by the developer, at no cost to the City of Antioch.
8. That City staff shall inspect the site for compliance with conditions of approval prior to final building inspection.
9. That the developer shall pay all fees required by the City Council.
10. That the Regional Traffic Impact Fee be paid, as well as all other applicable fees.
11. That the developer shall pay all required fees at the time of building permit issuance.
12. That traffic signal fees be paid.
13. That the applicant shall comply with all requirements and conditions, and pay all fees set forth by the Delta Diablo Sanitation District.
14. That improvements and fees that are required by the Contra Costa County Flood Control District be implemented, as approved by the City Engineer.
15. That this project shall be approved by the Design Review Board prior to the issuance of building permits for the project site.
16. Signage shall adhere to the Master Sign Program as approved by the Design Review Board.
17. That the project shall be in compliance with and supply all necessary documentation required by AMC 6-3.2: Construction and demolition debris recycling.
18. That asphalt paving have a minimum slope of 2% and concrete paving have a minimum slope of 0.75%, or as approved by the City Engineer.
19. That all parking lot dimensions and striping meets minimum City standards.
20. That landscaping and signing not create a sight distance problem.
21. That the developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements.

22. That any work that would obstruct a City street not be conducted during peak commute hours, as approved by the City Engineer.
23. That advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
24. That an exterior lighting plan shall be submitted for staff review and approval. All lighting shall be installed onsite in accordance with approved plans, prior to the issuance of certificates of occupancy for this project.
25. That building permits shall be secured for all proposed construction associated with this project, including any interior improvements not expressly evident on the plans submitted.
26. That all construction conforms to the requirements of the Uniform Building Code and City of Antioch standards.
27. That a reduced backflow prevention device be installed on all City water meter services.
28. That the sewer collection system shall be constructed to function as a gravity system.
29. That cracked or broken sidewalk shall be replaced as required by the City Engineer.
30. That all on site curbs, gutters, and sidewalks be constructed of Portland cement concrete.
31. That all mechanical and roof equipment be screened from public view.
32. That standard dust control methods be used to stabilize the dust generated by construction activities.
33. That the developer shall provide adequate water pressure and volume to serve this project, as approved by the City Engineer.
34. No illegal signs, pennants, banners, balloons, flags, or streamers are to be used on this site at any time.
35. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
36. That water conservation measures, including low volume toilets and the use

of drought tolerant landscaping.

37. Refuse enclosures are required. The refuse enclosure shall be covered by a roof structure to prevent runoff and that the interior be plumbed to the sanitary sewer.
38. All requirements of the Contra Costa County Health Department shall be met.
39. There be a minimum of five (5) feet clear between any proposed trees and any concrete or asphalt paving. Trees closer than ten (10) feet to such concrete or asphalt paving shall use approved root guards.
40. That detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this project.
41. That all parking and access meet the ADA/Title 24 requirements as determined by the Chief Building Official using Checklist #1, Parking, CA Title 24, Sections 1129B.1 and 1130B. The location of such spaces shall provide safe and convenient access to the building as determined by the Chief Building Official.
42. That the City Engineer shall determine if it is necessary to engage in soils and structural engineers as well as any other professionals deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City, this may be extended to include field inspections by such professional to verify implementation of the plans. Costs of these services shall be born by the developer.
43. That street lighting be provided in accordance with the Antioch Municipal Code.
44. That the use of construction equipment be restricted to weekdays between the hours of 8:00 am to 5:00 pm or as approved by the City Engineer.
45. The applicant shall comply with the following conditions provided by the Contra Costa County Fire District:
 - a) Provide emergency apparatus access roadways with all-weather driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150-feet of travel distance to all portions of the exterior walls of every building. Access roadways shall

not exceed 16% grade, shall have a minimum outside turning radius of 45-feet and an inside turning radius of 25-feet, and must be capable of supporting the imposed loads of fire apparatus, i.e., 37-tons. (902.2) CFC, 22500.1 CVC

- i. Access roadways of less than 28-feet unobstructed width shall have "*NO PARKING – FIRE LANE*" signs posted and curbs painted red with the words "*NO PARKING – FIRE LANE*" clearly marked.
 - ii. Access roadways of 28-feet or greater but less than 36-feet unobstructed width shall have "*NO PARKING – FIRE LANE*" signs posted, allowing for parking on one side only and curbs painted red with the words "*NO PARKING – FIRE LANE*" clearly marked.
 - iii. Access roadways 36-feet or greater of unobstructed width allow for parking on both sides.
- b) Emergency apparatus access roadways shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (8704.1) CFC

Note: A minimum of curb and gutters with up to the last lift of asphalt concrete paving shall be installed as the minimum sub-base material and capable of supporting the designated gross vehicle weight specified above.

- c) Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Electrically operated gates shall be equipped with a Knox Company key operated switch. Access gates shall swing inward and be setback from public right-of-way by a minimum of 30-feet. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (902.2.4) CFC
- d) Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four (4)-inches with ½ -inch stroke or larger as required to be readily visible from the street. (901.4.4) CFC
- e) The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

- f) The developer shall provide hydrants of the East Bay type. Hydrant locations will be determined by the Fire District up submittal of three (3) copies of complete site improvement plans or utility plans. (903.4.2) CFC

Note: Hydrants shall be spaced a maximum of 300-feet on center such that every property frontage is within 150-feet from a hydrant. Hydrants located within the bulb of a cul-de-sac or in the last 100-feet of a dead end road shall be determined inaccessible for Fire District use.

- g) The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 2.250 GPM. Required flow shall be delivered from not more than two (2) hydrants flowing simultaneously for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (903.3) CFC
- h) The developer shall submit three (3) copies of site improvement plans indicating all existing or proposed utilities, fire apparatus access roadways and turnaround and turnout areas for review and approval prior to construction. Indicate any water mains to be installed in any of the newly aligned roadways. (902.2.2.1) CFC

Note: This submittal shall be used to locate the above required hydrants.

- i) The developer shall submit three (3) copies of a 300-foot scale parcel map indicating approved fire hydrant locations, street names and addresses to the Fire District for mapping purposes. These maps are required prior to the Fire District signing final improvement plans (Mylar).
- j) The developer shall submit a computer-aided design (CAD) digital file copy of the subject project to the Fire District upon final approval of the site improvement plans or subdivision map. CAD file shall be saved in the latest AUTOCAD ®.DXF file format. (105.3) CFC
- k) Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (7901.3) CFC
- l) The developer shall submit three (3) complete sets of plans and specifications of the subject project, including any of the following required built-in fire protection systems, to the Fire District for review and approval prior to construction to insure compliance with minimum requirements related to fire and life safety. Plan review fees will be assessed at that time. (103.3.2.4) CFC, (106.3.2) CBC

- i. Private underground fire service water mains
 - ii. Building construction plans
 - iii. Fire sprinklers
 - iv. Fire alarm
 - v. High pile storage
 - vi. Commercial kitchen hood extinguishing systems
 - vii. Spray booths
 - m) Plan review and inspection fees shall be submitted at time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District (CCCFPD).
 - n) Submit plans to: Contra Costa County Fire Protection District
 2010 Geary Road
 Pleasant Hill, CA 94523
 - o) To schedule field inspections and tests, call 925-941-3323, prior to 3:00 PM a minimum of two (2) working days in advance.
46. That the project shall comply with all Federal, State and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under those NPDES regulations, this project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. As such, a Storm Water Control Plan is required to be submitted simultaneously with project plans.
47. That the following requirements of the Federally mandated NPDES program be complied with, or as required by the City Engineer:
- a) That an application for a State of California "General Construction Activity Storm Water Permit" be submitted to the Regional Resources Control Board, and a copy of the Notice of Intent be submitted to the City, prior to any construction activity on this site;
 - b) Limiting construction access routes and stabilizing access points;
 - c) Stabilizing areas denuded due to construction) prior to wet season, October 1 through May 1) by using suitable practices including, but not limited to temporary or permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, plastic covering, application of ground base on areas to be paved;

- d) Protecting adjacent properties by appropriate use of vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of these measures or other appropriate measures;
- e) Delineating clearing limits, easements, setbacks, sensitive or critical areas and their buffers, trees and drainage courses by marking them in the field;
- f) Stabilizing and preventing erosion from temporary conveyance channels and outlets;
- g) Using sediment controls and filtration to remove sediment from water generated by dewatering;
- h) Using proper construction materials and construction waste storage, handling and disposal practices;
- i) Using proper vehicle and equipment cleaning, fueling and maintenance practices;
- j) Controlling and preventing discharge of all potential pollutants, including but not limited to, pesticides, petroleum products, nutrients, solid wastes, and construction chemicals, that occur on site during construction;
- k) Preparing a contingency plan in the event of unexpected rain or BMP failure including but not limited to, an immediate response plan, storing extra or alternative control materials on-site (Stakes, fences, hay bales), notifying the local agency, etc.;
- l) Education and Training – For developments with no property owner association or community association, practical information materials on good housekeeping of hazardous products, proper use and disposal for hazardous products, and prohibited discharge practices and materials must be provided, initially by the developer, to the first occupant/tenants, and thereafter by the City public education program.
- m) Labeling Storm Drain Facilities – The phrase “No Dumping – Drains to River” must be embossed/stamped on all new storm drain inlets

to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Water courses should be similarly labeled by posting signs.

- n) Runoff Control – to the extent practicable, maintain post-development peak runoff rate and average volume of runoff at levels that are similar to pre-development levels. The developer must design the proposed project accordingly.

PROJECT SPECIFIC CONDITIONS

- 48. The CC&R's shall be subject to the approval of the City Attorney. The CC&R's shall be recorded prior to recording the final map. A property owner's association shall be established pursuant to CC&R's unless otherwise approved by the City Engineer. The common Parcel R shall be owned by the property owner's association and individual property owners shall be jointly responsible for maintenance of all site improvements, such as wall, fencing and landscaping pursuant to the CC&R's. The CC&R's shall be recorded with the final map.
- 48. That individual property owners shall be jointly responsible for maintenance of all site improvements specified in the CC&R's such as wall, fencing, and landscaping. This shall be recorded with the final map.
- 49. The project shall conform to Antioch Municipal Code Section 9-5.1001.1 concerning the landscape maintenance of non-residential projects. In addition all landscape areas shall be maintained at Level A. These requirements shall be set forth in the CC&R's.
- 50. That the applicant shall provide reciprocal parking and access easement over Parcel 'R', as approved by the City Engineer.
- 51. That the applicant shall provide a recorded parking and access easement on the property for the adjacent parcel (APN: 055-071-090) that contains the college, as approved by the City Engineer.
- 52. That separate utilities shall be provided for each parcel, and that all improvements for each parcel (e.g., water meters, sewer cleanouts, driveway curb cuts, etc.) shall be contained within the parcel or as approved by the City Engineer.
- 53. That a parking lot sweeping program be implemented which provides for sweeping, at minimum, immediately prior to and once during, storm season.

Parking lot sweeping shall occur during daytime hours in order to reduce noise impacts to residential neighbors. Provisions shall be included in the CC&R's for parking lot sweeping.

54. That the developer shall comply with the United States Postal Service policies and mailbox requirements for centralized delivery.
55. That all existing and proposed utilities, including transformers and PMH boxes, be placed underground (i.e. subsurface installation) or 30' back from the public right of way and screened from view in accordance with the Antioch Municipal Code or as approved by the City Engineer.
56. That the applicant shall place all water and sanitary sewer mains in public easements, shall dedicate same by separate instrument, and shall include the record information on the parcel map.
57. That the applicant shall annex this property into the Streetlight and Landscape Maintenance District and pay annual assessments as required by the City Council.
58. That the applicant shall apply a type 2 slurry seal on Country Hills Drive between Lone Tree Way and Deer Valley Road or as approved by the city engineer.
59. That the applicant shall restripe Country Hills Drive between Lone Tree Way and Deer Valley Road to include a two-way left turn lane and appurtenant improvements as required by the City Engineer.
60. That the existing landscaping between the curb and sidewalk be trimmed and replanted in accordance with the original landscape plan. The applicant shall be responsible for maintenance of this area. That the property owner's association shall be responsible for maintenance of this area, unless otherwise approved by the City Engineer.
61. That all driveways shall be City standard commercial type modified for delivery vehicles and located so as to align with future driveway locations along the east side of Country Hills Drive or as approved by the City Engineer.
62. That the most northerly driveway shall be eliminated or modified to be right out only. The applicant shall provide signage, pavement markings and/or modify this driveway to accomplish right out only as approved by the City Engineer.

63. That no access shall be allowed on Deer Valley Road.
64. That the project shall replace existing drainage grates in Country Hills Drive with standard bicycle grates, as approved by the City Engineer.
65. The applicant shall enter into an agreement with the City of Antioch, which shall be recorded on the property, indicating that the existence of the former Special Studies Zones and indemnifying the City from any legal action based on the approval and construction of habitable structures on the former Special Studies Zones.
66. That light standards shall be limited to a maximum height of 25 feet and shall not be located on the western project boundary.
67. The lighting located on the rear of the buildings adjacent to the western property shall be cast downward and not shine onto adjacent buildings.
68. Speed bumps shall be installed at the rear of the buildings that are parallel with the western project boundary and shall be spaced at 100 foot intervals.
69. The applicant shall provide bicycle parking, as required by the Antioch Municipal Code.
70. Evergreen trees shall be planted along the western project boundary in order to screen the views from adjacent residences. The type, number, size, and placement shall be determined by the Design Review Board.
71. The buildings shall have a minimum setback of 25' on Country Hills Drive and 30' on Deer Valley Road. Required setbacks shall be landscaped and parking shall not be permitted within the setbacks.
72. That no pine trees shall be used on the project site.
73. The trash enclosure located adjacent to building 'P' shall be relocated.
74. The colors of the proposed buildings shall be subject to approval of the Design Review Board.
75. Trees along Country Hills Drive and Deer Valley Road shall be 24" box.
76. No buildings or refuse enclosures shall be built on any easements.
77. That the project shall comply with all mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting

Program.

78. The applicant shall provide onsite signage to contact personnel per Staff's approval.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof, held on the 2nd day of August 2006 by the following vote:

AYES: Martin, Travers, Henry, Brandt, Azevedo and Long

NOES: None

ABSTAIN: Delgadillo

ABSENT: None



TINA WEHRMEISTER, Secretary to the
Planning Commission

ATTACHMENT “C”

CAUTION: IF THIS SHEET IS NOT SHOWN, IT IS A REDUCED PRINT.

WARE MALCOMB
Leading Design for Commercial Real Estate

4444 California Ave
Palo Alto, CA 94303
P: 650.324.2900
F: 650.324.2901
www.waremalcomb.com

**DEER VALLEY BUSINESS
PARK WEST
COUNTRY HILLS DRIVE & DEER
VALLEY ROAD
ANTIOCH, CALIFORNIA 94509**

OVERALL SITE PLAN	
DATE	03/24/2010
DESIGNED BY	JOHN A. MALCOMB
CHECKED BY	JOHN A. MALCOMB
APPROVED BY	JOHN A. MALCOMB

PROJECT	DEER VALLEY BUSINESS PARK WEST
CLIENT	DEER VALLEY BUSINESS PARK WEST
DATE	03/24/2010
BY	JOHN A. MALCOMB
FOR	JOHN A. MALCOMB

SHEET	A1.1
-------	------



LEGEND

- ADJACENT PROPERTY (NOT A PART OF THIS SITE)
- LANDSCAPE ARCHITECT
- PROPERTY LINE

ATTACHMENT “D”

CAUTION: IF THIS SHEET IS NOT 24"X36", IT IS A REDUCED PRINT

WARE MALCOMB
Leading Design for Commercial Real Estate

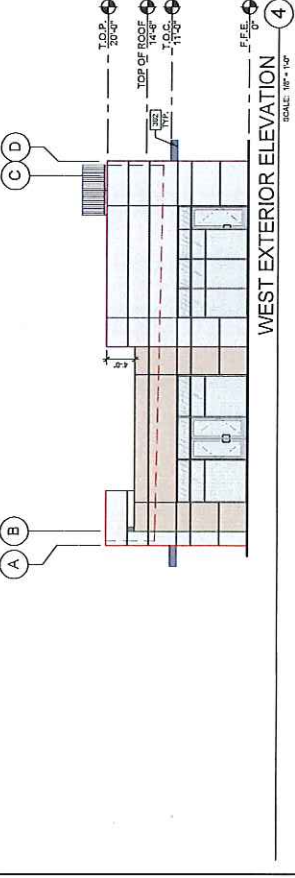
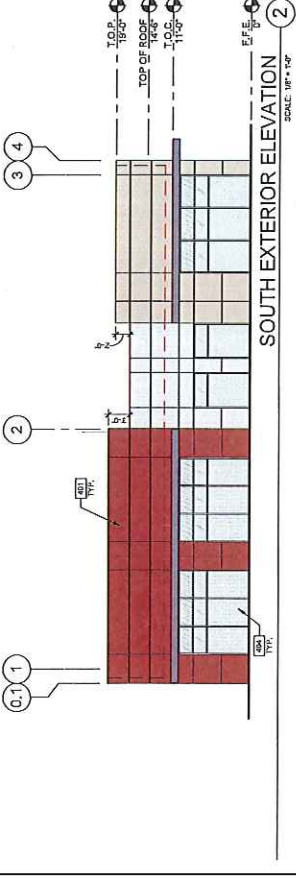
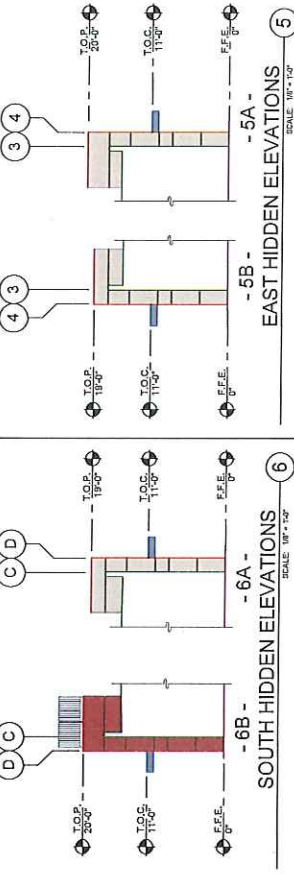
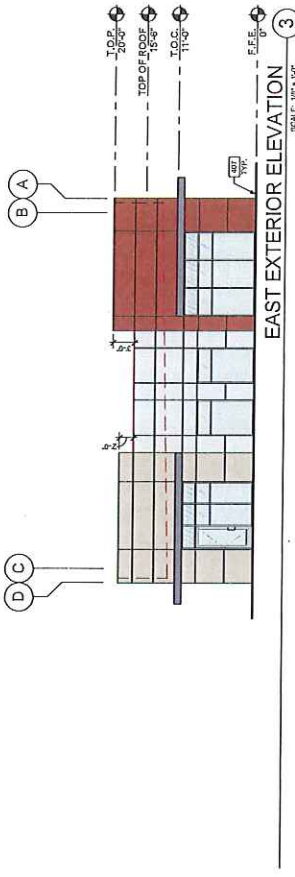
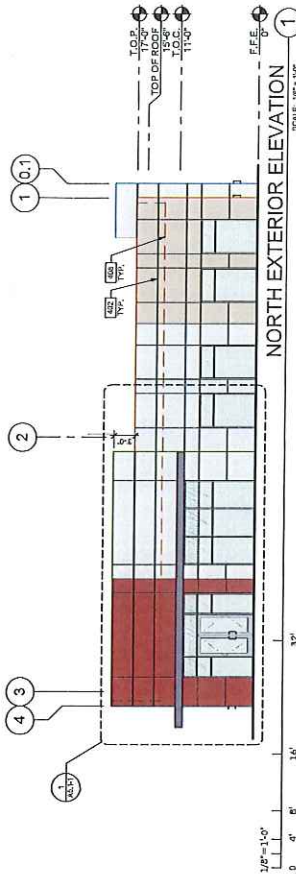
6033 Chabot Rd #100
Pleasanton, CA 94566
P 925.334.9000
F 925.334.9001
info@waremalcomb.com
www.waremalcomb.com

DEER VALLEY BUSINESS
PARK WEST
COUNTRY HILLS DRIVE & DEER
ANTIOCH, CALIFORNIA 94509

EXTERIOR ELEVATIONS	
DATE	REVISION
06/06/2017	1.1
DESIGNED BY	MANAGED BY
06/06/2017	06/06/2017

PAPER	J. DASH
DRAWN BY	A. K.
DATE	06/06/2017

SHEET
A4.1-1



NOTES

- STEEL CANOPY PAINTED.
- 302 ALUMINUM EXTERIOR SYSTEM WITH 1" INSULATED GLASS.
- 402 3/4" ALUMINUM.
- 404 ALUMINUM EXTERIOR SYSTEM WITH 1" INSULATED GLASS.
- 406 LINE OF ROOF EXTEND.

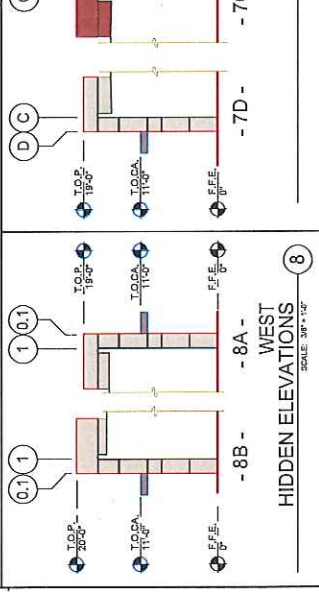
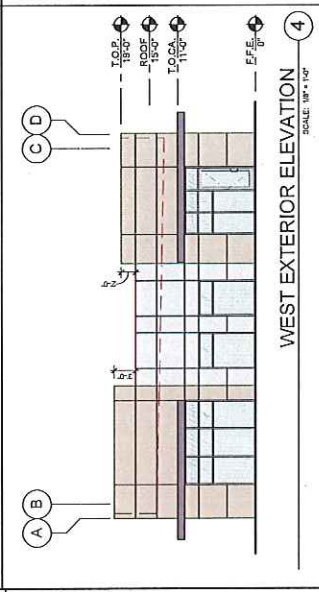
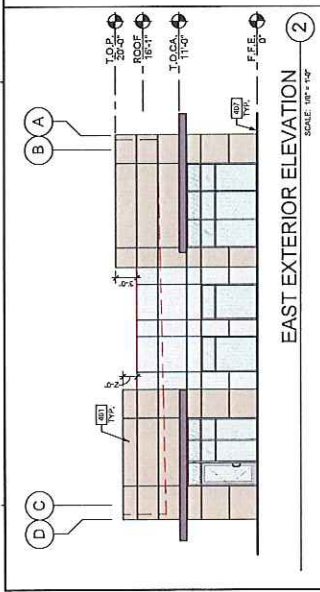
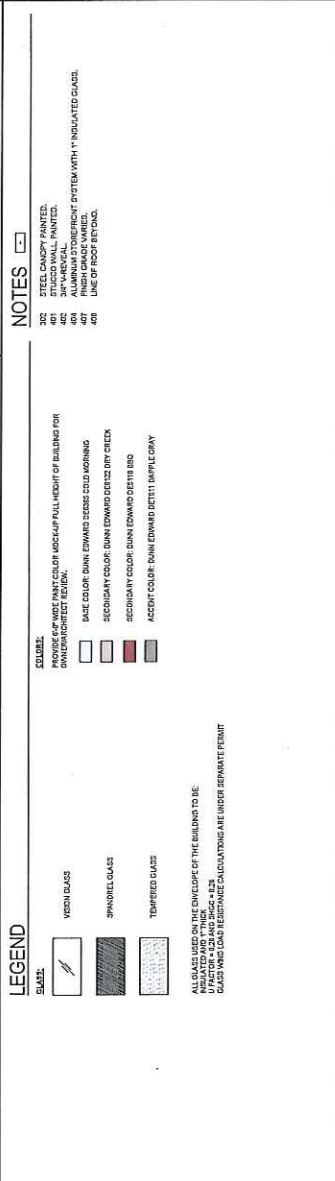
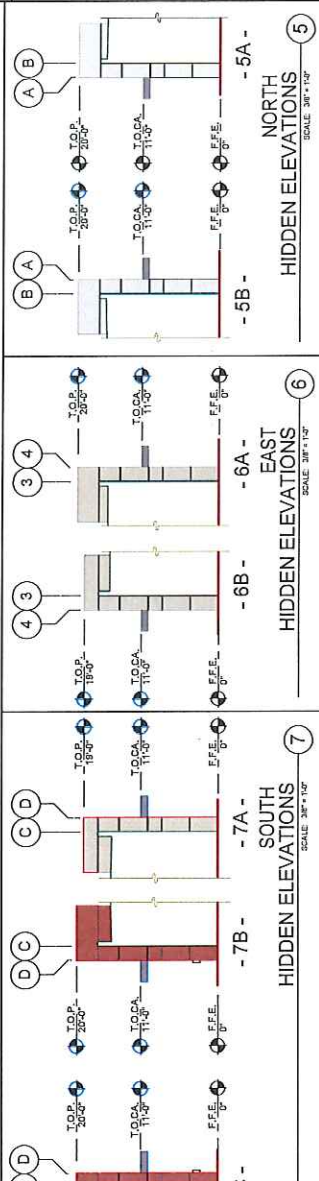
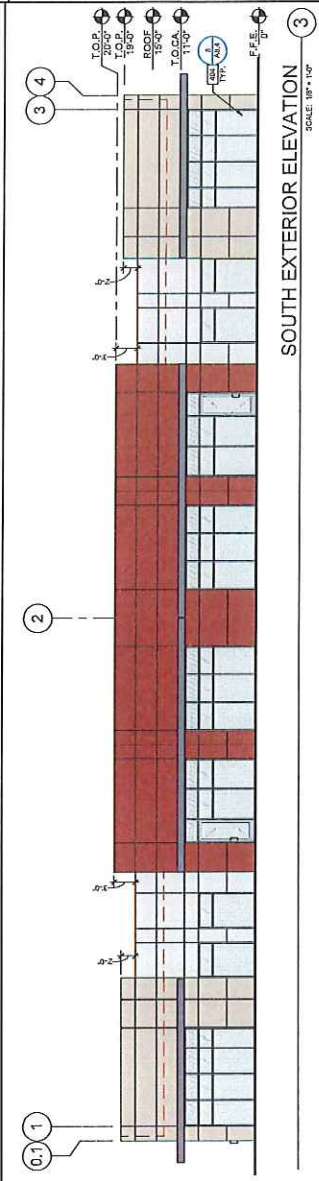
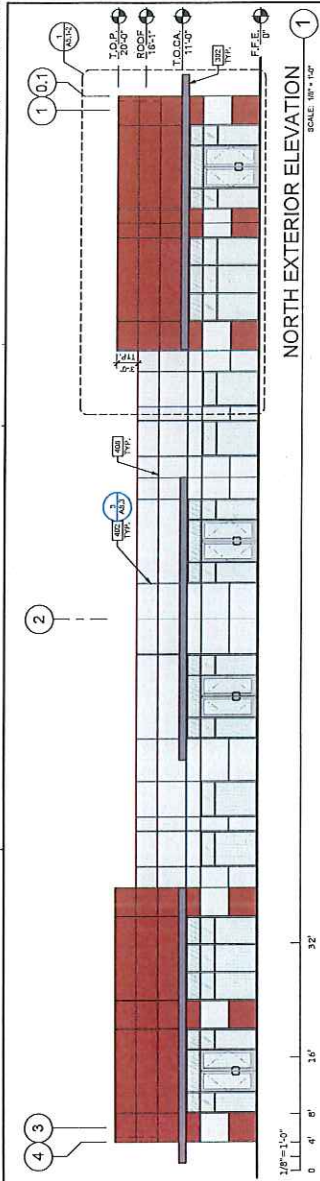
LEGEND

- VISION GLASS
- SPANDREL GLASS
- TINTED GLASS

COLORS

- BASE COLOR: DUNE EDWARDS 0011 BAY CREEK
- SECONDARY COLOR: DUNE EDWARDS 0011 BAY CREEK
- ACCENT COLOR: DUNE EDWARDS 0011 BAY CREEK

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT



ATTACHMENT “E”

TREES:



LAGERSTROEMIA 'BILOXI' (STD.)
(GRAPE MYRTLE)



PRUNUS C. 'KRAUTER VESUVIUS'
(PURPLE-LEAF PLUM)



PISTACIA CHINENSIS
(CHINESE PISTACHE)



PLATANUS RACEMOSA
(CALIFORNIA SYCAMORE)

SHRUBS:



CALLISTEMON 'LITTLE JOHN'
(LITTLE JOHN BOTTLEBRUSH)

SHRUBS:



ARCTOSTAPHYLOS 'HARMONY'
(MANZANITA)



FRANGULA CALIFORNICA
(COFFEEBERRY)



NANDINA 'GULFSTREAM'
(HEAVENLY BAMBOO)



PLUMBAGO AURICULATA
(CAPE PLUMBAGO)



ROSMARINUS 'HUNTINGTON BLUE'
(ROSEMARY)



TELICRIUM 'COMPACTA'
(GERMANDER)

SHRUBS:



WESTRINGIA FRUTICOSA
(COAST ROSEMARY)



ANIGOZANTHOS 'BUSH BABY'
(KANGAROO PAW)



FESTUCA GLAUCA 'ELIJAH BLUE'
(BLUE FESCUE)



PENNISETUM RUBRUM
(FOUNTAIN GRASS)



PHORMIUM 'DAZZLER'
(NEW ZEALAND FLAX)

PERENNIALS AND GRASSES:



PHORMIUM 'YELLOW WAVE'
(NEW ZEALAND FLAX)



TULBAGHIA VIOLACEA
(SOCIETY GARLIC)



COPROSMA KIRKII
(CREEPING COPROSMA)



JUNCUS PATENS
(GRAY RUSH)



LANTANA MONTEVIDENSIS
(TRAILING LANTANA)

GROUNDCOVERS:

PLANT IMAGES	
DATE	REVISIONS
JOB NO. 2017-001	
DRAWN BY J. BARNES	
JOB NO. 2017-001	

SHEET	
L2	

DEER VALLEY BUSINESS	
PARK WEST	
COUNTRY HILLS DRIVE & DEER	
VALLEY ROAD	
ANTIOCH, CALIFORNIA 94509	

WARE MALCOMB	
Leading Design for Commercial Real Estate	

WARE MALCOMB	
Leading Design for Commercial Real Estate	

ATTACHMENT “F”

Contra Costa County



Fire Protection District

September 16, 2019

Mr. Scudero
City of Antioch
Community Development
PO Box 5007
Antioch, CA 94531-5007

Subject: 2 Speculative Office Buildings
Country Hills Dr. @ Deer Valley Rd. Antioch
Project # AR19-1
CCCFPD Project No.: P-2019-04309

Dear Mr. Scudero:

We have reviewed the architecture plan application to construct a 7368 square foot, single story, type V-B construction, single story office building and a 3614 square foot, single story, type V-B construction, single story office building at the subject location. The following is required for Fire District approval in accordance with the 2016 California Fire Code (CFC), the 2016 California Building Code (CBC), the 2016 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access as shown appears to comply with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

3. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the interior of the building. The building owner shall have the testing conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC

4. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1125 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
5. The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction and a striping and signage plan for review and approval prior to obtaining a building permit. This is a separate submittal to the Fire District to be approved prior to construction plan submittal. ***Final placement of hydrants shall be determined by this office.***

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

6. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

7. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
8. The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval ***prior to*** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Private underground fire service water mains
 - Fire sprinklers
 - Fire alarm

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

Todd Schiess
Fire Inspector

cc: Jim Babine, Ware Malcomb
4683 Chabot Dr. #300
Pleasanton, CA 94588

File: 0 COUNTRY HILLS DR DEER VALLEY RD-PLN-P-2019-04309

**STAFF REPORT TO THE ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF DECEMBER 12, 2019**

Prepared by: Zoe Merideth, Associate Planner *mm*
Kevin Scudero, Associate Planner

Approved by: Alexis Morris, Planning Manager *am*

Date: December 6, 2019

Subject: Contra Costa ARC Daycare (UP-19-11, AR-19-22)

RECOMMENDATION

It is recommended that the Zoning Administrator **APPROVE** a use permit allowing a daycare for children and adults at 2157 Country Hills Drive, subject to the conditions contained in the attached resolution.

REQUEST

WAA Design requests approval of a use permit to operate an adult day program for up to 60 clients and a child care program for up to 100 children. The subject property is located at 2157 Country Hills Drive (APN 055-071-112).



ENVIRONMENTAL

This project is Categorical Exempt from the provisions of CEQA, pursuant to Section 15301 – Existing Facilities. This section of CEQA exempts projects that:

- Consist of the operation of existing public or private structures.
- Involve negligible or no expansion of an existing use beyond that existing at the time of the lead agency determination.

ANALYSIS

Issue #1: Project Overview

Contra Costa ARC (CCARC), doing business as Vistability, is a non-profit organization that provides services to adults and children with special needs. CCARC will be located at 2157 Country Hills Drive in an existing two-story 30,000 square foot total building. The applicant will be installing a playground and security fencing in the parking lot. All fences are proposed to be standard black, iron fencing.

CCARC is planning to use this building for four different uses:

First, CCARC will occupy 7,500 square feet of the first floor to operate a licensed, adult day program. The adult day program will help up to 60 clients with intellectual and developmental disabilities access community resources. The program will be staffed with 15-20 personnel. The hours of operations will be from 8:00 AM to 5:00 PM, with much of the operations taking place offsite within the community.

Second, CCARC will occupy 7,500 square feet of the first floor to operate a licensed, child care center for up to 100 clients. The center will offer child care, group therapy, and individual therapy. The children attending the program will include normally developing children, children with behavioral intervention needs, children with developmental delays, and children with a developmental and/or intellectual disability. The center will be staffed with 20-25 personnel. The hours of operation will be from 7:00 AM to 6:00 PM.

Third, CCARC will occupy approximately 2,000 square feet of the second floor for office space. 10 to 20 employees would likely work in this space and have normal business hours.

Fourth, CCARC intends to lease the remaining 13,000 square feet of the second floor to either one or more tenants. Ideally, CCARC would like to lease the space to similar and complementary organizations but is open to leasing to any interested party.

The applicant's project description is provided as Attachment "B". Please note, the applicant has since revised the number of clients to 100 children and 60 adults from what is written in the project description. All calculations in the staff report are based on 160 total clients.

The General Plan designation of the property site is Business Park and the site is zoned Planned Development (PD). Day care uses are consistent with the original educational use of the building, which was a technical college. Because the day to day operations of a day care and technical college are different including the traffic patterns, a use permit for the day care is required prior to operation.

Issue #2: Parking and Circulation

The applicant is proposing to remove five parking spaces on the northern side of the building in order to construct a playground.

In order to accommodate pick-up and drop-off at the site, two different parking areas will be designated for this use, one for each program. For the child care center, six parking spaces will be designated for pick-up and drop-off at the northeastern side of the building. Four parking spaces will be designated for the adult program pick-up and drop-off on the southern side of the building. Staff believes this plan will create a smooth traffic flow pattern.

As part of their operations, CCARC is planning to use vans to transport clients. At night, these vans will be kept at the northwest corner of the site. In order to secure the vans, the applicant is proposing to install a black, iron fence and gate. In order to accommodate the fencing, parking spaces are proposed to be removed. Currently, six parking spaces are proposed to be removed to accommodate the fencing. Staff believes two more spaces will need to be removed, labeled 108 and 109 on the site plan, in order to accommodate the fencing. A recommended condition of approval to designate spaces 108 and 109 as “no parking” spaces has been added to the resolution.

In all, a total of twenty-three parking spaces will be removed or designated for specific uses as part of this project. The Antioch Municipal Code § 9-5.1703.1 requires day cares to provide one space per employee on the largest shift plus one space per 8 children, which in this case are both adult and children clients. Based on the applicant’s description up to 45 personnel will be needed, requiring forty-five parking spaces. Additionally, up to 160 clients will be at the site, requiring twenty parking spaces. The proposed 15,000 square feet of office space will require sixty parking spaces based on the Municipal Code’s 1 space per 250 square feet of office space standard. In total, one hundred twenty-five parking spaces are needed. The site currently has one hundred seventy-four parking spaces. The project site will ultimately still have an excess of parking at the site, even with the proposed loss of twenty-three parking spaces.

ATTACHMENTS

- A. Resolution
- B. Applicant’s Project Description

ATTACHMENT “A”

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2019-****

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR
APPROVING A USE PERMIT (UP-19-11, AR-19-22) FOR AN ADULT DAY CARE
PROGRAM AND A CHILD CARE PROGRAM LOCATED AT 2157 COUNTRY HILLS
DRIVE**

WHEREAS, WAA Design requests approval of a use permit to operate an adult day care program and a child care program. The subject property is located 2157 Country Hills Drive (APN 055-071-112).

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and,

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

WHEREAS, the Zoning Administrator on December 12, 2019, duly held a public hearing and received and considered evidence, both oral and documentary; and,

WHEREAS, the Zoning Administrator does determine:

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 day care programs will not be detrimental to the surrounding property or improvements. Based upon the conditions imposed, the proposed use 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 site is zoned P-D, Planned Development. The Planned Development allows daycare centers and educational uses at the site.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed day care programs will take place in an existing commercial building with a surplus of parking. Based on the conditions imposed, the project site provides sufficient off-street parking.

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 project site is currently developed and is located on Country Hills Drive, which is adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Business Park and is located in an existing office development.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP-19-11, AR-19-22, to allow an adult day care program and a child care program at 2157 Country Hills Drive (APN 055-071-112), subject to the following conditions.

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. 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.
3. 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.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Zoning Administrator and the standards of the City.
5. This approval expires two years from the date of approval (expires December 12, 2021), unless 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.

6. 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.
7. This approval supersedes previous approvals that have been granted for this site.

B. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met including the comments provided in the District's letter dated November 7, 2019:
 - a. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code (§102.3) CFC
 - b. Submit at least two sets of architectural drawings to the Fire District for review and pay the associated fees.

C. FEES

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

D. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
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.

E. PROJECT SPECIFIC REQUIREMENTS

1. The use permit applies to an adult day care program and a child care center with a combined total of 160 clients. A supplemental use permit shall be required to serve more than 160 clients.
2. A supplemental use permit shall be required if any additional changes to the parking lot or site are proposed, i.e. removing additional parking to further expand the playground.

3. Parking spaces labeled 108 and 109 on the site plan submitted on September 27, 2019 shall be labeled "No Parking".

* * * * *

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 December, 2019.

FORREST EBBS
ZONING ADMINISTRATOR

ATTACHMENT “B”

CONTRA COSTA ARC DOING BUSINESS AS VISABILITY

DAY CARE CENTER FOR CHILDREN AND ADULTS WITH SPECIAL NEEDS

2175 Country Hills Drive
Antioch, CA

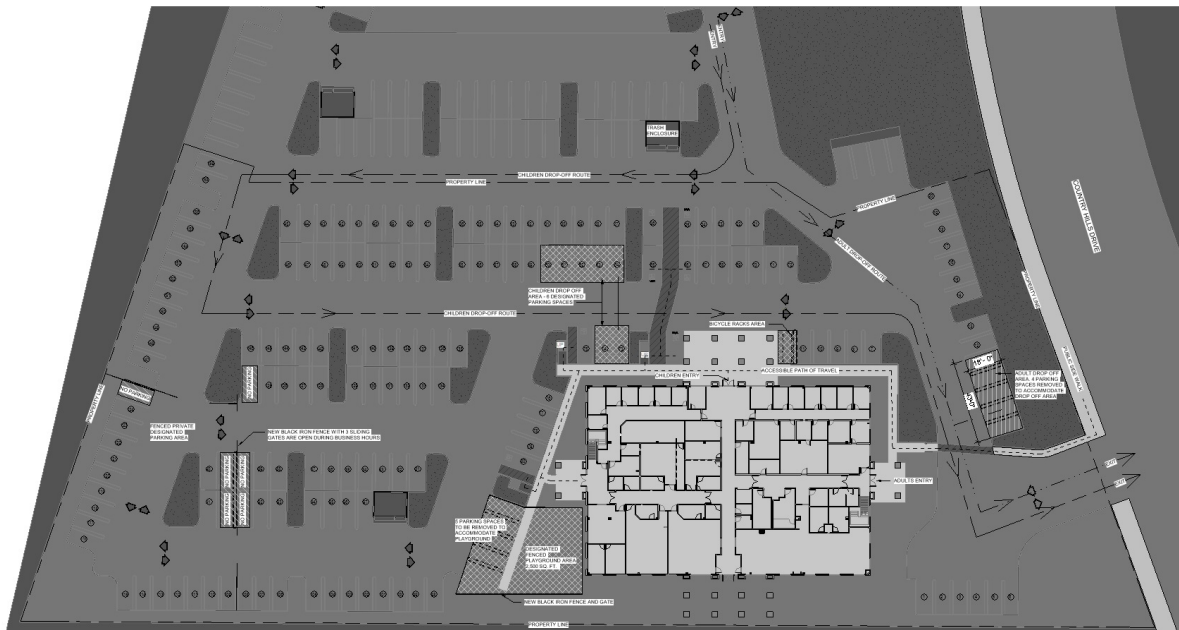
BACKGROUND

Contra Costa ARC is a non-profit organization with a mission to enhance and enrich the lives of children with special needs and adults with intellectual and developmental disabilities, including autism, cerebral palsy, epilepsy, and similar conditions. CCARC provides direct services and advocacy to assist those we serve in achieving their highest level of personal independence and self-sufficiency.

PROJECT DESCRIPTION

Contra Costa ARC doing business as Vistability will be located at 2175 Country Hills Drive in Antioch, California. The existing site is about 120,000.00 square feet located at the intersection of Lone Tree Way and Country Hills Drive. The site accommodates 174 parking spaces in which 7 of them are accessible parking spaces.

The existing building is a two-story building each story is 15,000.00 square feet, total building area of 30,000.00 square feet. Contra Costa ARC doing business as Vistability will occupy the total area of the first floor and 2,000.00 square feet of the second floor.



INTENDED USE

The Intended use of the building consists of 4 varying capacities.

1. Intention to occupy approximately 7,500sf of the bottom floor to operate a Community Care Licensed Adult Day Program for helping people with intellectual and developmental disabilities to access community resources. CCARC currently operates this program in a leased space at 3640 Lone Tree Way in Antioch. CCARC is seeking to relocate the program. The program occupancy would consist of 40-50 clients and 15-20 personnel; which for most of the day would offsite accessing community resources. Operation hours are from 8am – 5pm M-F.
2. Intention to occupy approximately 7,500.00 sq. ft. of the bottom floor to operate an inclusive Community Care Licensed Child Care Center. CCARC intends to offer child care, group therapy, and individualized therapy to assist children to overcome various degrees of challenges, including normally developing children, children with behavioral intervention needs, children with developmental delays who may or may not have a diagnosis of Autism Spectrum Disorder, and children with a diagnosis of a developmental and/or intellectual disability. The program occupancy would consist of 40-60 clients and approximately 20-25 personnel. Operation hours are from 7:00 AM. - 6:00 PM. M-F.
3. Intention to occupy approximately 2,000sf of the top floor for office space. Expected occupancy would be 10-20 personnel, who would be present from 8:00 AM. – 5:00 PM. M-F.
4. Intention to lease the remaining 13,000.00 sq. ft. of the top floor in either a single or multi-tenant capacity. First 5 Contra Costa has already expressed interest in leasing space to utilize as offices to provide referral services to families in East County. While it would be ideal to lease the entire space to other industry related operations, we would be open to leasing the space to any interested party and would anticipate our market to include medical professionals and therapists.

PARKING SPACES REQUIRED

FIRST FLOOR

(1) Parking stall per 1 employee	39 Employees	39 Parking stalls required
(1) Parking stall per 8 clients	160 Clients	20 Parking stalls required
Total parking stalls required		59 Parking stalls required

SECOND FLOOR (COMMERCIAL/OFFICE)

(1) Parking stall per 250 SQ. Ft.	15,000.00 SQ. FT.	60 Parking stalls required
(E) Parking stalls count		156 Parking stalls
(E) Accessible parking stalls count		7 Accessible parking stalls

BICYCLE SPACES REQUIRED

(1) Bicycle space for 15 parking stalls	119 Parking stalls required	8 Bicycle spaces
Bicycle space provided		12 Bicycle spaces

END