

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS**

WEDNESDAY, AUGUST 19, 2015

6:30 P.M.

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION
TO HEAR THE MATTER**

APPEAL

All items that can be appealed under 9-5.2509 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 p.m. on **WEDNESDAY, AUGUST 26, 2015**.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

6:30 P.M.

Commissioners	Motts, Chair
	Westerman, Vice Chair
	Zacharatos
	Parsons
	Mason
	Miller
	Hinojosa

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES:** July 1, 2015 **APPROVED; 7/0**

* * *

END OF CONSENT CALENDAR * *

MINUTES

CONTINUED PUBLIC HEARING

2. **UP-15-09 – Contra Costa Medial Career College Inc.** requests approval of a Use Permit for the establishment of a private school within the existing 16,737 square-foot building at 1700 Auto Center Drive (formerly 1700 Somersville Road) located in the PBC (Planned Business Center) Zoning District (**APN 074-054-011-08**). **STAFF REPORT** **RESOLUTION NO. 2015-17; 6/1-P**

NEW PUBLIC HEARINGS

3. **UP-15-07 – Vista Diablo Mobile Home Park Expansion** – Sierra Management requests approval of a Use Permit to add 6 mobile home lots at an existing 150-unit mobile home located at 2901 Somerville Road in the R-10T (Medium Density Residential District/Manufacture Housing Combining District) (**APN 076-010-029**). **STAFF REPORT** **RESOLUTION NO. 2015-18; 7/0**
4. **UP-15-08/AR-15-06** – Conrad DeJesus, DJA Architects, on behalf of Pete's Restaurant and Brewhouse requests approval of a Use Permit for the creation of a 850 +/- square-foot outdoor dining area adjacent to the existing restaurant building at 2709 Hillcrest Avenue in the C-2 (Neighborhood/Community Commercial) Zoning District (**APN 052-232-020**). **STAFF REPORT** **RESOLUTION NO. 2015-19; 7/0**
5. **PDP-15-01 – Hillcrest/Wildflower Mixed Use Project** – DeNova Homes requests a preliminary review of the proposal to develop a mixed use project containing approximately 100 apartments, 24 single-family lots and 9.52 acres of commercial development at the vacant lot at the northeast corner of the intersection of Hillcrest Avenue and Wildflower Drive in the PD/C-2 (Planned Development; Neighborhood/Community Commercial) Zoning District (**APN 053-140-002**). **STAFF REPORT** **COMMENTS RECEIVED**

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (9:13 pm)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission 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, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. 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.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**July 1, 2015
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, July 1, 2015, in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 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 P.M. on Thursday, July 9, 2015.

ROLL CALL

Present: Commissioners Zacharatos, Parsons, Mason, Hinojosa,
Vice Chair Westerman and Chair Motts
Absent: Commissioner Miller
Staff: Interim City Attorney, Bill Galstan
Director Community Development, Forrest Ebbs
Acting Senior Planner, Alexis Morris
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

- | | |
|-------------------------|-------------------------------------|
| 1. Approval of Minutes: | A. April 15, 2015
B. May 6, 2015 |
|-------------------------|-------------------------------------|

Commissioner Parsons requested Consent Calendar item B pulled from the Consent Calendar for separate action.

On motion by Commissioner Hinojosa, seconded by Commissioner Parsons, the Planning Commission approved the minutes of April 15, 2015, as presented. The motion carried the following vote:

AYES:	Parsons, Zacharatos, Mason, Hinojosa, Westerman, Motts
NOES:	None
ABSTAIN:	None
ABSENT:	Miller

On motion by Vice Chair Westerman, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of May 6, 2015, as presented. The motion carried the following vote:

AYES: Zacharatos, Mason, Hinojosa, Westerman, Motts
NOES: None
ABSTAIN: Parsons
ABSENT: Miller

NEW PUBLIC HEARING

- 2. UP-15-02 - VERIZON WIRELESS TELECOMMUNICATIONS FACILITY –**
Verizon Wireless requests approval of a Use Permit to construct a new telecommunications facility consisting of a 62-foot tall “monopine” containing nine panel antennas and a fenced equipment enclosure at the base of the structure. The project site is located at the western intersection of Hillcrest Avenue and Wildflower Drive (APN 052-460-011).

Tripp May, Telecom Law Firm and the City’s Telecommunication Consultant, stated he was present to advise the Planning Commission on technical matters related to wireless facilities. He gave a summary of State and Federal regulations that control local discretion over the permitting of wireless facilities.

In response to Commissioner Hinojosa, Mr. May clarified sites #2 and 9 would require an additional agreement with the property owner for the land under the PG&E towers. He added the carrier had not provided specific details as to why they were unable to obtain a lease on these sites. He explained if there was a shot clock issue, the City would need to acquire a tolling agreement. He stated if the Planning Commission did not like the proposed site and wanted to suggest the applicant look at an alternative, they would need to have a legitimate basis and explain why the analysis had not adequately addressed the sites potential unavailability.

Commissioner Parsons, speaking to the shot clock issue, commented that attachment B28 of the staff report was time stamped April 1, 2015.

Director of Community Development Ebbs presented the staff report dated June 18, 2015 recommending the Planning Commission approve the use permit and design review for the telecommunications facility subject to the conditions of approval contained in the staff reports attached resolution.

In response to Commissioner Hinojosa, Mr. Ebbs clarified that the telecommunication site could potentially impose upon future development opportunities on the parcel; however, it was a challenging location due to difficult access. He explained that the site was large enough to accommodate this use as well as additional development. He stated he was unaware if the City had been contacted regarding leaseability of their parcel.

Michelle Ellis, Verizon Wireless, discussed their efforts to contact the property owners of the PG&E parcels and explained parcel #2 had an access issue. She stated she had reviewed this project with former City staff who provided input into the current design. She clarified they had built the facility at minimum functional height to offload capacity from surrounding sites and provide coverage to address a capacity gap in the area. She stated the antenna would be concealed within the branches and requested condition G1c be revised to eliminate the requirement for the branches to extend an additional two feet from the edge of the tower-mounted equipment. She expressed concern landscaping requirements would be a burden on the landowner and difficult to maintain. In addition, she noted they did not have a landscape easement. She explained they submitted on April 1, 2015 and received a completeness letter on April 27, 2015; therefore, the shot clock had been tolling since April 1, 2015.

Commissioner Mason suggested mini-mesh fencing be used as it allowed for concealment, was non-climbable, and would not provide a solid surface for graffiti.

In response to the Commission, Ms. Ellis agreed to install mini-mesh fencing and clarified the antenna was concealed within the canopy. She explained that other than monthly maintenance checks, their generator would never run at full capacity. She discussed their efforts to contact property owners for the alternative locations.

Chair Motts closed the public hearing.

Commissioner Hinojosa stated she supported the mini-mesh fence product and screening the fence with landscaping.

RESOLUTION NO. 2015-10

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission approved the use permit and design review for the telecommunications facility subject to the conditions of approval contained in the staff report's attached resolution with the following changes:

G1c. Striking the third sentence - "The faux-pine branches must extend at least 24 inches from the edge of the tower mounted equipment, including without limitation the antennas."

G1g. revised to read - : "Permittee shall install, and at all times maintain in good condition, a vinyl clad mini-mesh non-climbable fence."

AYES:	Mason, Parsons, Zacharatos, Westerman, Motts
NOES:	Hinojosa
ABSTAIN:	None
ABSENT:	Miller

3. **UP-15-05 - LAS TARASCAS LIVE ENTERTAINMENT** – Jose Meza requests approval of a Use Permit for live entertainment activities at Las Tarascas Restaurant and Bar. Live entertainment is proposed to take place Fridays and Saturdays from 9:00 pm to 1:00 am and Sundays from 2:00 pm to 6:00 pm. Proposed live entertainment activities include Karaoke with a live DJ and Mariachi bands. The project site is located at 992 Fitzuren Rd. (APN 067 342 004).

Acting Senior Planner Morris presented the staff report dated June 18, 2015, recommending the Planning Commission approve the use permit allowing live entertainment at 992 Fitzuren Road subject to the conditions contained in the staff report's attached resolution.

In response to the Commission, Acting Senior Planner Morris explained the applicant was required to abide by the conditions of approval and if there was non-compliance the use permit could be revoked.

Commissioner Parsons suggested adding a condition that required the applicant to inform the City if there was a change in the security company or the insurance provider.

Commissioner Zacharatos expressed concern regarding the noise impacts for residents in the adjacent apartments. She stated she felt the distance measurements provided by the City were inaccurate.

Commissioner Mason commented that there was a condition requiring live entertainment to be inaudible 100 feet from the premises.

Acting Senior Planner Morris stated if the applicant was able to secure additional offsite parking and wished to increase attendance, it would require approval of the Planning Department. She clarified that the customer count had not included staff.

Chair Motts opened the public hearing.

In response to the Commission, applicant stated the hours reflected in the staff report were their current operating hours and that they shared parking with the church. He commented that they had been hosting live entertainment since March and there had been no issues with regards to security. He noted patrons had the opportunity to purchase appetizers after the restaurant closed.

Director of Community Development Ebbs added this restaurant had a type 47 license, which had strict guidelines for restaurants.

Jeannie Hiatt, explained that she was the owner of an apartment complex adjacent to the restaurant and she had not received notification of the application until late Friday. She expressed concern for limited parking in the area and noise impacts from the live

entertainment. She requested the City notify tenants of the apartments to allow them to comment regarding this matter.

Chair Motts closed the public hearing.

Acting Senior Planner Morris explained the City had complied with noticing requirements. She noted the applicant had been having live entertainment on the site since March and that staff was unaware of any complaints regarding the business.

In response to Vice Chair Westerman, Interim City Attorney Galstan clarified that if the applicant violated conditions of approval, Code Enforcement could approach the operator to discuss the issue, citations could be issued, and the ultimate remedy would be a public hearing of the Planning Commission to consider revocation of the use permit.

Chair Motts stated with the successful approach of the applicant since March, he felt he could support the application with the conditions of approval.

Commissioner Hinojosa stated she supported giving the applicant the opportunity to be successful and with the conditions as written, it gave the City the ability to revisit the item if there were issues in the future.

RESOLUTION NO. 2015-11

On motion by Commissioner Parsons, seconded by Commissioner Hinojosa, the Planning Commission approved the use permit allowing live entertainment at 992 Fitzuren Road subject to the conditions contained in the staff report's attached resolution with the following changes:

E7 and E8 – to include the following language – “That should there be a change in the security private patrol operator or in the liability insurance of the applicant, that the City be notified.”

AYES:	<i>Mason, Parsons, Zacharatos, Hinojosa, Westerman and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Miller</i>

ORAL COMMUNICATIONS

Acting Senior Planner Morris announced the Vineyards at Sand Creek Draft EIR was out for public comment for a period of 45 days.

Interim City Attorney Galstan announced with Lynn Tracy Nerland taking another City Attorney position, Antioch had hired the law firm of Cota Cole to provide Interim City Attorney Services. He noted Derik Cole was covering City Council and that he was

covering the Planning Commission and office hours at City Hall. He noted he had been Antioch's City Attorney for years and he was familiar with the operations. He announced recruitment for the new City Attorney was going throughout the summer. He stated any questions could be emailed to cityattorney@ci.antioch.ca.us or by phone.

Director of Community Development Ebbs announced his employment with the City began June 1, 2015 and Senior Planner Gentry had left to take employment with the City of Clayton. He stated they had been very busy and they were using this opportunity to identify best practices and make changes moving forward. He noted they would be recruiting for a vacant Planning position. He encouraged all Commissioners to contact him with any questions or any topic they would like him to report back on. He gave a brief history of his professional background and stated he was honored to be working in Antioch.

Chair Motts welcomed Director of Community Development Ebbs to Antioch and stated he looked forward to the educational component.

Commissioner Parsons requested Director of Community Development Ebbs agendize a presentation from Rich Seithel and Gary Craft regarding the Northern Waterfront Revitalization effort.

Chair Motts wished everyone a Happy 4th of July and encouraged everyone to attend the parade downtown and July 4th event at the Antioch fairgrounds.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS


Chairperson Motts stated he did not attend the TRANSPLAN meeting; however, they had discussed the same topic as the previous meeting which was to move forward on a transportation expenditure plan for a possible 2016 ballot measure.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 7:57 P.M. to the next regularly scheduled meeting to be held on July 15, 2015.

Respectfully Submitted,
Kitty Eiden

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF AUGUST 19, 2015**

Prepared by: Forrest Ebbs, Community Development Director 
Date: August 12, 2015
Subject: UP-15-09 –Use Permit for the establishment of a private school within the existing 16,737 square-foot building at 1700 Auto Center Drive (formerly 1700 Somersville Road) located in the PBC (Planned Business Center) Zoning District (APN 074-054-011-08).

RECOMMENDATION

Staff recommends that the Planning Commission approve a use permit for a private school subject to the conditions of approval contained in the attached resolution.

REQUEST

Stacey Orozco of Contra Costa Medical Career College Inc., the applicant, requests the approval of a use permit to establish a private school within the existing building at 1700 Auto Center Drive. The proposed school is a small, private postsecondary vocational training institution that educates adults for various careers in the health care field. The school would employ 7 full-time administrative staff members and 8 faculty members and anticipates an enrollment of approximately 135 students. These students would participate in a variety of cohorts with a maximum of 15 students each and no more than four cohorts would meet on campus simultaneously. The school would operate days and evenings Monday through Friday and mornings on Saturday.

BACKGROUND

The Planning Commission briefly considered this project at its August 5, 2015 meeting. However, the applicant was not in attendance and the Planning Commission elected to continue the public hearing to the August 19, 2015 meeting.

The project site previously contained the offices of the CSAA Insurance Exchange, affiliated with AAA (American Automobile Association). The building contains 16,737 square feet and the site contains 78,843 square feet with 98 parking spaces.

The property has a General Plan designation of Business Park and has a zoning designation of Planned Business Center (PBC).

Surrounding land uses and zoning designations are as noted below:

North: Verne Roberts Circle and business park uses.

South: Costco Way and business park uses.
East: Auto Center Drive with automotive repair uses and a hotel.
West: Verne Roberts Circle and business park uses.

ENVIRONMENTAL

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

ANALYSIS

The proposed private school would complement the existing business park uses and could readily be accommodated at this site. There is adequate parking for the maximum student load of 60 students and the 11-15 staff and faculty that might be on the campus simultaneously. Further, the proposed use would benefit the City of Antioch by providing higher educational opportunities and strengthening the quality of the workforce.

In summary, the proposed project, as conditioned, would be consistent with City standards and would be a strong addition to the City of Antioch. As such, staff recommends approval with conditions.

ATTACHMENT

A: Project Plans dated June 26, 2015

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2015-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT FOR THE ESTABLISHMENT OF A PRIVATE SCHOOL
(CONTRA COSTA MEDICAL CAREER COLLEGE) AT 1700 AUTO CENTER DRIVE
(APN 074-054-011-08)**

WHEREAS, the City of Antioch received a request from Stacey Orozco, on behalf of Contra Costa Medical Career College Inc., for a use permit for the establishment of a private school (Contra Costa Medical Career College) at 1700 Auto Center Drive **(APN 074-053-011-08)**; and,

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

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

WHEREAS, the Planning Commission on August 19, 2015, duly held a public hearing, received, and considered evidence, both oral and documentary, and

WHEREAS, the Planning Commission 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 use would occupy an existing building within an established business park district. The hours of operation for the proposed use are consistent with operational hours of adjacent businesses and the proposed use does not employ any equipment or processes that would be disruptive to adjacent properties. Further, there is adequate parking available on-site for the proposed use.

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

The site is zoned Planned Business Center (PBC) and per the Municipal Code, private schools are allowed with a use permit.

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

The site is adequate in size and shape to accommodate a private school. There are 98 parking spaces available on the site and the school will likely generate a maximum of 60 students and 15 staff and faculty on the site simultaneously.

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

The site has frontage on Auto Center Drive, Costco Way and Verne Roberts Circle, where there is sole access. The site is part of a contemporary business park and the vehicular access and roadway network are all adequate for the proposed use.

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

The use is consistent with the General Plan and will further the City's broader goals of economic development by educating and improving the existing workforce.

WHEREAS, the Planning Commission does determine that the following findings support the Conditions of Approval.

A. GENERAL CONDITIONS

1. The City of Antioch has established a Municipal Code and City standards and the State of California has established a Building Code to protect the public health, safety, and welfare of the citizens within the City and the State respectively. This condition of approval is necessary for the developer to mitigate any project impacts that may threaten the health, safety, or welfare of its citizens.

2-3. In order for the project to be constructed to the City's approved standards, the plans need to adequately reflect the changes made by the City Council and City staff needs to inspect the site for compliance with the conditions of approval prior to final inspection approval. These conditions protects the public safety, health, and general welfare of the residents of the Project and surrounding residential and other uses by providing an adequate reflection of the approved project prior to the issuance of building permits and a follow up site inspection to ensure the Project was built as conditioned.

4. The regulatory environment of land development and base line conditions change frequently as well as thresholds established by the California Environmental Quality Act; therefore, this condition is necessary to ensure any project going forward is subject to the most current regulations in order to promote the public health, safety, and welfare in the City of Antioch.

5. The Project is being pursued by a developer and the City's responsibility is to promote orderly development within the City. This condition is necessary to protect the City from the financial and time expenses for defending challenges to land use entitlements or environmental reviews that are financially benefitting the applicant, particularly given the City's own financial challenges.

6-7. The Project takes City time and staff to process development applications through the land use entitlement process. The development of property is at the benefit of the applicant; therefore, the conditions are necessary to ensure the applicant pays the expenses to process the application rather than having that burden placed on the taxpayers for another's benefit and satisfies all necessary requirements to make use of public lands that serve the project site.

8. It is necessary to ensure administrative consistency and avoid confusion between plan versions by identifying the most recent entitlements that govern site development and use.

9. The project requires the use of public lands in order to provide access and extend infrastructure to the project site. These conditions are necessary to allow the project sponsors to make use of public lands to benefit the project.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch, after reviewing the staff report and considering testimony does hereby **APPROVE** the use permit (UP-15-09), to establish a private school subject to the following conditions and the findings for the 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. This approval expires two years from the date of approval (Expires August 19, 2017), unless the use has been established or 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.
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 or environmental review. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

4. 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.
5. An encroachment permit shall be required for all work in the public right of way.
6. This approval supersedes previous approvals that have been granted for this site.
7. All required easements or rights-of-way for offsite improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours 8:00 A.M. and 5:00 P.M., or as approved in writing by the City Manager.
2. The Project shall be in compliance with and supply all the necessary documentation for AMC6-3.2: Construction and Demolition Debris Recycling.

C. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The developer shall pay all required fees at the time of building permit issuance.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.

D. FIRE REQUIREMENTS

1. The applicant shall comply with all requirements of the Contra Costa County Fire Protection District.

E. PROPERTY MAINTENANCE

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

F. OPERATIONAL CONDITIONS

1. The school shall limit programming, enrollment, and/or scheduling such that there are no more than 98 students and/or faculty/staff members at the site simultaneously.

* * * * *

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 19th day of August 2015.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS, SECRETARY TO THE
PLANNING COMMISSION

ATTACHMENT “A”

ENVIRONMENTAL ASSESSMENT

(To be completed by Applicant)

To Accompany Application for:
Contra Costa Medical Career College
1700 Auto Center Drive Antioch

APPLICANT INFORMATION

Name: STACEY OROZCO
Contact Name: STACEY OROZCO
Address: 1700 Auto Center Drive
Antioch, Ca. 94509
Parcel No. APN 074-054-011-08
Telephone No. (925) 876-1595
File No. _____

Completeness and accuracy of the information provided by this form will help assure that your application can proceed without unnecessary delay. Attach additional sheets if necessary.

GENERAL INFORMATION

1. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

N/A

RECEIVED

JUN 26 2015

2. Existing zoning and general plan districts: M-1 ZONING

3. Proposed use of site (project for which this form is filed):

Office / Corporate headquarters with
classroom / Lab training use.

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

PROJECT DESCRIPTION

4. Site size: 78,843 sq ft
5. Building square footage: 16,737 SF
6. Number of floors of construction: 1
7. Amount of off-street parking provided: 98 spaces (5.9/1000 Parking ratio)
8. Percentage of landscaping: 25-35%
9. Projects associated with this project:
NONE
10. Schedule of construction:
NO EXTERIOR CONSTRUCTION. INTERIOR IMPROVEMENTS 1/16.
11. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected:
N/A
12. If commercial, indicate the types of tenants, and whether neighborhood, city of regionally oriented:
A SINGLE USER - EMPLOYEES & STUDENTS OF CONTRA COSTA MEDICAL CAREER COLLEGE WILL OCCUPY THE building.

A1

13. If industrial, indicate the type of tenants, hours of operation and estimated employment per shift:

NA

14. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, and community benefits to be derived from the project:

See attached.

15. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required:

Currently building zoned M-1 Commercial use allowed with permit.

Are the following items applicable to the project or its effects?

		YES	NO
16.	Change in existing features of any wetlands, tidelands, beaches, or hills, or substantial alteration of ground contours		✓
17.	Change in scenic views or vistas from existing residential areas or public lands or roads		✓
18.	Change in pattern, scale or character of general area of project		✓
19.	Create significant amounts of solid waste or litter		✓
20.	Change in dust, ash, smoke, fumes or odors in vicinity		✓
21.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns		✓
22.	Create substantial change in existing noise or vibration levels in the vicinity		✓
23.	Site on filled land or on slope of 10% or more		✓
24.	Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives		✓
25.	Create a substantial change in demand for municipal services (police, fire, water, sewage etc.)		✓
26.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)		✓
27.	Project related to a larger project or series of projects		✓

Discuss below all items checked "YES" (attach additional sheets as necessary)

NA

ENVIRONMENTAL SETTING

28. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Polaroid photos or digital photos will be accepted.

The building was built in 1993 for AAA Auto Insurance retail location for members and staff. AAA is vacating the building in December 2015. This is a single story office building.

29. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Polaroid photos or digital photos will be accepted.

The surrounding properties include: car dealerships, small businesses, Costco, various retail shops (Target, Kmart, Toys R Us), restaurants, gas stations, hotels, Fitness club, Lowe's home improvements, car repair shops, credit union.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 6/25/2015

Name of Agency: Contra Costa Medical Career College Inc.

Name: STACEY OROZCO

Signature: S. Orozco

Phone: 925 876 1595

Contra Costa Medical Career College is a small, private postsecondary vocational training institution. The institution was formed in 2007 in response to the growing need for qualified, entry level healthcare professionals in this community. The student population consists of adults 18 and over seeking training in various healthcare careers. CCMCC drug screens and background checks all students (certain misdemeanours and no felony convictions are permitted) prior to enrolment and requires **ALL** students who attend to poses a High School Diploma or GED certificate. CCMCC offers low tuition, flexible schedules, and instructors who are experts in their fields of study.

Contra Costa Medical Career College plans on housing its corporate offices, administrative personnel as well as 5 training programs at 1700 Auto Centre Drive Antioch Ca, 94509. This location offers 16,737 square feet of space on approximately 1.81 acres with ample parking for all staff and student population (5.9/1000 parking ratio, 98 parking spaces in total).

Hours of operation are:

Monday-Friday 9:00am-10:00pm

Saturday 9:00am-5:00pm

Some scheduled Sundays 9:00am-5:00pm

Our class sizes are kept small (**minimum 5 students, maximum 15 students per program cohort**) so that we can concentrate on quality instruction. We work hand in hand with employers in the community to ensure the most up to date curriculum possible. All of our programs are career focused so our graduates are prepared to make a positive impact in the community from the start of their new career in the healthcare industry.

Contra Costa Medical Career College employs 7 full-time administrative staff members and 8 faculty members.

Corporate officer hours:

Hours vary

Administrative staff member working hours:

8:00am-4:30pm Monday-Friday (3 employees)

11:00am-7:30pm Monday-Friday (3 employees)

1:30pm-10:00pm Monday-Friday (1 employee)

8:30am-12:30pm Saturday (1 employee)

Faculty members working Hours:

8:30am-5:00pm Monday- Friday (2 faculty)

8:30am-1:30pm Monday Wednesday and Friday (1 faculty)

8:30am-3:00pm Tuesday Wednesday and Thursday (1 faculty)

4:30pm-10:00pm Monday -Friday (1 faculty)

5:30pm-10:00pm Monday -Friday (1 faculty)

Program schedules:

Surgical Technology Day cohort 9:30am-4:00pm Monday- Thursday

RECEIVED

JUN 26 2015

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

Sterile Processing Technician Day cohort 9:00am-3:00pm Tuesday Wednesday and Thursday
Sterile Processing Technician Evening cohort 5:00pm-10:00pm Tuesday Thursday and Friday
Pharmacy Technician Day cohort 9:00am-1:30pm Monday Wednesday and Friday
Pharmacy Technician Evening cohort 6:00pm-10:00pm Monday-Thursday
Phlebotomy Technician Day cohort 9:30am-3:30pm Monday-Thursday
Phlebotomy Technician Eve cohort 5:00pm-10:00pm Monday and Wednesday
Basic Life Support Day cohort 9:00am-12:30pm Friday and Saturday (max 8 students)
Basic Life Support Evening cohort 6:00pm-10:00pm Friday (max 8 students)

Contra Costa Medical Career College plans on improving the space by adding 10 administrative office spaces, a career services department, 10 faculty office spaces, a library/media centre, a staff/faculty lounge, student lounge, 6 classrooms, 6 laboratory spaces, conference room, and reception/admissions/registration area.

Please see attached floorplan and program schedule sheet for a clear picture of daily classroom operations.

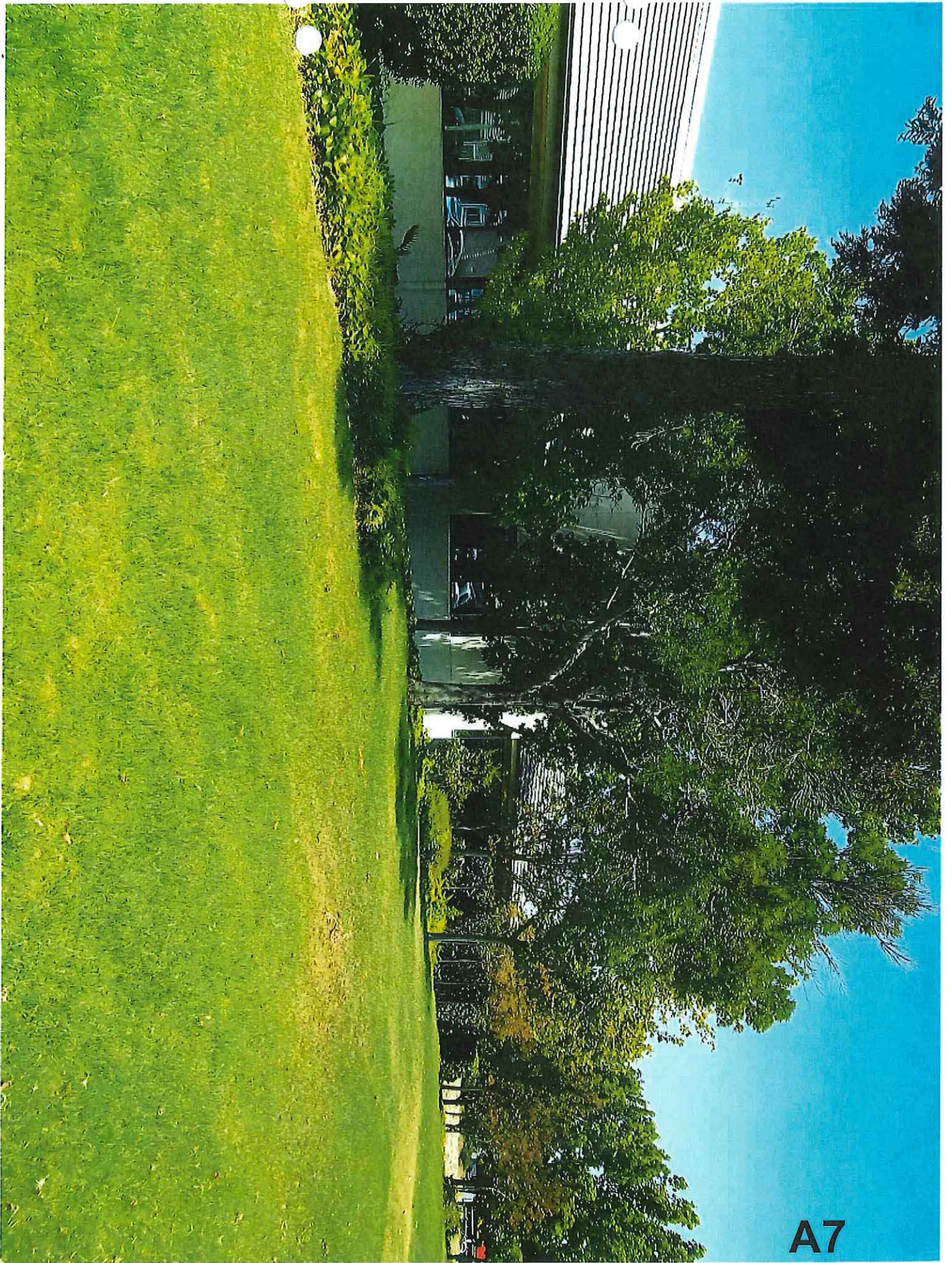
Approvals & Certification

Contra Costa Medical Career College and its programs and courses are certified, approved or accredited by the following regulatory bodies:

- ACCET (Accrediting Council of Continuing Education & Training)
- BBB (Better Business Bureau)
- BPPE (Bureau for Private Post-secondary Education)
- BYNPT (Board of Vocational Nursing and Psychiatric Technicians)
- DHSLFS (Department of Health Services Laboratory Field Services)
- NHA (National Health Career Association)
- The California Board of Pharmacy

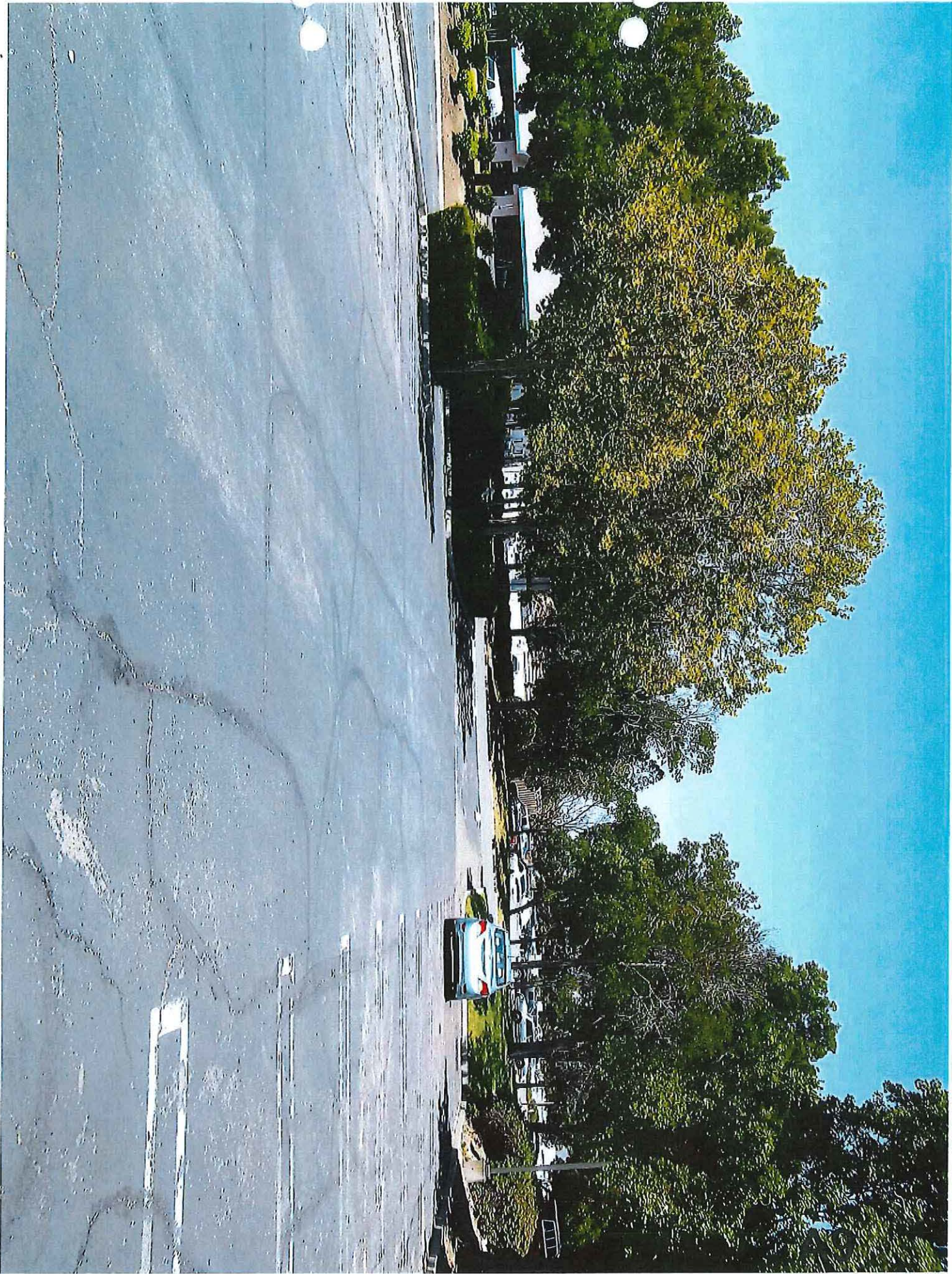
Contra Costa Medical Career College Program Schedules

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sun
8:00am	employees arrive (3)	employees arrive (3)	employees arrive (3)	employees arrive (3)	employees arrive (3)		
8:30am	Employee arrives (1)	Employee arrives (2)	Employee arrives (2)	Employee arrives (1)	Employee arrives (2)	employees arrive (2)	
9:00am	Pharmacy (15) Employees arrive (3)	Sterile Processing (15) Employees arrive (3)	Sterile Processing (15) Pharmacy (15) Employees arrive (3)	Sterile Processing (15) Employees arrive (3)	Pharmacy (15) BLS (8) Employees arrive (2)	BLS (8)	
9:30am	Phlebotomy (15) Surgical Tec (15)	Phlebotomy (15) Surgical Tec (15)	Phlebotomy (15) Surgical Tec (15)	Phlebotomy (15) Surgical Tec (15)			
10:00am							
10:30am							
11:00am	employees arrive (3)	employees arrive (3)	employees arrive (3)	employees arrive (3)	employees arrive (3)		
11:30am							
12:00pm							
12:30pm							
1:00pm							
1:30pm	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)		
2:00pm							
2:30pm							
3:00pm							
3:30pm							
4:00pm							
4:30pm	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)		
5:00pm	Phlebotomy (15)	Sterile Processing (15)	Phlebotomy (15)	Sterile Processing (15)	Sterile Processing (15)		
5:30pm	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)	Employee arrives (1)		
6:00pm	Pharmacy (15)	Pharmacy (15)	Pharmacy (15)	Pharmacy (15)	BLS (8)		
6:30pm							
7:00pm							
7:30pm							
8:00pm							
8:30pm							
9:00pm							
9:30pm							
10:00pm							



A7





**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF AUGUST 19, 2015**

Prepared by: Forrest Ebbs, Community Development Director

Date: August 12, 2015

Subject: UP-15-07 – Vista Diablo Mobile Home Park Expansion – Sierra Management requests approval of a Use Permit to add Six (6) mobile home lots at an existing 150-unit mobile home located at 2901 Somerville Road in the R-10T (Medium Density Residential District/Manufactured Housing Combining District) (APN 076-010-029).

RECOMMENDATION

Staff recommends that the Planning Commission approve a use permit for an expansion of a mobile home park subject to the conditions of approval contained in the attached resolution.

REQUEST

Sierra Management requests approval of a Use Permit to add six (6) new sites to the existing 150-site mobile home park located at 2901 Somersville Road. Three (3) of the six (6) proposed sites are located within the existing park and three (3) would occur on an adjacent parcel under the same ownership. The sites would be developed in two phases – the first phase would be the three (3) infill sites within the park and the second phase would be the three (3) off-site sites.

BACKGROUND

The Planning Commission approved this very request on October 15, 2008. After receiving one extension, the prior applicant did not act on the approval and it subsequently expired on October 15, 2011. The current application is identical in form to the previously-approved application.

The project site is located on the east side of Somersville Road, south of Buchanan Road. This parcel is zoned R-10T Medium Density Residential Manufactured Housing Combining District and its General Plan Designation is Medium Density Residential.

Surrounding land uses and zoning designation are as noted below:

North:	vacant parcels	(high density residential)
South:	vacant parcels, Contra Costa Canal	(business park)
West:	mobile home park	(high density residential)
East:	single family residential	(planned development)

The site currently houses a 150 coach mobile home park. The mobile home park site was approved by the Planning Commission on November 28, 1973, by means of a rezoning to R-2T (Mobile Home District) with the Council adopting the Ordinance to rezone the parcel on January 8, 1974. Subsequent Zoning Ordinance updates amended the zoning to R-10T, keeping the intent of the original R-2T district.

ENVIRONMENTAL

This project has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15303 New Construction.

ANALYSIS

The Mobilehome park site was originally approved by the City Council through the approval of an ordinance rezoning the land use. The mobilehome park currently consists of 150 coach lots on a 22 acre site. The applicant has requested the approval of an additional six (6) lots. In evaluating this request, the City has considered the following items:

Density:

Vista Diablo Mobile Estates sits on approximately 22 acres. The current zoning allows for up to 10 units per acre. The current mobilehome park houses 150 coach lots having a density of approximately 6.5 units per acre. The addition of Six (6) lots (resulting in a total of 156 lots) would increase the density to approximately 7 units per acre, which is still under the allowable density for the R-10T zoning.

Parking:

Each lot provides for the required two off street parking spaces.

The original approval required one guest parking space per every five coach lots. This is consistent with the current off-street parking requirements for multi-family dwelling units. Although a total of 11 guest spaces will be removed, the site will still have 51 guest parking spaces, which is in excess of the required 31.

Wall, Access, Signage:

There are no proposed changes to the park perimeter walls or enclosures on public street frontage, signs or access to the mobile home park from the public right of way, which would fall under the City's jurisdiction.

In summary, the proposed project, as conditioned, would be consistent with City standards and would be a strong addition to the City of Antioch. As such, staff recommends approval with conditions.

ATTACHMENT

A: Project Plans dated June 3, 2015

RESOLUTION NO. 2015-**

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING A
USE PERMIT FOR THE EXPANSION OF THE VISTA DIABLO MOBILE ESTATES
MOBILE HOME PARK AT 2901 SOMERSVILLE ROAD.**

WHEREAS, the Planning Commission has received a request from Sierra Management for approval of a Use Permit for the expansion of the existing mobilehome park located at 2901 Somersville Road from 150 units to 156 units (APN 076-010-029)(UP-08-07); and

WHEREAS, This project has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15303; and

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

WHEREAS, the Planning Commission on August 19, 2015, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes for following findings for approval of a Use Permit:

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity. The property is currently zoned for medium density residential units and is located within a district which specifically allows for manufactured housing units;
2. The use applied at the location indicated is properly one for which a use permit is authorized. Although this site was originally approved and zoned for a mobile home park, the zoning has since changed from R-T2 to R-10T which under current zoning regulations requires a Use Permit;
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood. Title 25, Chapter 2 of the California Codes and Regulations clearly defines the development standards for mobile home parks. The City's approval of only lots which can meet these standards does ensure that the mobile home park coach sites will complement the existing development;
4. The project site is currently developed and is located off of Somersville Road which, which is adequate in width and pavement type to carry the minimal additional traffic that will be generated by the proposed use; and

5. That General Plan designation for this site is medium density residential; the granting of such use permit will be consistent with this designation and does not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch APPROVES the expansion of the existing mobile home park from 150 units to 156 units contingent upon compliance with Title 25, Chapter 2 of California Codes and Regulations ("Mobilehome Parks and Installations") and approval from the California Department of Housing and Community Development (HCD), subject to the following conditions:

STANDARD CONDITIONS

1. That the Antioch Municipal Code be complied with.
2. That the applicant obtain an encroachment permit for all work done within the public right-of-way.
3. That the use of construction equipment be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Engineer.
4. That standard dust control methods and designs be used to stabilize the dust generated by construction activities.
5. That this approval expires two years from the date of approval (Expires August 19, 2017), unless a building permit has been issued by the Department of Housing and Community Development and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Planning Commission. 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. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.

PROJECT SPECIFIC CONDITIONS

7. That only sites which meet the requirement of Title 25, Chapter 2 of California Codes and Regulations ("Mobilehome Parks and Installations") and approval from the California Department of Housing and Community Development (HCD) shall be included as part of this approval.
8. That all building and engineering requirements of the Department of Housing and Community Development shall be fulfilled.

9. That all agency requirements (utilities, fire, health, etc.) shall be obtained by the applicant prior to the City of Antioch Planning Division sign off of the State of California Department of Housing and Community Development "Mobilehome Park, Recreational Vehicle Park, Campground and Associated Structures Plan Review Booklet".
10. That the Contra Costa Water District shall sign off on the "Mobilehome Park, Recreational Vehicle Park, Campground and Associated Structures Plan Review Booklet" prior to the City of Antioch Planning Division and that the following conditions recommended by the Contra Costa Water District be addressed:
 - a. That the applicant shall have no access to the Contra Costa Canal right-of-way during construction.
 - b. That no grading be conducted in the Contra Costa Canal right of way.
 - c. That all sewer lines to be installed shall be a minimum of 3 feet away from the Canal property line fence.
 - d. Sewer line size depth and distance from the canal fence should be defined on the drawings.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California at a regular meeting of said Planning Commission held on the 19th day of August, 2015.

AYES:

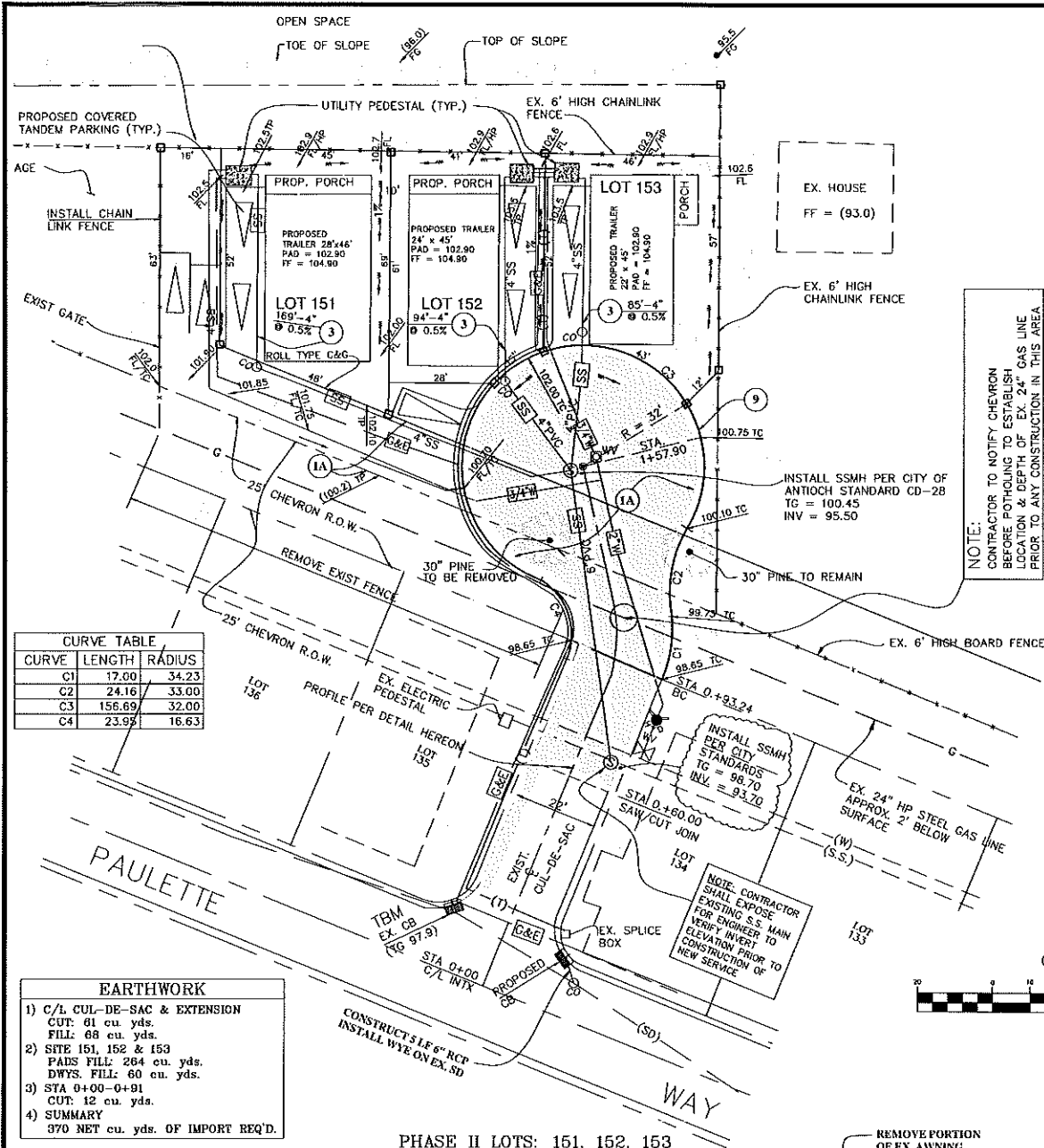
NOES:

ABSTAIN:

ABSENT:

FORREST EBBS, SECRETARY TO THE
PLANNING COMMISSION

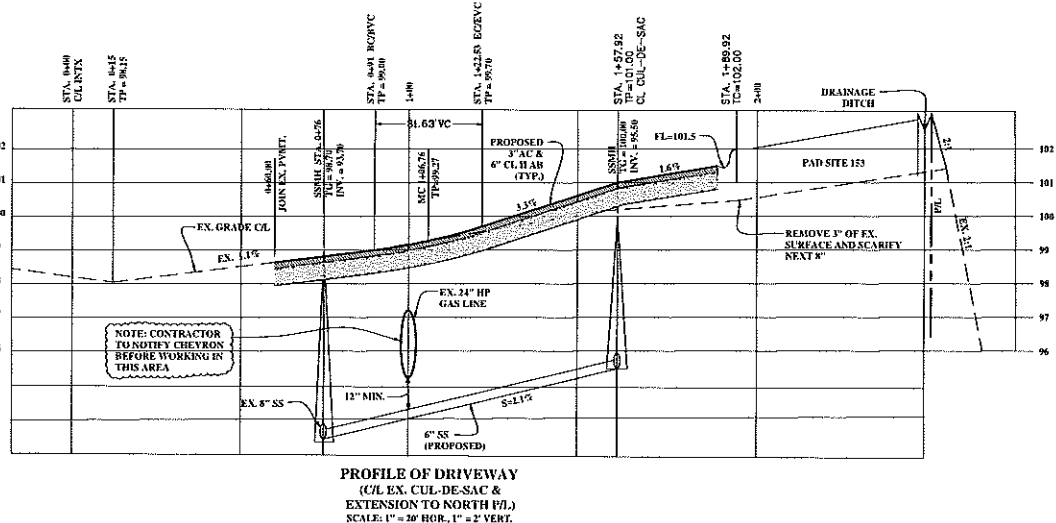
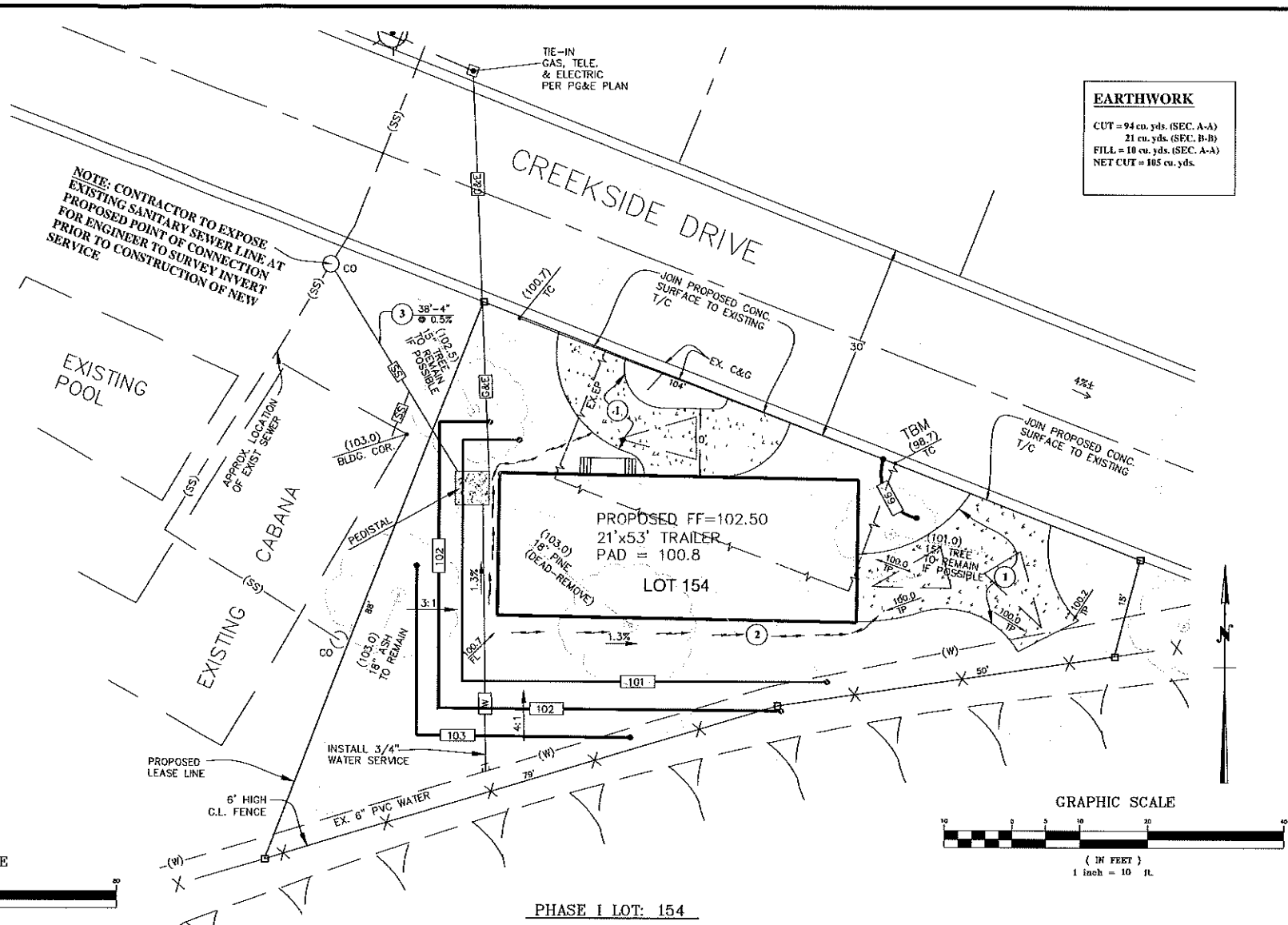
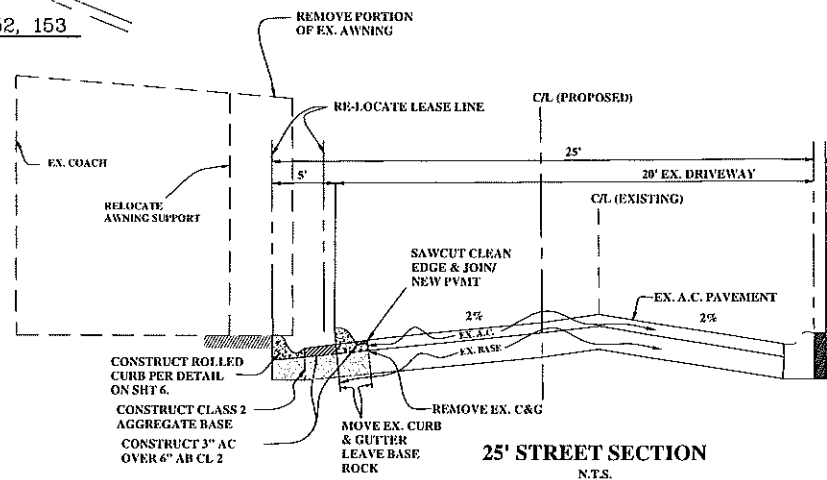
ATTACHMENT “A”



CURVE	LENGTH	RADIUS
C1	17.00	34.23
C2	24.16	33.00
C3	156.69	32.00
C4	23.93	16.63

EARTHWORK
1) C/L CUL-DE-SAC & EXTENSION CUT: 61 cu. yds. FILL: 69 cu. yds.
2) SITE 151, 152 & 153 PADS FILL: 264 cu. yds. DWYS. FILL: 60 cu. yds.
3) STA 0+00-0+91 CUT: 12 cu. yds.
4) SUMMARY 370 NET cu. yds. OF IMPORT REQ'D.

- CONSTRUCTION NOTES**
1. INSTALL 4\"/>



ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A. DIG ALERT AT 1-800-227-2889 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

PREPARED BY:
M MORAN CONSULTING CORPORATION
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
T: (562) 340-4670
F: (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. 07237 EXP. 6/30/16
PROJ. MGR. CESAR MORAN E-MAIL ADDRESS: cmoran@moran-corp.com
DATE: 5-7-15 JOB N°: 215019 DRAWN BY: SW

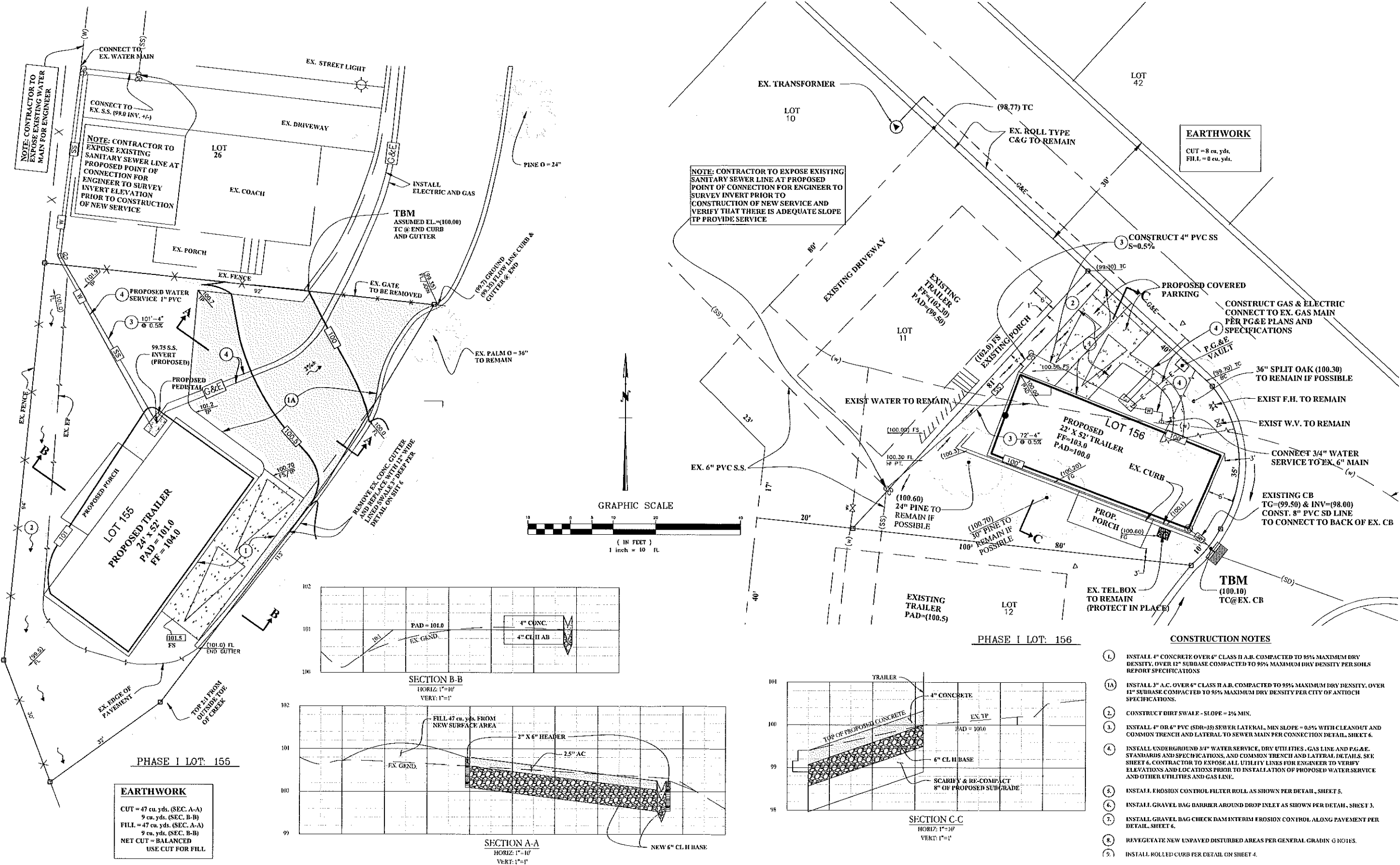
NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

PLANS PREPARED FOR:
VISTA DIABLO MOBILE ESTATES
C/O SIERRA CORPORATE MANAGEMENT
ATTENTION: ABE ARRIGOTTI
320 N. PARK VISTA
ANAHEIM, CA 92806
(714) 575-5131 X-33
(714) 575-5139

PROJECT TITLE:
VISTA DIABLO MOBILE ESTATES
JOB ADDRESS:
2901 SOMERSVILLE RD.
ANTIOCH, CA 94509

TRACT NO.	DRAWING FILE NO.
SHEET	OF
2	4

SHEET TITLE
GRADING/UTILITY PLAN



DIAL TOLL FREE
881
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A. DIGALERT AT 1-800-222-3800 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

PREPARED BY:



MORAN CONSULTING CORPORATION
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
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CEGAR MORAN P.E. 07227 EXP. 6-30-16
PROJ. MGR. CESAR MORAN E-MAIL ADDRESS: cmoran@moran-corp.com
DATE: 6-2-15 JOB NO. 215019 DRAWN BY: SW

REVISIONS

N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR

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C/O SIERRA CORPORATE MANAGEMENT
ATTENTION: ABE ARRIGOTTI
320 N. PARK VISTA
ANAHIM, CA. 92806
(714) 575-5131 X-33
(714) 575-5139

PROJECT TITLE

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JOB ADDRESS

2901 SOMERSVILLE RD,
ANTIOCH, CA 94509

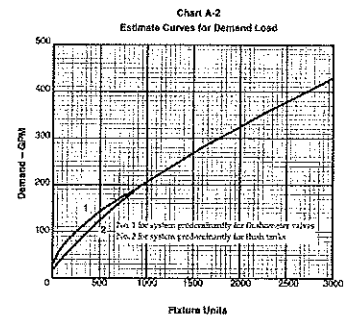
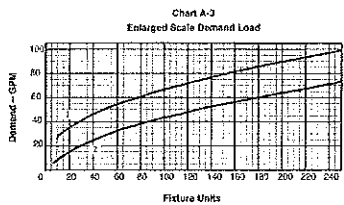
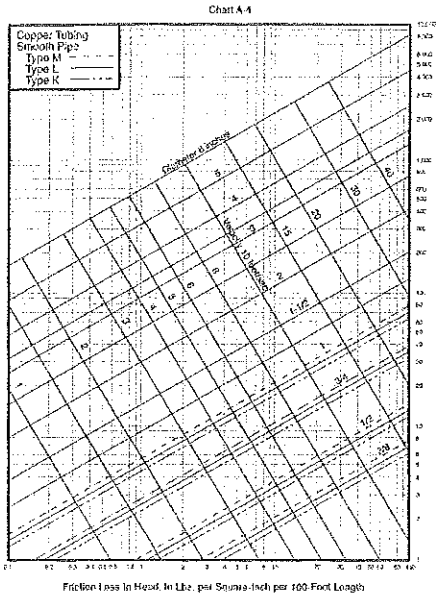
TRACT NO.

DRAWING FILE NO.

SHEET
3 OF 4

THE POTABLE WATER SYSTEM

1. THE POTABLE WATER SYSTEM SHALL BE INSTALLED AND CONSTRUCTED ACCORDING TO TITLE 25, ARTICLES 5 OF THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE UNIFORM PLUMBING CODE APPENDIX E. SEE ATTACHED C.P.C. 609.9 DISINFECTION OF POTABLE WATER SYSTEM.
2. ALL 8" THRU 4" PIPING SHALL BE PVC C-900 CLASS 150 WITH RING TIGHT JOINTS.
3. ALL 3" THRU 3/4" PIPING SHALL BE PVC SCHEDULE 40 WITH SCHEDULE 40 SOLVENT WELD FITTINGS.
4. ALL PVC PIPING SHALL HAVE A COPPER TRACER WIRE ATTACHED TO THE PIPING AND COME TO THE SURFACE AT EACH SERVICE RISER.
5. ALL PIPING SHALL HAVE A COVER OF 18" MINIMUM.
6. AFTER THE WATER SYSTEM HAS BEEN INSTALLED IT SHALL BE TESTED AND DISINFECTED.
7. GATE VALVES LARGER THAN 2" INSTALLED IN THE SYSTEM SHALL BE EPOXY COATED CAST IRON. EACH VALVE SHALL BE RESILIENT WEDGE, RING TIGHT WITH A 2" OPERATING NUT. EACH VALVE WILL HAVE A 6" PVC VALVE BOX WITH A CAST IRON DROP BUILT MARKED "WATER".
8. THESE PLANS ARE SCHEMATIC ONLY AND MAY NOT REFLECT ALL EXISTING CONDITIONS OF THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE PLANS, EXAMINE THE SITE AND ANY AVAILABLE SOI'S REPORT AND MAKE HIS OWN DECISION AS TO THE CORRECTNESS OF PLANS. ANY CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE DESIGN ENGINEER. ANY APPROVED CHANGES SHALL BE NOTED ON AN ACCURATE "AS BUILT" DRAWING AND FURNISHED TO THE OWNER AND DESIGN ENGINEER UPON COMPLETION OF THE WORK.

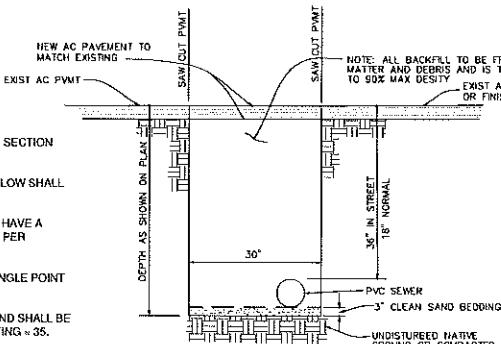


SEWER

1. CLEANOUTS SHALL BE LOCATED A MAXIMUM OF 100 FEET APART PER SECTION 406 U.P.C.
2. CHANGING DIRECTION OF FLOW FROM A VERTICAL TO HORIZONTAL FLOW SHALL BE DONE WITH A LONG SWEEP 90 FITTING.
3. NONMETALLIC SEWER LINES INSTALLED BENEATH ROADWAYS SHALL HAVE A MINIMUM DEPTH OF COVER OF 36" BEDDING AND BACKFILL SHALL BE PER SECTION 1252, TITLE 25, CHAPTER 2.
4. UNIVERSAL SOLVENT WELD CEMENT SHALL BE USED ONLY AT THE SINGLE POINT OF ABS TO P.V.C. SEWER CHANGE.
5. ALL P.V.C. SEWER PIPE SHALL BE J-M PIPE "GREEN-TITE" OR EQUAL AND SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDE. PIPE SDR RATING = 35.
6. MINIMUM GRADES FOR SEWER PIPE: 4" = 0.0125; 6" = 0.0067; 8" = 0.0033
7. CONTRACTOR SHALL VERIFY DEPTH OF THE EXISTING STORM DRAIN LINES BEFORE ANY CONSTRUCTION AND VERIFY ALL SEWER LINE CROSSINGS HAVE ADEQUATE SLOPE FOR THE LATERAL AND DEPTH FOR BACKFILL SHALL BE PER SECTION 1252, TITLE 25, CHAPTER 2.
8. SEWER SHALL HAVE A MINIMUM 3' OF COVER, IF LESS THAN 3' OF COVER, LINE SHALL HAVE A CONCRETE CAP.
9. CONTRACTOR TO VERIFY INVERT ELEVATIONS FOR MAIN LINE CONNECTIONS AT ALL POINTS OF CONNECTION TO THE EXISTING SEWER SYSTEM TO INSURE ADEQUATE SLOPE ON NEW MAIN LINE SEWER.

TYPICAL SEWER CONNECTION

NOT TO SCALE



NOTE: ALL TRENCHING AND BACKFILL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THAT TRENCH AND IT SHALL BE HIS RESPONSIBILITY TO RETURN THAT TRENCH TO 0.1" OF FINISH GRADE AT ALL TIMES.

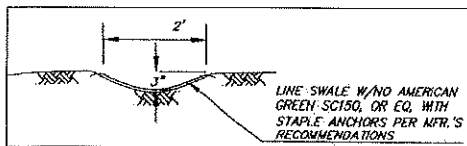
DIRECTIONAL BORING IS NOT PERMITTED W/O ALTERNATE APPROVAL. NO DIRECTIONAL BORING ALLOWED ON THIS PERMIT.

TYPICAL SANITARY SEWER TRENCH DETAIL

N.T.S.

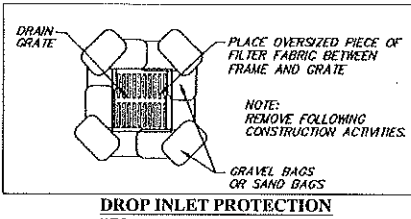
COMMON UTILITY TRENCH DETAIL

N.T.S.



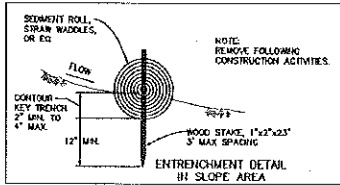
LINED SWALE DETAIL

N.T.S.



DROP INLET PROTECTION

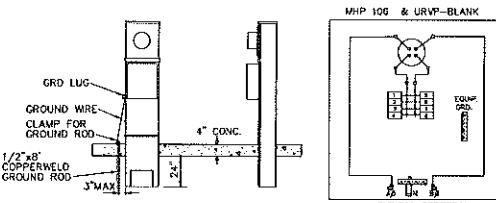
N.T.S.



FILTER ROLL INTERIM EROSION CONTROL DETAIL

N.T.S.

ELECTRICAL PRODUCTS CORP. CAT. NO. MHP-108 & URVP-BLANK OR APPROVED EQUAL



SITE METER PANEL

BREAKER & RECEPTACLE MUST BE INTERCHANGEABLE BETWEEN RECOGNIZED 50, 30 & 20 AMP COMBINATIONS & MUST BE ABLE TO ACCEPT A 100 AMP BREAKER OR PERMANENT INSTALLATIONS. RECEPTACLE SHALL MEET ALL OF THE STANDARDS INDICATED IN SECTION 1185 OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 25, CHAPTER 2, ARTICLE 3, 1990 NEC, ARTICLE 321-32 AND 321-81.

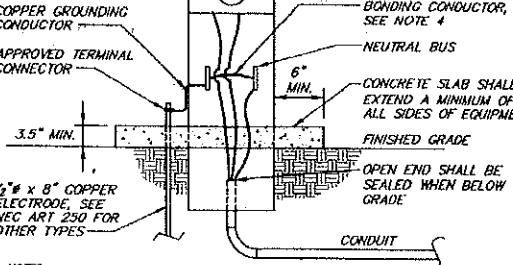
GROUNDING CONDUCTOR SERVICE ENTRANCE

UP TO 3/0
4/0 OR 250 MCM
300 MCM - 500 MCM
600 MCM - 900 MCM
1000 MCM - 1750 MCM

GROUNDING CONDUCTOR COPPER

#4
#2
#1/0
2/0

ABOVE TO BE USED WHERE PRIMARY AND SECONDARY FEEDERS HAVE FULL RATED AMP CAPACITY AVAILABLE. WHERE FEEDERS ARE PROTECTED BY OVERCURRENT DEVICE LOWER THAN RATED AMP CAPACITY OF CONDUCTORS USE TABLE 250-95 OF NATIONAL ELECTRIC CODE OR TABLE 250-95 OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 25, PART 3.

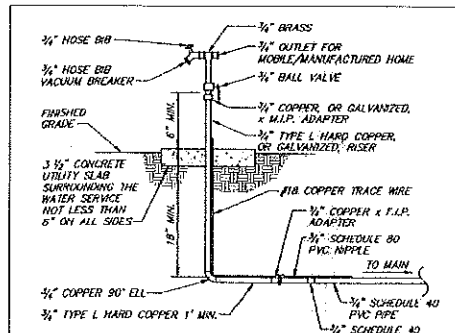


NOTES:

1. GROUNDING CONDUCTOR SHALL BE PROTECTED BY CONDUIT OR CABLE ARMOR.
2. LOT ELECTRICAL SERVICE SHALL BE IN REAR HALF OF LOT AND WITHIN 4' OF THE MOBILE/MANUFACTURED HOME.
3. WHERE SUBJECT TO VEHICULAR DAMAGE PROVIDE AN APPROVED BARRIER.
4. THE NEUTRAL SHALL BE BONDED TO THE GROUNDING BUS WITH A #8 GAUGE COPPER CONDUCTOR OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
5. THE GROUNDING CONDUCTOR FROM THE ELECTRODE TO THE EQUIPMENT SHALL BE: 100 AMP OR LESS #8, 200 AMP #6 (TABLE 250-90).

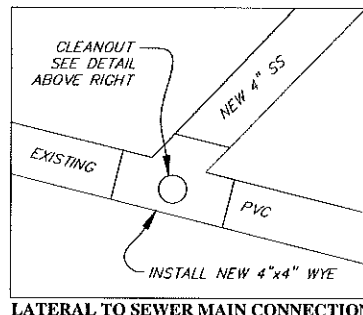
LOT ELECTRICAL SERVICE EQUIPMENT CONNECTION DETAIL

N.T.S.



WATER HOOK-UP DETAIL

N.T.S.



LATERAL TO SEWER MAIN CONNECTION DETAIL

N.T.S.

DIGALERT

DIAL TOLL FREE
881
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIGALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

PREPARED BY:

MORAN CONSULTING CORPORATION
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
T: (562) 340-4670
F: (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. 67230 EXP 6-30-15
PROJ. MGR. CESAR MORAN E-MAIL ADDRESS: cmoran@moran-corp.com
DATE: 5-7-15 JOB N°: 215019 DRAWN BY: SW

REVISIONS			
N°	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PLANS PREPARED FOR:

VISTA DIABLO MOBILE ESTATES
C/O SIERRA CORPORATE MANAGEMENT
ATTENTION: ABE ARRIGOTTI
320 N. PARK VISTA
ANAHEIM, CA 92806
(714) 575-5131 X-33
(714) 575-5139

PROJECT TITLE

VISTA DIABLO MOBILE ESTATES
JOB ADDRESS
2901 SOMERSVILLE RD.
ANTIOCH, CA 94509

TRACT NO.

DRAWING FILE NO.

SHEET
4 OF 4

GRADING/UTILITY PLAN

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF AUGUST 19, 2015**

Prepared by: Forrest Ebbs, Community Development Director

FE

Date: August 12, 2015

Subject: UP-15-08/AR-15-06 – Conrad DeJesus, DJA Architects, on behalf of Pete's Restaurant and Brewhouse requests approval of a Use Permit for the creation of a 850 +/- square-foot outdoor dining area adjacent to the existing restaurant building at 2709 Hillcrest Avenue in the C-2 (Neighborhood/Community Commercial) Zoning District (APN 052-232-020).

RECOMMENDATION

Staff recommends that the Planning Commission approve a use permit for the installation of an outdoor patio area subject to the conditions of approval contained in the attached resolution.

REQUEST

Conrad DeJesus of DJA Architects, on behalf of Gurjit Singh, requests the approval of a Use Permit to allow the installation of an 850 +/- square-foot outdoor dining patio adjacent to the existing restaurant building at 2709 Hillcrest Avenue. Despite its Hillcrest address, the restaurant is located directly adjacent to Larkspur Drive.

The proposed dining patio consists of a stained concrete slab with a 48" tall perimeter wall with a stucco finish containing a 24" tall section of clear glass atop. As required by code, a complementary steel gate would be installed at the patio with panic hardware for egress. The stucco wall would be painted to match the existing stucco building. A small retaining wall would be installed on the north side of the patio to support the slab. The area where the proposed dining patio would be installed currently contains landscaping.

The outdoor dining patio would be accessible by customers and restaurant staff from the interior of the restaurant. The proposed restaurant is Pete's Restaurant and Brewhouse.

BACKGROUND

The property has a General Plan designation of Neighborhood/Community Commercial and has a zoning designation of Neighborhood/Community Commercial (C-2).

Surrounding land uses and zoning designations are as noted below:

North: Larkspur Drive and Highway 4.
South: Hillcrest Crossroads Shopping Center
East: Jack in the Box and Hillcrest Crossroads Shopping Center.
West: Parking lot and Hillcrest Crossroad Shopping Center.

ENVIRONMENTAL

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

ANALYSIS

The proposed outdoor dining patio would offer an enhanced amenity for an existing restaurant building. Under proper management and operational requirements, staff does not anticipate any issues related to the patio. To that affect, staff has imposed a number of Conditions of Approval to ensure the long term success of the outdoor dining patio.

In addition, staff has observed that the landscaping in front of the existing restaurant building has been neglected since the departure of the prior tenant (Sizzler). A Condition of Approval has been added to require the wholesale improvement of this entire area.

In summary, the proposed project, as conditioned, would be consistent with City standards and would be a strong addition to the City of Antioch. As such, staff recommends approval with conditions.

ATTACHMENT

A: Project Plans dated June 16, 2015

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2015-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT FOR THE INSTALLATION OF AN OUTDOOR DINING
PATIO AT 2709 HILLCREST AVENUE (APN 052-232-020)**

WHEREAS, the City of Antioch received a request from Conrad De Jesus, on behalf of Gurjit Singh, for a use permit for the installation of an outdoor dining patio at the existing restaurant building at 2709 Hillcrest Avenue (**APN 052-232-020**); and,

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

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

WHEREAS, the Planning Commission on August 19, 2015, duly held a public hearing, received, and considered evidence, both oral and documentary, and

WHEREAS, the Planning Commission 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 outdoor dining patio would be directly adjacent to an existing restaurant building and, due to its size (850 square feet) would not significantly increase the occupancy of the restaurant. Further, the patio would not be located near residential uses or other sensitive uses that might be impacted by any potential noise. Rather, it would be located adjacent to Larkspur Drive. Further, there is adequate parking available on-site for the proposed use and the minor increase of occupancy resulting from the outdoor dining patio.

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

The site is zoned Neighborhood/Community Commercial (C-2) and per the Municipal Code, outdoor dining areas are allowed with a use permit.

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

The restaurant is part of a much larger consolidated shopping center (Hillcrest Crossroads). There is adequate parking for the restaurant use and other businesses that share the parking lot.

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

The site has frontage on Larkspur Drive, which is a designed commercial street, which can adequately accommodate the restaurant and minor expansion.

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

The use is consistent with the General Plan and will further the City's broader goals of economic development by encouraging the reuse of existing buildings.

WHEREAS, the Planning Commission does determine that the following findings support the Conditions of Approval.

A. GENERAL CONDITIONS

1. The City of Antioch has established a Municipal Code and City standards and the State of California has established a Building Code to protect the public health, safety, and welfare of the citizens within the City and the State respectively. This condition of approval is necessary for the developer to mitigate any project impacts that may threaten the health, safety, or welfare of its citizens.

2-3. In order for the project to be constructed to the City's approved standards, the plans need to adequately reflect the changes made by the City Council and City staff needs to inspect the site for compliance with the conditions of approval prior to final inspection approval. These conditions protects the public safety, health, and general welfare of the residents of the Project and surrounding residential and other uses by providing an adequate reflection of the approved project prior to the issuance of building permits and a follow up site inspection to ensure the Project was built as conditioned.

4. The regulatory environment of land development and base line conditions change frequently as well as thresholds established by the California Environmental Quality Act; therefore, this condition is necessary to ensure any project going forward is subject to the most current regulations in order to promote the public health, safety, and welfare in the City of Antioch.

5. The Project is being pursued by a developer and the City's responsibility is to promote orderly development within the City. This condition is necessary to protect

the City from the financial and time expenses for defending challenges to land use entitlements or environmental reviews that are financially benefitting the applicant, particularly given the City's own financial challenges.

6-7. The Project takes City time and staff to process development applications through the land use entitlement process. The development of property is at the benefit of the applicant; therefore, the conditions are necessary to ensure the applicant pays the expenses to process the application rather than having that burden placed on the taxpayers for another's benefit and satisfies all necessary requirements to make use of public lands that serve the project site.

8. It is necessary to ensure administrative consistency and avoid confusion between plan versions by identifying the most recent entitlements that govern site development and use.

9. The project requires the use of public lands in order to provide access and extend infrastructure to the project site. These conditions are necessary to allow the project sponsors to make use of public lands to benefit the project.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch, after reviewing the staff report and considering testimony does hereby **APPROVE** the use permit (UP-15-08), for a use permit for the installation of an outdoor dining patio at the existing restaurant building at 2709 Hillcrest Avenue, subject to the following conditions and the findings for the 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. This approval expires two years from the date of approval (Expires August 19, 2017), unless the use has been established or 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.
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 or environmental review. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

4. 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.
5. An encroachment permit shall be required for all work in the public right of way.
6. This approval supersedes previous approvals that have been granted for this site.
7. All required easements or rights-of-way for offsite improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours 8:00 A.M. and 5:00 P.M., or as approved in writing by the City Manager.
2. The Project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.

C. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The developer shall pay all required fees at the time of building permit issuance.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.

D. FIRE REQUIREMENTS

1. The applicant shall comply with all requirements of the Contra Costa County Fire Protection District.

E. PROPERTY MAINTENANCE

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

F. OPERATIONAL CONDITIONS

1. Amplified music, whether originating from the restaurant or outdoor dining patio, shall not be audible beyond the property line.
2. Prior to occupancy, all dead or deteriorated landscaping throughout the entire site shall be removed and replaced with new specimens. A landscape/irrigation plan shall be submitted concurrently with the building permit application for the outdoor dining area.

* * * * *

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 19th day of August 2015.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS, SECRETARY TO THE
PLANNING COMMISSION

ATTACHMENT “A”

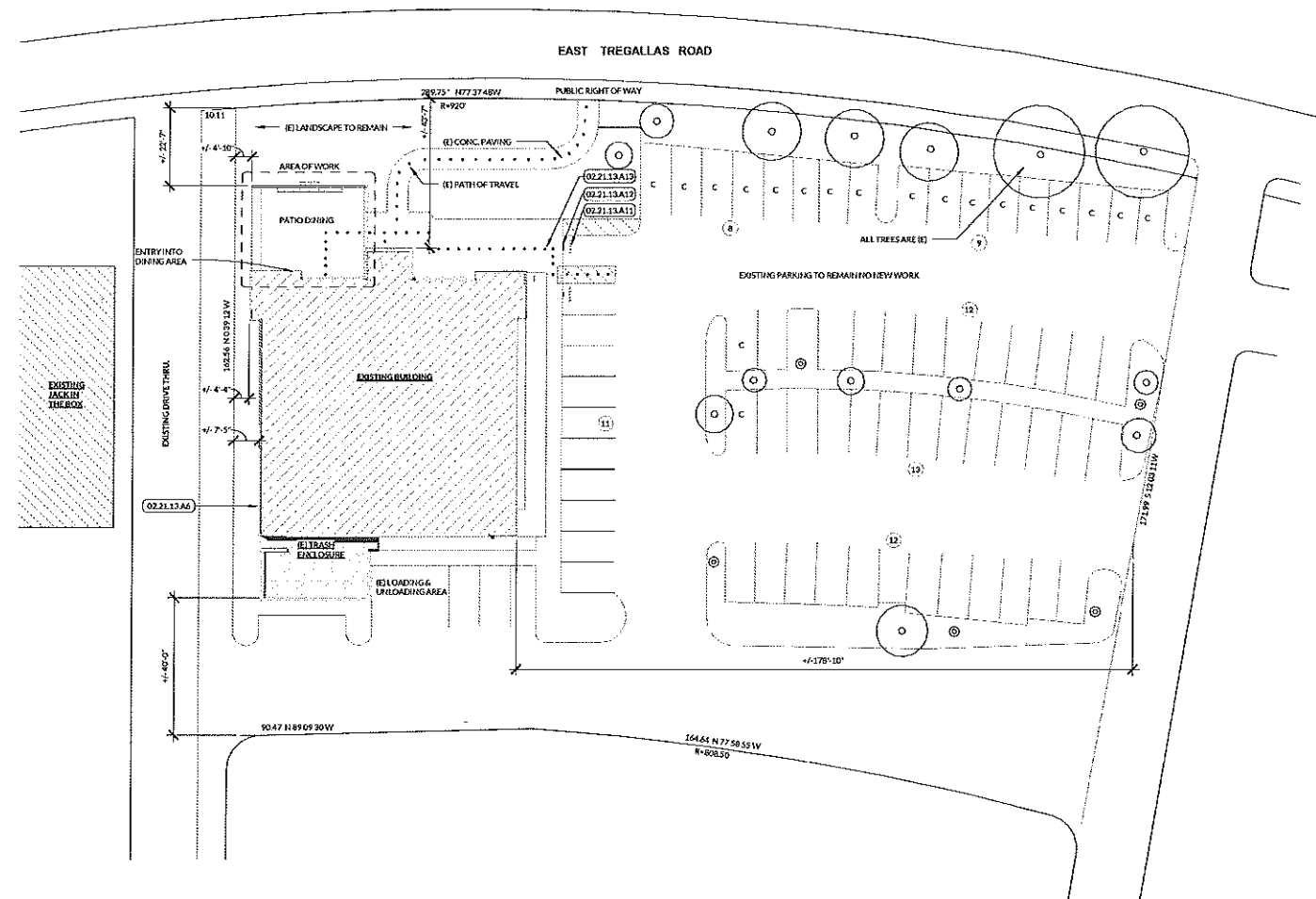
[illegible]

1 PERSPECTIVE VIEW
SCALE:

PROJECT DIRECTORY		INDEX OF DRAWINGS	
OWNER: P&B DEVELOPMENT 14550 TITUS ROAD PHOENIX, AZ 85021-7722 CONTACT: p&bdev@sigmadiv.com	ARCHITECT: DE JESUS AND ALATORRE ARCHITECTS 14550 TITUS ROAD, SUITE 250 CACTO, CA 94018 PHOENIX, AZ 85021-7722 CONTACT: dd@deja.com	01 - GENERAL 01.00 SITE 01.05 GENERAL CONDITIONS 02 - ARCHITECTURAL A1.0 ARCHITECTURAL SITE PLAN A2.0 EXTERIOR ELEVATIONS A3.0 EXTERIOR ELEVATIONS & BUILDING SECTION A3.1 ROOF PLAN A8.2 ARCHITECTURAL DETAILS	03 - GENERAL 03.00 SITE 03.05 GENERAL CONDITIONS 04 - ARCHITECTURAL A4.0 ARCHITECTURAL SITE PLAN A4.1 EXTERIOR ELEVATIONS A4.2 EXTERIOR ELEVATIONS & BUILDING SECTION A4.3 ROOF PLAN A8.2 ARCHITECTURAL DETAILS
PROJECT SUMMARY: NEW PATIO DINING TO AN EXISTING RESTAURANT EXISTING SITE DETAILS SITE AREA: 40,000 S.F. (0.92 AC.) BUILDING AREA: 5,363 SQ.FT. OCCUPANCY: A-3 (RESTAURANT) CONSTRUCTION TYPE: TYPE VA FIRE SPRINKLERS: NONE (1) BLDG. HEIGHT: 21'-0" CONSTRUCTION TYPE: VN FLOOR AREA RATIO: 5,364/40,000 = 0.13 ZONING: C-2		PARKING SUMMARY EXISTING PARKING REGULAR SPACES (9X18) 55 COMPACT SPACES (8X24) 13 HANDICAP SPACES (14X18) 3 TOTAL SPACES 71 REQUIRED PARKING 1 PER 3 SEATING 1 PER 25 BAR 1 PER 100 CYCLE 148/55 SEATING 22/25-48 PARKING 6 PARKING PARKING SPACE REQD: 71	
LANDSCAPE RATIO SITE AREA: 40,000 S.F. (0.92 AC.) PLANTED TO LANDSCAPE: 850 S.F. COMMON OPEN SPACE: 5061/40,000 = 13% PERCENTAGE OF NET ARE		APPLICABLE CODES ALL WORK SHALL FULLY COMPLY WITH BUT NOT BE LIMITED TO: A. 2013 CALIFORNIA RESIDENTIAL CODE (CRC) B. 2013 CALIFORNIA BUILDING CODE (CBC) C. 2013 CALIFORNIA ELECTRICAL CODE (CEC) D. 2013 CALIFORNIA MECHANICAL CODE (CMC) E. 2013 CALIFORNIA FIRE CODE (CFC) F. 2013 CALIFORNIA REFERENCED STANDARDS CODE G. 2013 CALIFORNIA ENERGY CODE (CEC) H. 2013 CALIFORNIA ENERGY CODE (CEC) I. 2013 CALIFORNIA ENERGY CODE (CEC) J. 2013 CALIFORNIA ENERGY CODE (CEC) K. 2013 CALIFORNIA ENERGY CODE (CEC) L. 2013 CALIFORNIA ENERGY CODE (CEC) M. 2013 CALIFORNIA ENERGY CODE (CEC) N. 2013 CALIFORNIA ENERGY CODE (CEC) O. 2013 CALIFORNIA ENERGY CODE (CEC) P. 2013 CALIFORNIA ENERGY CODE (CEC) Q. 2013 CALIFORNIA ENERGY CODE (CEC) R. 2013 CALIFORNIA ENERGY CODE (CEC) S. 2013 CALIFORNIA ENERGY CODE (CEC) T. 2013 CALIFORNIA ENERGY CODE (CEC) U. 2013 CALIFORNIA ENERGY CODE (CEC) V. 2013 CALIFORNIA ENERGY CODE (CEC) W. 2013 CALIFORNIA ENERGY CODE 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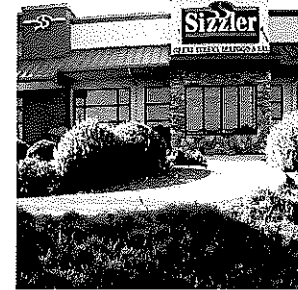
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN NOTES

- | | |
|--------------|--|
| 02.21.13.A6 | (E) GAS METER AND SERVICE REGULATOR TO REMAIN. |
| 02.21.13.A11 | (B) ACCESSIBLE PARKING |
| 02.21.13.A12 | (D) ACCESSIBLE PARKING SIGNAGE |
| 02.21.13.A13 | (E) PATH OF TRAVEL |

GENERAL PLAN NOTE & PHOTOS

NOTE: ALL ACCESSIBLE PARKING STALLS AND SIGNAGE ARE TO REMAIN. THERE IS NO NEW WORK.



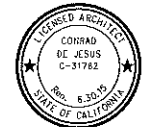
PETE'S
RESTAURANT AND
BREWHOUSE

2709 HILLCREST AVE.
ANTIOCH, CA 94531
APN:052-232-020



DE JESUS AND ALATORRE ARCHITECTS
Commercial | Planning | Residential
4415 Covell Rd., Suite 230
Concord, CA 94518
888.352.2721
info@dja-arc.com
www.dja-arc.com

Stamp



Proj. No: 2014000 Template
Drawn By: TEA
Reviewed By: TEA

Issue/Revision Schedule:
No. Date Description
4/30/15 PERMIT

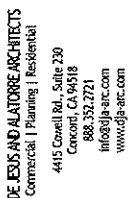
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ARCHITECTURAL
SITE PLAN

A1.0

6/16/2015 10:24:17 AM

2709 HILLCREST AVE.
ANTIOCH, CA 94531
APN:052-232-020



Doc No:	2014-000	Template:
Author:	Author	
Reviewed By:	Checker	
Issue/Revision Schedule:		
No.	Date	Description

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EXTERIOR ELEVATIONS & BUILDING SECTION

4" THICK CONCRETE SLAB, SLOPE AWAY FROM BUILDING WALL AT MIN 1/8" PER FT. - SEE STRUCTURAL.

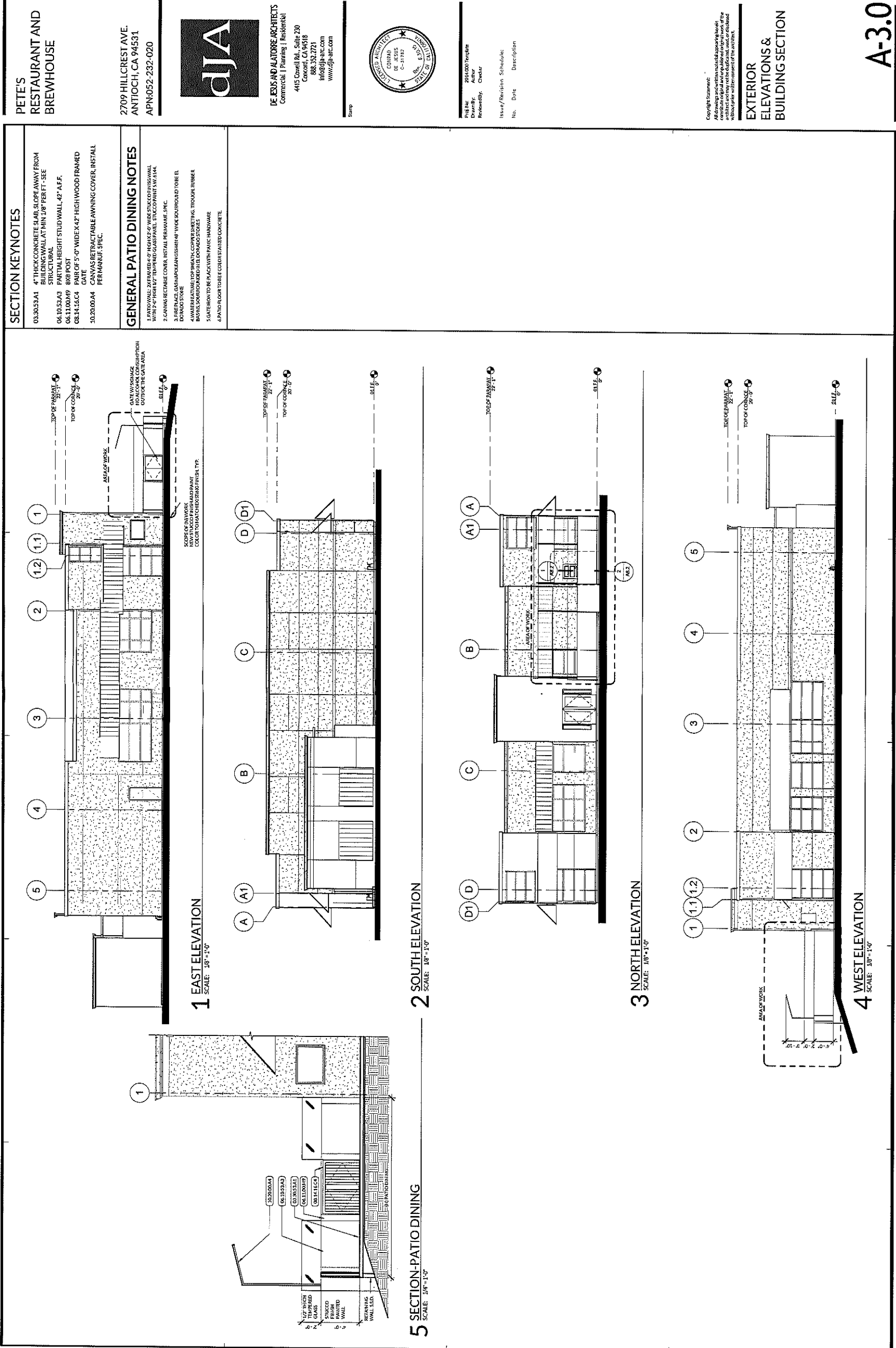
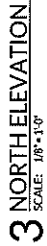
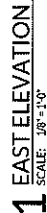
PARTIAL HEIGHT STUD WALL, 42" A.F.F.

8X8 POST

PAIR OF 5'-0" WIDE X 42" HIGH WOOD FRAMED GATE

CANVAS RETRACTABLE AWNING COVER, INSTALL PER MANUF. SPEC.

1. PATENTVALV, EXTENDED 4" X HIGH 2" Ø W/DESTRUCTIVE RESISTANCE
2. CANVAS RECTABLE COVER, INSTAL PERMANENT 5"XPC.
3. FIRE PLACE, GAS, HANGLING 68" WIDE, SQR.ROUND TO BE EL DORADO STONE
4. SLEAVE FEATURE, TOP SHINING, COPPER, SHINING, TROUGH, RUBBER BAYS, SQR.ROUND IN EL DORADO STONES
5. GATEIRON TO BE PLACE WITH PANIC HARDWARE



GENERAL ROOF PLAN NOTE

NOTE SHOWN FOR REFERENCE IS THE EXISTING ROOF PLAN

2709 HILLCREST AVE.
ANTIOCH, CA 94531
APN:052-232-020



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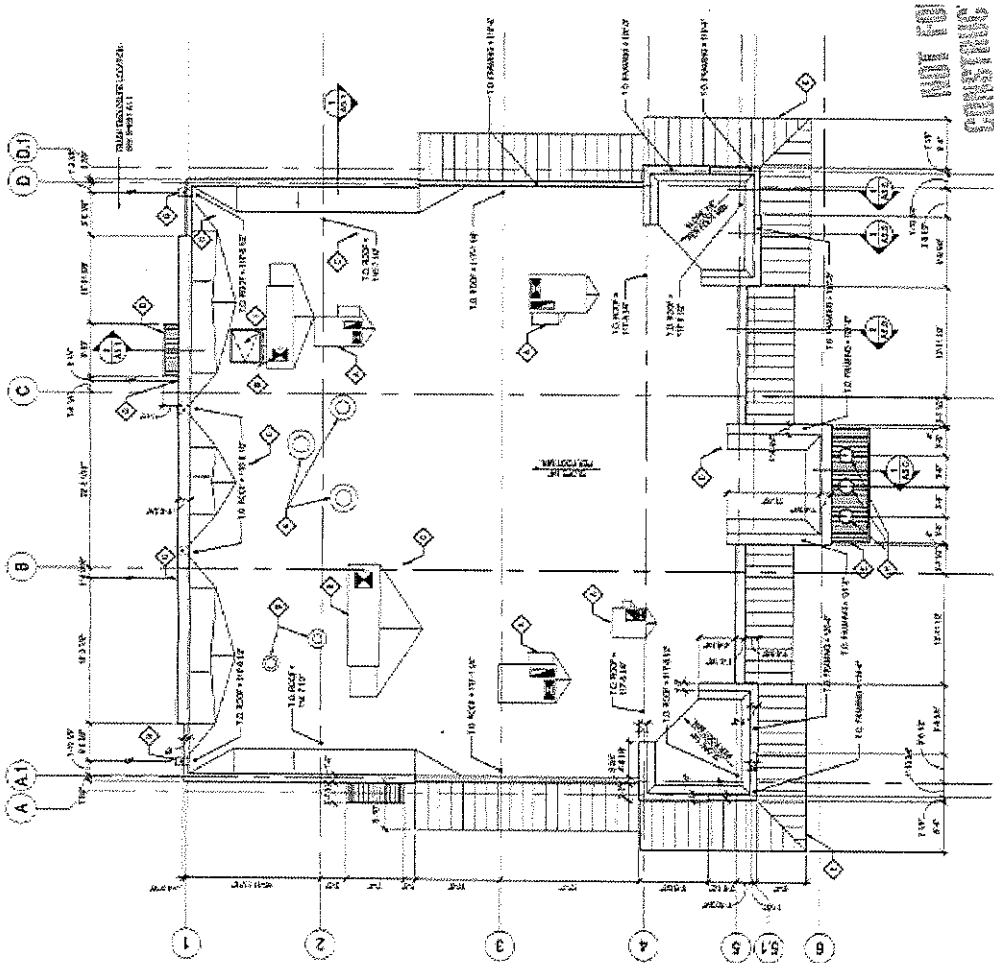
Proj. No.	2014.000 Template
Drawn By:	Author
Reviewed By:	Checker

Issue/Revision Schedule:	
No.	Date Description

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ROOF PLAN

A3.1



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

**GENERAL
CONSTRUCTION NOTES**

3. TOTAL CREDITS OF ALL PROCTOR MEMORIAL FOUNDATION TO ACHIEVE POSITIVE OUTCOME.

KEYNOTES

- [illegible]

PETE'S
RESTAURANT AND
BREWHOUSE

2709 HILLCREST AVE.
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APN052-232-020



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Drawn By: Author
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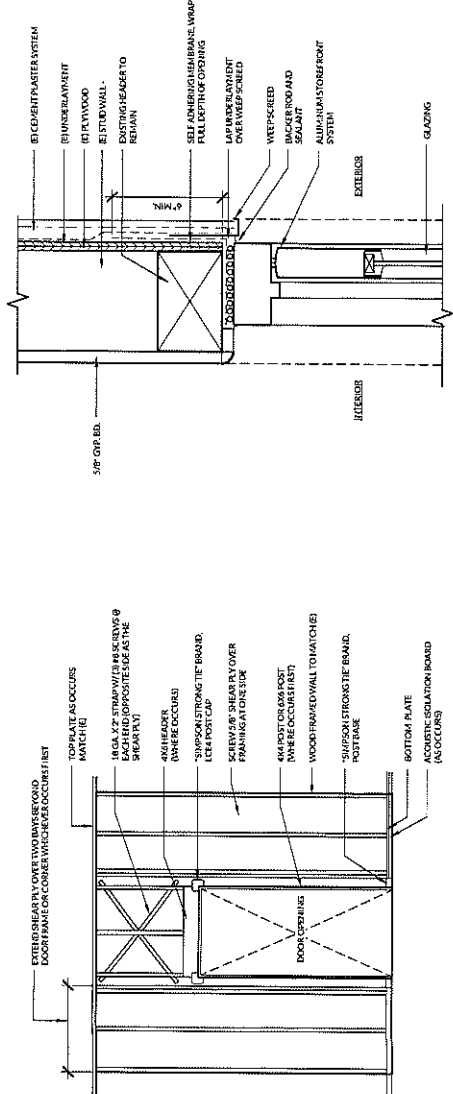
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ARCHITECTURAL
DETAILS

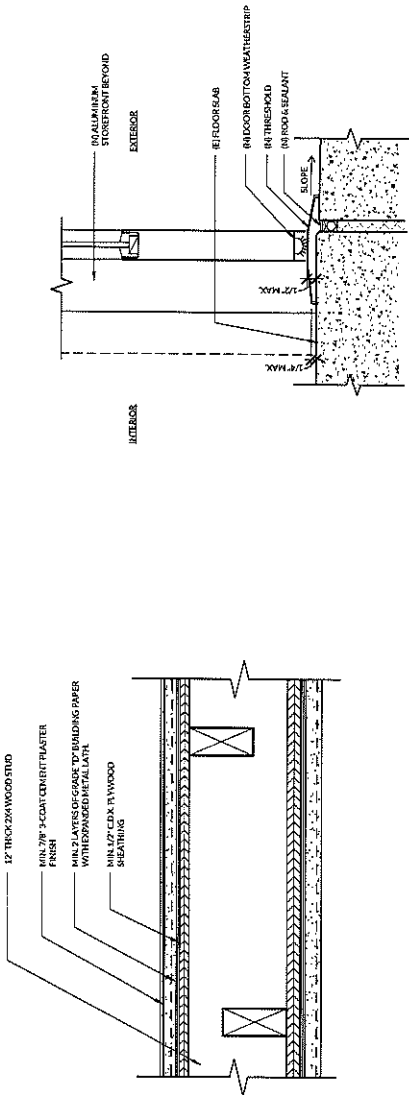
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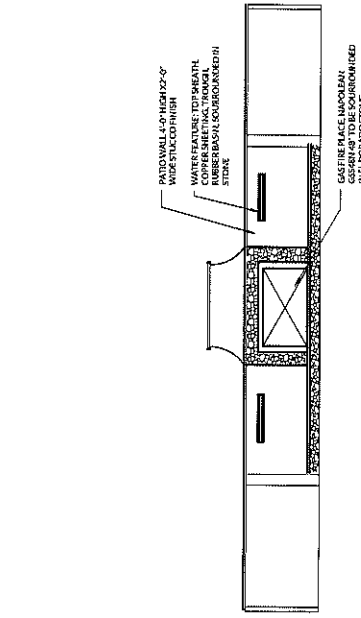
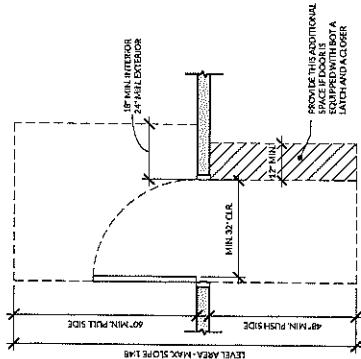
4 FRAMING AT NEW DOOR OPENING
SCALE: 1/2" = 1'-0"

1 ENTRY DOOR HEAD (JAMB SIM.)
SCALE: 3/4" = 1'-0"



5 TYP. EXT. PLASTER SYSTEM AT PATIO DINING
SCALE: 3/4" = 1'-0"

2 ENTRY DOOR SILL
SCALE: 3/4" = 1'-0"



6 ELEVATION FIRE PLACE
SCALE: 1/4" = 1'-0"

3 MIN. DOOR CLEARANCES
SCALE: 1/2" = 1'-0"

DOOR APPROACH CLEARANCE

DOOR APPROACH CLEARANCE

DOOR APPROACH CLEARANCE

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF AUGUST 19, 2015**

Prepared by: Kanika Kith, Contract Planner

Approved by: Forrest Ebbs, Community Development Director 

Date: August 12, 2015

Subject: **Preliminary Development Plan for a mixed-use development proposal at Hillcrest Avenue and Wildflower Drive (PDP-15-01)**

RECOMMENDATION

It is recommended that the Planning Commission provide feedback to the applicant and staff regarding the proposal and provide direction to the applicant for the formal Final Development Plan submittal.

REQUEST

The applicant, DeNova Homes Inc., is requesting Preliminary Development Plan review of a proposal to subdivide and develop a 22.7-acre site for retail and single- and multi-family residential uses. The site will be subdivided into three parcels to accommodate retail development along Hillcrest Avenue, high-density multi-family residential adjacent to and shared access with the retail development, and detached single-family homes at the back upper portion of the site. A letter from the applicant and original site are included as Attachment B. The project site is located on the north of Hillcrest Avenue and Wildflower Drive (APN 051-140-002) (Attachment A).

The purpose of Preliminary Development Plan review is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or issues prior to the submittal of the Final Development Plan and tentative map. As standard practice, conditions of approval are not prepared; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address before submitting an application for a Final Development Plan and Tentative Map.

ENVIRONMENTAL

Preliminary plan review is a non-entitlement action and does not require environmental review. The Final Development Plan will require compliance with the California Environmental Quality Act (CEQA).

BACKGROUND

The project site is a vacant lot located at the northern intersection of Hillcrest Avenue and Wildflower Drive. It abuts an existing retail center to the north and single-family residential to the northeast. The project site will be subdivided into three parcels to accommodate retail development, high-density multi-family residential, and detached single-family homes.

The proposed project is not consistent with the existing General Plan land use and zoning designations because the site is currently designated for commercial development. Therefore, an amendment to the General Plan and a change of zone will be required to allow the proposed mixed-use development. A Planned Development zoning designation will be required to allow the applicant to create specific development standards for this project. However, some of the proposed standards conflict with the City Design Guidelines.

ANALYSIS

On March 23, 2015, the City of Antioch Planning and Public Works Departments met to review the site plan. Comments regarding design improvements and compliance with the City of Antioch Citywide Design Guidelines Manual were provided to the applicant. A copy of the comment letter is included as Attachment C.

A revised site plan was submitted but did not address several of the comments provided, including the recommendation to create a main street design in the mixed-use portion of the development. Thus, staff informed the applicant that the revised site plan did not provide a mixed-use design that was desirable by the City and requested a meeting with the applicant and his team to discuss the issue.

On July 7, 2015, staff met with the applicant and his team, and the applicant provided a revised site plan and color rendering for the proposed development (Attachment D). The revised site plan addressed the design comment about creating a main street and other design comments. Several comments were not addressed; however, some are major comments that will be discussed in detail in this staff report. Overall, staff believes that the latest site plan, with improvements, will provide a desirable mixed-use development in Antioch.

Issue #1: Project Overview

The project site is a vacant lot with gently rolling terrain along Hillcrest Avenue and an increasingly steep slope riding to the back (northeast portion) of the site. As proposed by the applicant, the site would be subdivided into three parcels consisting of a commercial parcel along Hillcrest, a high-density apartment parcel behind the commercial parcel, and a single-family residential parcel along the hilltop.

The single-family parcel would be further subdivided to create twenty-five (25) small residential lots ranging from 2,800 to 8,860 square feet and one (1) open space lot.

The retail and multi-family components have been designed to create a mixed-use development on the lower portion of the site and will have access off Hillcrest Avenue and Wildflower Drive. Single-family homes proposed on the upper portion of the site will have access off Wildflower Drive and no direct access to the mixed-use area.

An association will be required for the project, which will be responsible for maintaining all common areas in the development such as the water quality basins, landscaped area, and all open space areas.

The applicant has not proposed architecture or provided a landscape plan as part of the application; therefore, design is not discussed in this staff report. The project will be required to comply with the architectural and landscape standards in the City's Design Guidelines.

The exact size of the retail development and the number of multi-family units have not yet been determined, but the applicant's initial plans show approximately 100,000 square feet of retail space and approximately 100 multi-family units. Staff has asked the applicant to provide a site analysis table with the formal application that includes listing the size and number of all buildings, parking, landscape coverage, open space area, etc., on the site plan. When the formal application is submitted, staff will review it for consistency with the City standards for parking, landscaping, etc.

Issue #2: Consistency with the General Plan

This staff report will first discuss the consistency of the development with the City General Plan and Zoning, and then break down the discussion to analyze the proposed design by single-family and mixed used components.

The General Plan land use designation for the project site is Neighborhood Commercial, which allows neighborhood retail development on lots ranging from 3 to 12 acres that is anchored by a major supermarket and/or drugstore. The zoning is Neighborhood/Community Commercial District (C-2) with a very small portion in the site's southeast corner zoned as Planned Development (PD).

General Plan Amendment: The proposed development includes single- and multi-family residential, neither of which is allowed under the existing General Plan land use designation. Therefore, a General Plan Amendment will be required to change the land use designation to Mixed Use to allow the development of the commercial buildings, an apartment complex, and a small-lot single-family subdivision.

The Mixed Use land use designation is characterized in the General Plan as a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. Developments in the Mixed Use designation are allowed to provide a variety of uses in an integrated manner on a single site. The mix of uses and development density are to be appropriate to the development site's particular location, access, size, and adjacent land uses.

The intent of the Mixed Use designation is to allow a wide variety of uses that can come together to meet the community's housing, shopping, employment, and institutional needs through efficient land use design. With the Mixed Use designation, both vertical mixed use (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and horizontal mixed use (individual buildings housing different types of uses within an integrated site plan) are appropriate. Small-lot single-family detached homes, multi-family attached homes, administrative and professional offices, banks and financial services, business support services, eating and drinking establishments, and other retail and recreational uses are permitted.

Change of Zone: A change of zone will also be needed to change the zoning of the entire site to PD; Planned Development zoning encourages flexibility in the design and development of land so as to promote the most appropriate use. PD zoning intends to:

- Allow diversification in the relationship of various uses, structures, and space;
- Facilitate the adequate and economical provision of streets and utilities;
- Preserve natural and scenic qualities of open space;
- Offer recreational opportunities convenient to residents;
- Enhance the appearance of neighborhoods through the preservation of natural green spaces; and
- Counteract the effects of urban congestion and monotony.

Public Safety: Due to the City's budgetary issues and the lack of police staffing to meet General Plan standards, residential projects have been required to participate in a community facilities district (CFD) or other funding mechanism deemed acceptable by the City pertaining to police services. The project will be required to mitigate its impact on police services due to the increase in demand, which is based on the number of individuals who are expected to reside in the new project (the General Plan identifies a performance ratio of 1.2 to 1.5 police officers per 1,000 individuals).

Currently, a CFD or other funding mechanism has not been formed. The project will be required to establish the district or other mechanism. Staff is also recommending that the proposed project be conditioned to establish, if necessary, and participate in a CFD or other funding mechanism.

Issue #3: Single-Family Development

The proposed project incorporates a "small lot" subdivision, with the majority of lots less than 3,000 square feet (average size for all of the lots combined is 4,128 square feet). The smallest lot is 2,800 square feet and the largest is 8,860 square feet.

All but three homes will have driveway access off a local street designed as a private cul-de-sac. The remaining three homes will take access off Wildflower Drive, which is a collector street. According to the applicant, the lots will accommodate two house plans of approximately 2,200 square feet and 2,500 square feet, which may be difficult to achieve on such small lots while still maintaining the appropriate setbacks and requirements in the City's Design Guidelines.

For this reason, a change of zone to PD would be required for this project to allow the applicant to create development standards (that are different from the Zoning Code) to accommodate the proposed project. However, a few of those standards may conflict with the Design Guidelines.

Setback and Street Design: The applicant has not provided setback information or a typical lot detail. However, based on the first version of the site plan, it appears that a 3-foot front yard setback between the garage and sidewalk is proposed for homes fronting on the new local street, with no additional landscaped parkway in the right-of-way (only a 4.5-foot-wide sidewalk and a 0.5-foot rolled curb are in the right-of-way). Side and rear yard setbacks are provided. Also, it is unclear whether the garages are forward-facing or side-facing.

The front setback for homes fronting on Wildflower Drive appears to be a minimum of 12 feet, with 18 feet to the face of the garages, but this information is not clear. The garages are forward-facing garages that face Wildflower Drive. The side yard setback appears to be 5 feet to the property line, while the rear yard setback is not provided.

The proposed 3-foot front yard setback and the lack of landscaped parkway for the new local street conflict with Design Guidelines Section 6.1.3.B. This section requires residential streets to have a minimum 5-foot-wide landscaped parkway with street trees and a 5-foot-wide sidewalk in the right-of-way. This proposal is also not consistent with the Zoning Code requirement mandating a 20-foot front yard setback for homes fronting on a local street.

The table below lists the setbacks for typical residential zoning.

	Setback
Front (local street)	20'
Front (collector)	25'
Front (garage) ¹	20'–25'
Rear (single story)	10'
Rear (two stories)	20'
Side	5'

Note: 1. Forward-facing garages (facing the street) are required to be set back behind the primary wall of the homes.

The PD zoning allows flexibility with development standards; therefore, the Commission has the ability to allow or not allow the reduced setback as proposed for this project. However, as mentioned above, the standards conflicts with the Design Guidelines.

The site plan shows that all garages extend beyond the main portion of the homes. This is not in compliance with Design Guidelines Section 6.1.3.E, which states that “only one house plan shall have a garage that extends beyond the main portion of the home. All other house plans shall vary garage door placement and layout to de-emphasize the garage” (p. 6-5).

In addition, design Guidelines Section 6.1.3.C requires “a minimum of 5 foot variation in lot width, side setback, and/or building height for at least every third house. The front setback shall be staggered at least every third house” (p. 6-4). See Figure 6.1.6 in the Design Guidelines. The site plan does not appear to satisfy the requirements for variation in lot size and building placement.

To allow flexibility with the development standards while maintaining compliance with City Design Guidelines, staff recommends that the Commission consider the following standards to be included as part of the standards in the PD and Final Development Plan submittal for this project:

- Require homes facing Wildflower Drive to be designed to meet the standard front and side yard setbacks in Section 9-5.601 of the Zoning Code (listed in the table above) to maintain consistency with the existing homes on Wildflower Drive.
- Allow the applicant to work with staff on creating reduced side yard setbacks that would not impact the privacy of other homes in this project. This can be achieved with creative building form and articulation.
- Allow flexibility for a reduced rear yard setback because none of the homes abut another home’s back yard.
- Require forward-facing garages to be recessed at least 5 feet from the face of the home and maintain a driveway length of at least 20 feet to ensure that the garages do not dominate the street and the front facades of homes.
- Require the design of garages to be in compliance with Design Guidelines Section 6.1.3.E. that requires varying garage door placement and layout.
- Allow flexibility for a reduced front yard setback for homes without forward-facing garage that front onto the new local street while being in compliance with the lot size variation and building placement of Design Guidelines to maintain streetscape variation.
- Require the right-of-way for the new local street to comply with the design standard of providing a 5-foot sidewalk and a 5-foot landscaped parkway to ensure a desirable streetscape (Design Guidelines Section 6.1.3.B). The right-of-way design shall be extended to the front of Lot 22 and Lot 25.

- Require the new local street to be designed in compliance with City standards for local streets. The residential street as proposed is substandard and may not have adequate spaces for public utility apparatus.

Parking: The first version of the site plan shows that a two-car garage and 32 guest parking spaces will be provided across the street for guests. If this is the case, the project will be required to provide adequate access for the passenger side of the vehicles. The applicant will also be required to submit a parking plan showing there is ample space for guest parking and clearly identifying the location of each of the 32 parking spaces.

The proposed parking standard complies with the Zoning Code requirement for single-family home of providing a two-car garage and one guest parking space on the street in close proximity to the unit served. The Code does not specify the placement of the guest spaces, but small-lot subdivisions are typically conditioned to provide a guest parking space within 150–200 feet of the unit it is serving.

The project is not proposing to provide any recreational vehicles (RV) as required in Section 9-5.1718 of the Zoning Code that requires new single-family subdivisions to provide unrestricted access to the rear yard for recreational vehicles (RV) on at least 25% of the lots. This is consistent with other approved small-lot subdivisions where requiring RV parking may not be practical and could be appropriately deterred by prohibiting RV parking in the development.

Therefore, staff recommends that the parking standards (number of parking spaces and design) for the single-family homes be the same as the standards in the City's Zoning Code, with exception of not requiring RV access to be provided in this development.

Hillside Development: Because of the site's existing topography, staff recommends that the project be required to satisfy the standards for hillside development in Zoning Code Section 9-5.2407 as well as policies in the General Plan. The applicant will need to provide a site analysis or description detailing how this project meets the standards.

Infrastructure and Off-Site Improvements: The developer is required to provide all infrastructure necessary to serve the site. This includes utility tie-ins such as water, streets, sanitary sewer, and storm drainage systems. Because of the smaller lots, staff has concerns about the placement of the required utility boxes. In some cases in small-lot developments, the utility boxes can be placed in a manner that dramatically reduces front yard landscaping. Therefore, staff is recommending that the applicant include a utility plan as part of the Final Development Plan submittal showing the placement of all utility boxes.

Issue #4: Main Street and Pedestrian Safety in Mixed-Use Development

As mentioned above, the latest site plan provides a main street design consisting of sidewalks, street trees, and angled parking that promote pedestrian activity through the center of the site's mixed-use area. With minor improvements to pedestrian access

routes, the proposed design satisfies the intent of the Design Guidelines for a walkable main street central corridor that creates a more welcoming environment and a sense of place for the community. Therefore, staff recommends that the following design improvements be required as part of the Final Development Plan submittal:

- Sidewalks of approximately 5–10 feet and street trees on both sides of the new main street/drive aisle
- Frequent crossings with special treatment highlighting pedestrian paths
- Pedestrian crossing from the drive-through building to the rest of the retail center
- Pedestrian crossing from the building on the corner of Wildflower and Hillcrest to the rest of the retail center
- Shaded outdoor seating amenities throughout the center

Pedestrian Safety: Chapters 3 and 5 of the Design Guidelines require new commercial and mixed-use developments to provide a clear and direct route for pedestrians from on-site parking to the building entry and public sidewalk system. Staff recommends that the Final Development Plan submittal provide details for pedestrian paths and crossings which include the following:

- Sidewalks on both sides of the right-of-way in every case (including the entrance along Wildflower Drive and Hillcrest Avenue)
- A circulation path that is direct, continuous, and free of barriers (e.g., site equipment, signage, utility poles)
- Continuation of paving pattern, color, and material used to articulate pathways and pedestrian areas when driveways intersect with these areas
- A material change, contrasting color, or slightly raised crossing to clearly delineate the continuing pedestrian path where pedestrian circulation paths cross vehicular circulation paths
- Clear delineation of all sidewalk connections at all access points into the development
- A minimum 5-foot-wide landscape area between the sidewalk and the apartment building

Parking and Landscape: A landscape plan was not provided. The project needs to comply with Design Guidelines Section 3.1.6, which provides standards for parking lot design and landscaping. The landscape plan will need to incorporate drought-tolerant landscaping and include details such as open space calculations, residential open space/common space amenities, the percentage of landscape coverage, and a palette of proposed landscape species and materials.

To ensure there is adequate parking for the proposed mixed-use development, staff recommends that the parking standards (number of parking spaces and design) for the commercial and multi-family residential components be the same as the standards in the City's Zoning Code. If the applicant wants to provide parking standards different from those required in the Zoning Code, a parking study would be required to support the proposed parking.

Staff also recommends that a secondary access drive for the sole use of residents of the multi-family development be provided on Wildflower Drive. This additional access drive would allow residents to avoid traffic at the main entries.

Issue #5: Main Entries and Street Frontage Design in Mixed-Use Development

The full access on Hillcrest Avenue is connected with the adjacent retail development to the north. The applicant will be required to provide a traffic study showing that this entry point has been designed to accommodate stacking during peak hours. The traffic study will also be required to include analysis of stacking at the entry on Wildflower Drive and for the drive-through facility. It must include street improvements for Wildflower and Hillcrest and demonstrate whether a secondary access point for the multi-family residential development can be provided on Wildflower Drive to provide better access for the residents.

Main Entry Design: Staff recommends that the project be required to design the main entry to comply with Design Guidelines Section 3.1.6. This section requires both main entries to have a landscaped median, 5-foot wide sidewalks with a 7-foot-wide landscape parkway on both sides of the sidewalk, and other design features that create a prominent entryway statement setting the overall tone for the community's character.

Hillcrest and Wildflower Frontage: Although no entry point is provided at the corner of Hillcrest and Wildflower and near the triangle on Hillcrest Avenue, it was requested that this project provide a prominent form of monumentation or public art at both of these locations. The latest site plan appears to create a public open space with pedestrian access point at these locations to accommodate the monumentation or public art. It is recommended that the applicant provide detailed design of these locations as part of the Final Development Plan submittal showing that public art will be provided at the triangle on Hillcrest and that a pedestrian entry with landscape and monumentation will be provided at the corner of Hillcrest and Wildflower.

Staff also recommends that the Final Development Plan submittal include design detail showing that the drive-through facility will not be visible on Hillcrest Avenue.

In addition, staff recommends that the project be designed to satisfy the landscape setback requirements for non-residential uses in Section 9-5.601 of the Zoning Code as listed in the table below, or provide a comparable quality and quantity of landscaping in an alternate form on site.

	Setback
Arterial Street	30'
Collector Street	25'
Local Street	20'

Issue #6: Community Amenities in Mixed-Use Development

Design Guidelines Section 5.3.5 requires mixed-use projects to have site amenities such as courtyards, site furniture, a plaza, etc. The latest site plan shows a large plaza in the center of the retail area that connects the retail component with the apartments. This central plaza provides a place where residents and visitors can congregate.

However, the multi-family area lacks community amenities. Design Guidelines Section 6.2.10 requires multi-family residential development to provide access to community facilities and usable open space for recreation and social activities. Staff recommends that the Commission require the Final Development Plan to include a landscaped outdoor gathering area with amenities for barbecuing and gathering. These amenities should be integrated into project design. Furthermore, the plans should include a recreation center and other community facilities that will be conveniently located for the majority of the units.

While detention basins cannot be counted toward open space, staff recommends that they be designed to function as open space/amenities to the greatest extent possible. Amenities can include walkways around the detention basins, shaded seating areas, trees, and landscaping.

Issue #7: Infrastructure and Off-Site Improvements

The developer is required to provide all infrastructure necessary to serve the site. This includes utility tie-ins such as water, streets, sanitary sewer, and storm drainage systems. The project will be required to meet City standards and provide improvements on Hillcrest Avenue and Wildflower Drive as listed below.

- A 12-foot-wide right-of-way dedication including a 6-foot-wide sidewalk and 6-foot-wide landscaped parkway; the landscaped parkway is required to be located between the curb and the sidewalk
- A 20-foot-wide landscaped setback from the right-of-way on Wildflower Drive and a 25-foot-wide landscaped setback on Hillcrest Avenue
- No aboveground utility cabinets can be installed along Hillcrest Avenue and Wildflower, and no flush utility boxes can be located within the sidewalk
- Improvement of the existing landscape in the median on Hillcrest Avenue

Issue #8: Architecture, Landscaping, and Walls for Overall Project

The applicant has not provided plans for architecture, landscaping, fences, or walls with this application. As part of the Final Development Plan, the project applicant will be required to demonstrate architecturally enhanced elevations for homes on the corners of the single-family development and for the retail buildings where the rear and side of the building face the street. This is a typical requirement where the secondary elevations that are visible to the public must include design treatments (e.g., built-up stucco, stone veneer, or architectural projections) found on the “front” elevations.

The applicant will also be required to provide a fence and wall plan showing the location of all proposed fences and walls. The plan must demonstrate that landscape will be provided to soften the walls as required in the City’s Design Guidelines.

CONCLUSION

The purpose of a preliminary plan is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or issues prior to Final Development Plan submittal. Preliminary plans are not conditioned; rather, a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a Final Development Plan hearing. Staff suggests that the recommendations in this staff report, along with any issues brought up by the Planning Commission, be addressed in the PD and Final Development Plan submittal.

All recommendations are listed below.

1. An association shall be established for the project and will be responsible for maintaining all common areas including but not limited to water quality basins, landscape area, and sloped parcels, etc.
2. The project shall establish, if necessary, and participate in the community facilities district or other mechanism deemed acceptable by the City.
3. To allow flexibility with the development standards for single-family development while maintaining compliance with City Design Guidelines, the following standards shall be included as part of the standards in the PD and Final Development Plan submittal:
 - a. Require homes facing Wildflower Drive to be designed to meet the standard front and side yard setbacks in Section 9-5.601 of the Zoning Code (listed in the table above) to maintain consistency with the existing homes on Wildflower Drive.
 - b. Allow the applicant to work with staff on creating reduced side yard setbacks that would not impact the privacy of other homes in this project. This can be achieved with creative building form and articulation.

- c. Allow flexibility for a reduced rear yard setback because none of the homes abut another home's back yard.
 - d. Require forward-facing garages to be recessed at least 5 feet from the face of the home and maintain a driveway length of at least 20 feet to ensure that the garages do not dominate the street and the front facades of homes.
 - e. Require the design of garages to be in compliance with Design Guidelines Section 6.1.3.E. that requires varying garage door placement and layout.
 - f. Allow flexibility for a reduced front yard setback for homes without forward-facing garage that front onto the new local street while being in compliance with the lot size variation and building placement of Design Guidelines to maintain streetscape variation.
 - g. Require the right-of-way for the new local street to comply with the design standard of providing a 5-foot sidewalk and a 5-foot landscaped parkway to ensure a desirable streetscape (Design Guidelines Section 6.1.3.B). The right-of-way design shall be extended to the front of Lot 22 and Lot 25.
 - h. Require the new local street to be designed in compliance with City standards for local streets. The residential street as proposed is substandard and may not have adequate spaces for public utility apparatus.
4. The parking design and standards for the project shall comply with the standards in the City's Zoning Code, with the exception of not requiring RV access to be provided. If the applicant wants to provide parking standards different from those required in the Zoning Code, a parking study would be required to support the proposed parking.
 5. A secondary access drive for the sole use of residents of the multi-family development shall be provided on Wildflower Drive. This additional access drive would allow residents to avoid traffic at the main entries.
 6. The applicant shall provide a parking plan that includes the location of all parking spaces and where garbage cans will be located on the main streets for trash pickup. The areas shall be able to accommodate three bins plus three feet between the bins. This is required to ensure adequate parking during trash pick-up days.
 7. The project shall satisfy the standards for hillside development in Zoning Code Section 9-5.2407 as well as policies in the General Plan. The applicant shall provide a site analysis or description detailing how this project meets the standards.

8. The applicant shall submit a utility plan showing the location of all parking spaces, water meter boxes, backflows for fire sprinklers, sewer cleanouts, cable, phone, and power boxes as it relates to street frontage.
9. The following design improvements shall be included as part of the PD and Final Development Plan submittal for the mixed-use development:
 - a. Sidewalks of approximately 5–10 feet and street trees on both sides of the new main street/drive aisle
 - b. Frequent crossings with special treatment highlighting pedestrian paths
 - c. Pedestrian crossing from the drive-through building to the rest of the retail center
 - d. Pedestrian crossing from the building on the corner of Wildflower and Hillcrest to the rest of the retail center
 - e. Shaded outdoor seating amenities throughout the center
10. The applicant shall provide details for pedestrian paths and crossings which shall include the following:
 - a. Sidewalks on both sides of the right-of-way in every case (including the entrance along Wildflower Drive and Hillcrest Avenue)
 - b. A circulation path that is direct, continuous, and free of barriers (e.g., site equipment, signage, utility poles)
 - c. Continuation of paving pattern, color, and material used to articulate pathways and pedestrian areas when driveways intersect with these areas
 - d. A material change, contrasting color, or slightly raised crossing to clearly delineate the continuing pedestrian path where pedestrian circulation paths cross vehicular circulation paths
 - e. Clear delineation of all sidewalk connections at all access points into the development
 - f. A minimum 5-foot-wide landscape area between the sidewalk and the apartment building
11. A Traffic Study shall be prepared to the satisfaction of the City Engineer and includes the following.
 - a. Stacking analysis during peak hours at the project entries and for the drive-through facility.
 - b. Street improvement for Wildflower and Hillcrest

- c. Compliance with the Technical Procedure Manual of the Contra Costa Transportation Authority.
 - d. Demonstrate if a secondary access point for the multi-family component can be provided on Wildflower Drive.
- 12. Project main entries shall be designed to comply with Design Guidelines Section 3.1.6. This section requires both main entries to have a landscaped median, 5-foot wide sidewalks with a 7-foot-wide landscape parkway on both sides of the sidewalk, and other design features that create a prominent entryway statement setting the overall tone for the community's character.
- 13. The applicant shall provide detailed design showing that an open space area with public art and pedestrian access will be provided at the triangle on Hillcrest Avenue and that a pedestrian entry with landscape and monументation will be provided at the corner of Hillcrest and Wildflower.
- 14. The applicant shall provide design detail showing that the drive-through facility will not be visible on Hillcrest Avenue.
- 15. The mixed-used development shall be designed to satisfy the landscape setback requirements for non-residential uses in Section 9-5.601 of the Zoning Code.
- 16. Community amenities and usable open space for recreation and social activities such as landscaped outdoor gathering area with amenities for barbecuing and gathering, shall be provided for the multi-family development in compliance in with Design Guidelines Section 6.2.10. These amenities should be integrated into project design.
- 17. To the greatest extent possible, detention basins shall be designed to function as open space/amenities. Amenities can include walkways around the detention basins, shaded seating areas, trees, and landscaping.
- 18. The applicant is required to provide all infrastructure necessary to serve the site. This includes utility tie-ins such as water, streets, sanitary sewer, and storm drainage systems.
- 19. The project will be required to meet City standards and the following for improvements on Hillcrest Avenue and Wildflower Drive:
 - a. A 12-foot-wide right-of-way dedication including a 6-foot-wide sidewalk and 6-foot-wide landscaped parkway; the landscaped parkway is required to be located between the curb and the sidewalk
 - b. A 20-foot-wide landscaped setback from the right-of-way on Wildflower Drive and a 25-foot-wide landscaped setback on Hillcrest Avenue

- c. No aboveground utility cabinets can be installed along Hillcrest Avenue and Wildflower, and no flush utility boxes can be located within the sidewalk
 - d. Improvement of the existing landscape in the median on Hillcrest Avenue
- 20. The project's architecture and landscaping shall comply with the City's Design Guidelines. The landscape plan shall incorporate drought-tolerant landscaping and shall include all fences and walls and details such as open space calculations, residential open space/common space amenities, the percentage of landscape coverage, and a palette of proposed landscape species and materials.
- 21. Architectural drawings shall demonstrate architecturally enhanced elevations for homes on the corners of the single-family development and for the retail buildings where the rear and side of the building face the street. This is a typical requirement where the secondary elevations that are visible to the public must include design treatments (e.g., built-up stucco, stone veneer, or architectural projections) found on the "front" elevations.
- 22. The applicant shall submit a drainage study outlining what facilities are to be constructed and how they will function as part of the Drainage District. The project shall also comply with the C.3 stormwater requirements. Any drainage concerns expressed by the City or by Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
- 23. A soils report shall be submitted with the Final Development Plan.
- 24. No above-ground utility cabinets can be installed along Hillcrest Avenue and Wildflower. No flush utility boxes can be located within the sidewalk.
- 25. The site is required to provide a minimum 2% AC and 0.75% PCC pavement slopes, except in or near areas where 2% maximum slope is required by ADA.
- 26. Trash capture devices such as a drop-in at catch basins or in-line or off-line will be required.
- 27. A development agreement for police services will be required.
- 28. The project will be required to improve the existing landscape in the median on Hillcrest Avenue.
- 29. Hydrology and water supply analysis will be required to be performed by City consultant, Brown and Caldwell, at the developer's expense.

ATTACHMENTS

- A. Aerial Photograph
- B. Applicant's Description and Original Site Plan
- C. Comment Letter to the Applicant
- D. Latest Site Plan and Rendering

ATTACHMENT “A”



Figure 1
Project Location and Vicinity

ATTACHMENT “B”

February 9, 2015

City of Antioch
Community Development Department
200 H Street
Antioch, CA 94531

**RE: PRELIMINARY DEVELOPMENT APPLICATION – HILLCREST AVE AT
WILDFLOWER DR PROJECT DESCRIPTION**

To whom it may concern:

DeNova Homes is pleased to present our proposed project on the corner of Wildflower Drive and Hillcrest Avenue. The project site is comprised of approximately 22.7 acres of land designated under the Neighborhood Commercial land use category. Applicant wishes to pursue a General Plan Amendment and a Rezone of the property in question in order to build a “horizontal mixed use community” where the current Neighborhood Commercial designation will be incorporated with high density (apartments) and medium density (small lot single family) housing.

We wish to divide the property into three separate parcels containing a commercial parcel, high density apartment parcel, and a small lot, single family parcel to be later subdivided further for individual home site lots. Within the application’s development plan all details and information are provided as part of the project. In January our project was granted authorization to be issued a Nationwide Permit Number in order to mitigate for the very minimal amount of waters of the United States, pending receiving our section 401 Water Quality Certification.

We feel the proposed general plan amendment and subsequent rezone is a warranted request due to the development’s close proximity to the Hillcrest Station Area Specific Plan planning area, and still being in the Specific Plan’s overall study area. Our proposed project would follow all four Land Use and Development Plan Objectives found within Section 1.3 of the Specific Plan:

- ***“Establish a signature area of Antioch with high quality development and dynamic pedestrian areas that add to the quality of life of the city.”***
 - Will clean up a site that has been long vacant and underutilized, and our proposed development would bring desirable housing, shopping, and employment opportunities to the City of Antioch.

- ***“Designate site for new employment uses that add quality jobs and improve the City’s job/housing balance. Accommodate at least 5,000 jobs to create an employment center.”***
 - Our proposed project has garnered the attention and desire of exclusive developers for attractive anchor users such as Starbuck’s and several other attractive users.
- ***“Create a transit village residential neighborhood, with a variety of high-density housing types within walking and bicycling distance of the transit station.”***
 - With diversified housing opportunities the proposed development will encourage more usage of public transit due to being only a half mile from the E-BART station and being immediately next to a Tri Delta Transit bus stop.
- ***“Designate sites for retail uses that can take advantage of the freeway visibility and access.”***
 - Commercial portion of the development will be predominantly retail with minor office components should space be effectively implemented.

We look forward to continue working with the City of Antioch in refining our development plan and working towards the development of this project. Should any immediate questions, comments, or concerns arise please do not hesitate to contact me.

Best regards,

Trent Sanson
 Director of Land Acquisition
 DeNova Homes, Inc.
 925-852-0541
 trent@denovahomes.com

RECEIVED

FEB 09 2015

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

February 9, 2015

City of Antioch
Community Development Department
200 H Street
Antioch, CA 94531

**RE: PRELIMINARY DEVELOPMENT APPLICATION – HILLCREST AVE AT
WILDFLOWER DR PROJECT DESCRIPTION**

To whom it may concern:

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- ***“Designate site for new employment uses that add quality jobs and improve the City’s job/housing balance. Accommodate at least 5,000 jobs to create an employment center.”***
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We look forward to continue working with the City of Antioch in refining our development plan and working towards the development of this project. Should any immediate questions, comments, or concerns arise please do not hesitate to contact me.

Best regards,



Trent Sanson
 Director of Land Acquisition
 DeNova Homes, Inc.
 925-852-0541
 trent@denovahomes.com

Environmental Assessment Form

Name of Project: HILLCREST AVENUE AT WILDFLOWER DRIVE

ENVIRONMENTAL ASSESSMENT

(To be completed by Applicant)

To Accompany Application for:

DEVELOPMENT PLAN

APPLICANT INFORMATION

Name: DENOVA HOMES

Contact Name: TRENT SANSON

Address: 1500 WILLOW PASS COURT
CONCORD, CA 94520

Parcel No. 052-140-002

Telephone No. 925 685-0110 / 925 852-0541

File No. _____

Completeness and accuracy of the information provided by this form will help assure that your application can proceed without unnecessary delay. Attach additional sheets if necessary.

GENERAL INFORMATION

1. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
RECEIVED U.S. ARMY CORPS NATIONWIDE PERMIT TO PROCEED
WITH SITE DEVELOPMENT FOLLOWING PROPER MITIGATION
2. Existing zoning and general plan districts: P-D, C-2 GP: Neighborhood Comm. & Low Density Residential
3. Proposed use of site (project for which this form is filed):
C-2 Commercial Rezone to P-D & HIGH DENSITY RES. & MEDIUM DENSITY RES (SMALL LOT SINGLE FAMILY RESIDENTIAL)

PROJECT DESCRIPTION

4. Site size: 22.7 Ac +/-
5. Building square footage: COMM: 97,300 SF APT: 8.1 AC (100 Units) SF: 2.2 AC (25 Units)
6. Number of floors of construction: COMM TO 2 STORY, APT TO 3 STORY, SF TO 2 STORY
7. Amount of off-street parking provided: COMM: 422 spaces APT: 155 spaces SF: 53 spaces
8. Percentage of landscaping: T.B.D.
9. Projects associated with this project: _____
10. Schedule of construction:
JUNE 2015 - JUNE 2017 or ASAP following approval
11. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected:
25 lots, 1600-2400 s.f. RENTAL UNITS; Prices to be determined upon construction of rental units, as market conditions may change from now to time of construction.

B5

Environmental Assessment Form

Name of Project: HILCREST AVENUE AT WILDFLOWER DRIVE

12. If commercial, indicate the types of tenants, and whether neighborhood, city or regionally oriented:
Shopping Center tenants such as restaurants, department stores, sporting goods, drug stores, gym, etc. REGIONALLY ORIENTED TO SERVE
ANTIDOH, OAKLEY, PITTSBURG, BREUTWOOD
13. If industrial, indicate the type of tenants, hours of operation and estimated employment per shift:
N/A
14. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, and community benefits to be derived from the project:
N/A
15. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required:
REZONE FROM P-D, C-2 & G.P. Amendment to P-D, HIGH & MEDIUM DENSITY
RESIDENTIAL w/ MIXED USE OVERLAY. Parcelled into 3 separate parcels
w/ different zoning, but the same G.P. mixed use overlay

Are the following items applicable to the project or its effects?

		YES	NO
16.	Change in existing features of any wetlands, tidelands, beaches, or hills, or substantial alteration of ground contours	✓	
17.	Change in scenic views or vistas from existing residential areas or public lands or roads		✓
18.	Change in pattern, scale or character of general area of project	✓	
19.	Create significant amounts of solid waste or litter		✓
20.	Change in dust, ash, smoke, fumes or odors in vicinity		✓
21.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns		✓
22.	Create substantial change in existing noise or vibration levels in the vicinity	✓	
23.	Site on filled land or on slope of 10% or more		✓
24.	Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives		✓
25.	Create a substantial change in demand for municipal services (police, fire, water, sewage etc.)		✓
26.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)		✓
27.	Project related to a larger project or series of projects		✓

Environmental Assessment Form

Name of Project: HILLCREST AVENUE AT WILDFLOWER DRIVE

Discuss below all items checked "YES" (attach additional sheets as necessary)

16. Hill will be graded on east side of site. Received U.S. Army Corps nationwide permit for wetland mitigation
18. New access roads and desirable shopping/dwelling for the area will improve a piece of property that has long been vacant and is abused by squatters which litter the area with debris.
22. Typical noise associated with commercial area traffic.

ENVIRONMENTAL SETTING

28. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots, Polaroid photos or digital photos will be accepted.

Vacant and open, draining westerly towards Hillcrest. Soils report by Stevens, Ferrone & Baily. Scenic views from Wildflower will not be blocked. No existing structures

29. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots, Polaroid photos or digital photos will be accepted.

Single family residences to the west (across Hillcrest), northeast and east. Open parcel to the southeast. Shops, gas, businesses to the south and southwest (across Hillcrest)

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 1/30/15

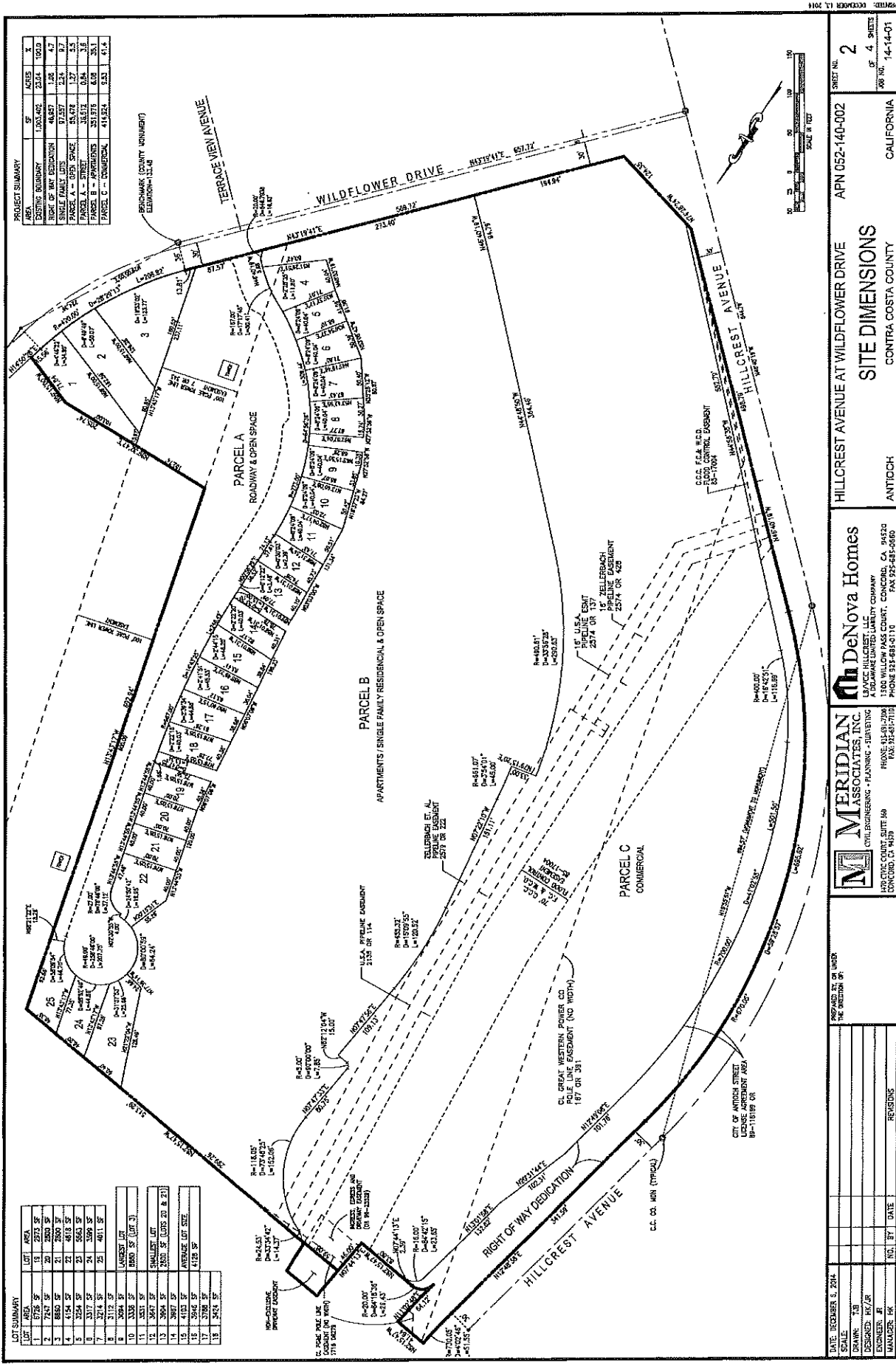
Name of Agency: MERIDIAN ASSOCIATES, INC

Name: HOMAYUNI KARIM

Signature: 

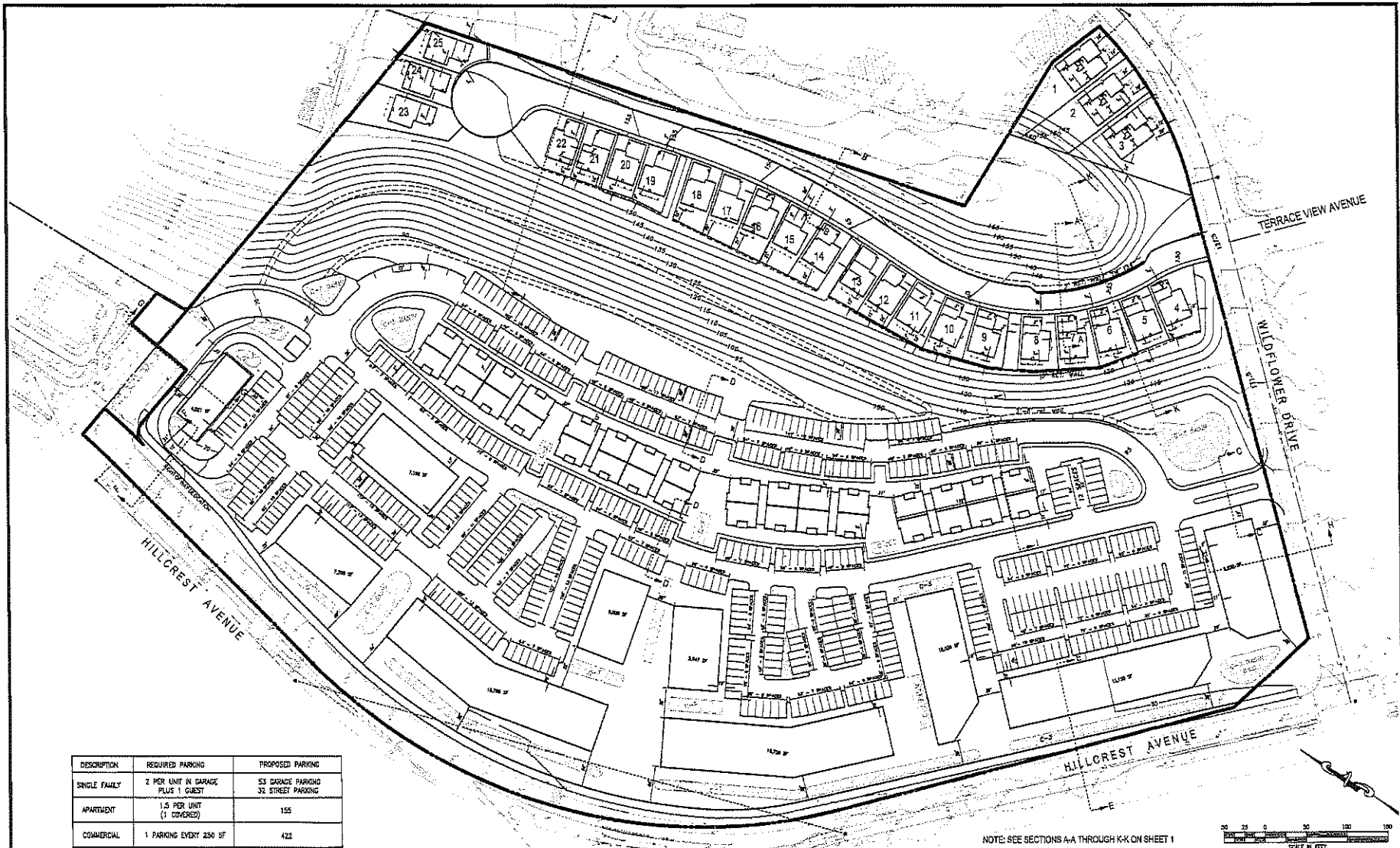
Phone: 925-691-7300

B7



B9

B10



DESCRIPTION	REQUIRED PARKING	PROPOSED PARKING
SINGLE FAMILY	2 PER UNIT IN GARAGE PLUS 1 GUEST	53 GARAGE PARKING 32 STREET PARKING
APARTMENT	1.5 PER UNIT (1 COVERED)	155
COMMERCIAL	1 PARKING EVERY 250 SF	422

DATE: DECEMBER 6, 2014	NO.	BY	DATE	REVISIONS
SCALE: 1" = 50'				
DRAWN: TJB				
DESIGNED: HK/JR				
ENGINEER: JR				
MANAGER: HK				

PREPARED BY: OR UNDER THE SUPERVISION OF:

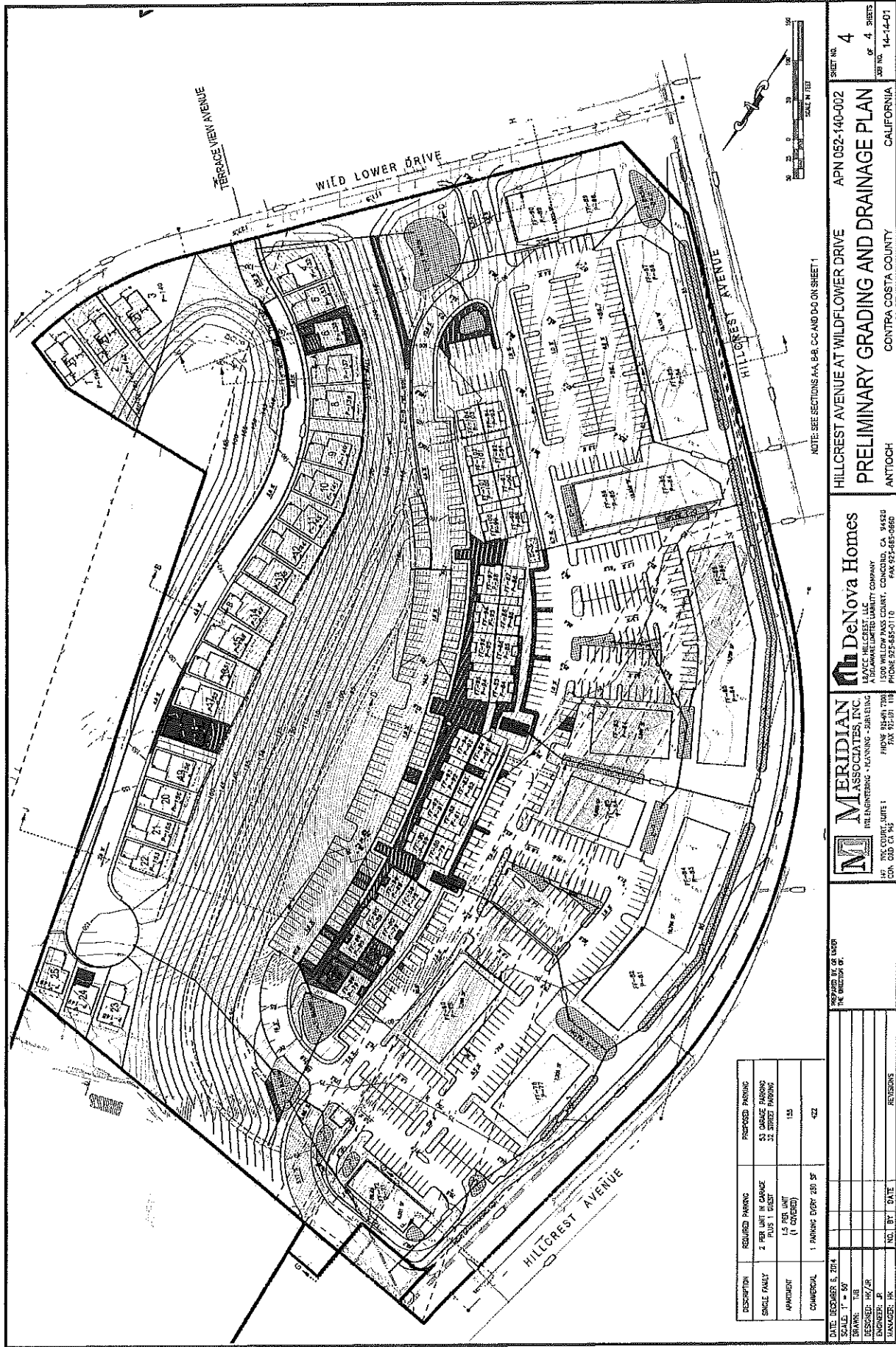
MERIDIAN ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1470 CIVIC COURT, SUITE 300
CONCORD, CA 94520
PHONE: 925-691-7380
FAX: 925-691-7110

DeNova Homes
LS/VCC HILLCREST, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1500 WILLOW PASS COURT, CONCORD, CA 94520
PHONE 925-685-0110 FAX 925-685-0660

HILLCREST AVENUE AT WILDFLOWER DRIVE
SITE PLAN
ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

APN 052-140-002
SHEET NO. 3
OF 4 SHEETS
JOB NO. 14-14-01

PRINTED: DECEMBER 13, 2014



DESCRIPTION	REQUIRED PARKING	PROPOSED PARKING
SINGLE FAMILY	2 PER UNIT & GARAGE PLUS 1 STREET	53 GARAGE PARKING 32 STREET PARKING
APARTMENT	1.5 PER UNIT (1 COVERED)	155
COMMERCIAL	1 PARKING EVERY 285 SF	422

DATE: 05/08/2014		DRAWN BY: J. L. LUGER	
SCALE: 1" = 50'		CHECKED BY: J. L. LUGER	
DRAWN: J. L. LUGER		APPROVED BY: J. L. LUGER	
DESIGNED: HK/SE		REVISIONS	
ENGINEER: J. L. LUGER		NO. BY DATE	
MANAGER: J. L. LUGER		REVISIONS	

MERIDIAN ASSOCIATES, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1000 S. 10TH STREET, SUITE 100
 SAN JOSE, CA 95128
 PHONE: 408.263.0110
 FAX: 408.263.0111

DeNova Homes
 LEAVELLE HILLCREST, LLC
 A TRULAND HOMES COMPANY
 500 WILLOW PARK DRIVE, CONCORD, CA 94520
 PHONE: 925.305.5110

HILLCREST AVENUE AT WILDFLOWER DRIVE
 APN 052-140-002
PRELIMINARY GRADING AND DRAINAGE PLAN
 ANTIOCH
 CONTRA COSTA COUNTY
 CALIFORNIA

SHEET NO. 4
 OF 4 SHEETS
 JOB NO. 14-14-01

B11

ATTACHMENT “C”



May 5, 2015

Trent Sanson
Director of Land Acquisition
DeNova Homes, Inc.

Subject: Comment letter for PDP-15-01 – Preliminary Development Plan review for the development of single- and multi-family residential and commercial uses on an approximately 22.7-acre site located north of Hillcrest Avenue and Wildflower Drive.

Dear Mr. Sanson:

Thank you for submitting a preliminary development plan review for the project referenced above. On March 23, 2015, the City of Antioch Planning and Public Works departments met to review your proposal and comments are provided to improve the project design and to comply with the Citywide Design Guidelines. The comments provided below would result in sustainable changes to the proposal. Therefore, we highly recommend that you revise the plans to reflect or address the comments prior to presenting the project to Planning Commission and City Council.

Comments from Fire Department, Flood Control and Water Conservation District, Central Valley Regional Water Quality Control Board, and California Department of Transportation are attached. Additional agency comments will be forwarded as they are received.

The following information was not provided with the project submittals and is needed for review.

1. Provide a comprehensive site analysis table on the first page of the plans. Portions of this information are provided on several pages; please consolidate the information into one table. The table should contain, but not be limited to the following:
 - a. Number and size of all commercial buildings, multi-family buildings and units, and single-family homes
 - b. Parking requirements including tabulation of the number of parking spaces required and proposed based on building area, by type (standard, compact and accessible), and required and proposed parking ratios.

- c. Landscape coverage to be provided
 - d. Open-space area to be provided
 - e. Building setbacks for commercial, multi-family, and single-family residential
2. Because of the scale of the project, please provide the following:
- a. Conceptual architectural plans demonstrating the scale and massing of the buildings and architectural theme
 - b. Preliminary signage plan showing the location, size, and design of all monument sign and freestanding sign, building signage, etc.
3. Location and dimensions of all existing and proposed structures extending 50 feet beyond the property. If adjacent to a street, show the entire width of street to the next property line, including driveways.
4. Provide a General Plan Amendment and Change of Zone exhibits that show the boundary of existing and proposed land use and zoning districts.

The below comments are provided to help improve the design of the project and to conform to the Citywide Design Guidelines. Please provide a revised set of plans showing addressing the comments below.

Single-family Development

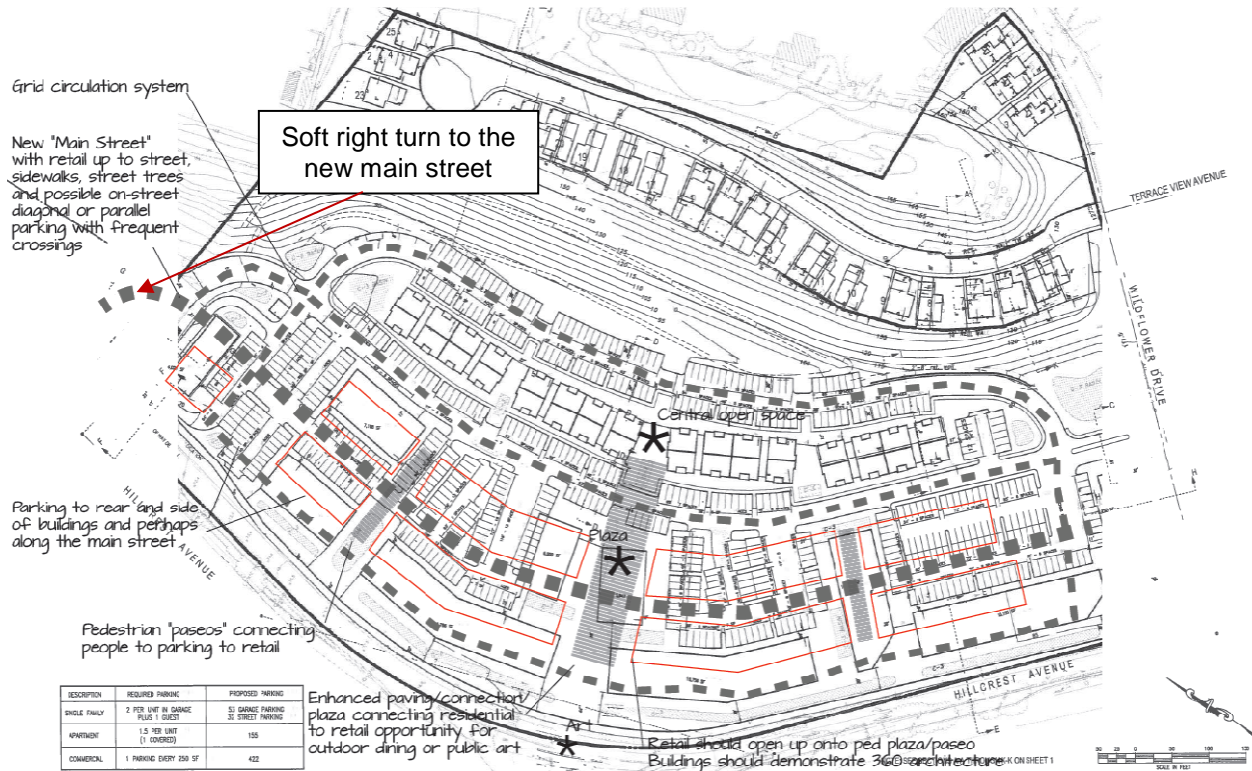
5. Hillside development. The project is required to satisfy the standards for hillside development in Section 9-5.2407 of the City Zoning Code and policies in the General Plan. Provide a site analysis or description detailing how this project meets these standards.
6. Parking and Access. Clarify if the garages being proposed are forward-facing or side -facing garages and provide dimensions of the proposed driveways.
- a. Driveways should provide a minimum of 20 feet in length from property line to face of forward-facing garages.
 - b. The submitted site plan shows that all garages extend beyond the main portion of the homes. This is not in compliance with Section 6.1.3.E of the City Design Guidelines. Section 6.1.3.E of the Design Guidelines states that "... only one house plan shall have a garage that extends beyond the main portion of the home. All other house plans shall vary garage door placement and lay-out to de-emphasize the garage." (p. 6-5)

- c. The parking table provided on Sheet 4 states that there will be 32 on-street parking spaces. Please provide a parking plan identifying where each of those 32 parking spaces will be located.
 - d. The width of the proposed street is substandard. Public street shall be 36 feet curb to curb in a 56-foot wide public right-of-way.
7. Street Design. Design Guidelines Section 6.1.3.B. requires residential streets to have a minimum 5-foot wide landscaped parkway with street trees and a 5-foot wide sidewalk on both sides of the street. The preliminary plans do not conform with this standard, and will need to be revised as follows:
- a. The street cross-sections provided need to be revised to show a 5-foot wide landscaped parkway and sidewalk along the frontage of the proposed homes.
 - b. Sidewalk needs to continue from Lot 22 to Lot 25.
 - c. If parking is proposed across the street as shown in cross-section B, then adequate width will be required for access to the passenger side of vehicles.
 - d. Show proposed driveways for Lots 1,2, and 3 to demonstrate that these lots are taking access off Wildflower.
8. Wall. Street cross-section A shows a 5-foot high retaining wall on the east side of the street. Per Section 6.1.6, landscaping along the front of the wall is required.
9. Parcel B “Fingers”. Parcel B “fingers” (grade breaks between lots) should be eliminated between Lots 8-9, 13-14 and 18-19 or future CC&Rs should stipulate maintenance responsibility for these areas.
10. Lot Size and Building Placement. Design Guidelines Section 6.1.3.C requires “... a minimum of 5 foot variation in lot width, side setback, and/or building height for at least every third house. The front setback shall be staggered at least every third houses...” (pg. 6-4). See Figure 6.1.6 in the Design Guidelines. The site plan provided does not appear to satisfy the variation in lot size and building placement.
11. Architecture and Landscape. No architectural elevations or landscape plans were submitted with this application. Please ensure that architectural elevations are designed to satisfy the architectural design standards in Section 6.1.4 of the Design Guidelines and landscape is designed to satisfy Section 6.1.5.

12. Tower Access. The existing physical access drive for PG&E to the existing tower near Lot 3 will need to be relocated to accommodate the development of the proposed lot. Show proposed access for this tower.

Mixed-Use Development

13. Connectivity and Circulation. Chapter 3 of the Design Guidelines requires commercial sites to have a “main street” with sidewalks and angled parking to promote pedestrian activity. Also, Chapter 5 of the Design Guidelines requires buildings to be “... oriented so that the primary commercial building entry is located along the public sidewalk, which is the main pedestrian route.” (p. 5-3). The recommendations and illustrations below would help create a new main street and satisfy the standards of the design guidelines.
 - a. Since this site is not oriented toward or interacting with Hillcrest Avenue or Wildflower Drive, it is recommended that a new “main street” be created through the commercial/retail component. This design will allow buildings to be oriented along a walkable “main street” central corridor (i.e., drive aisle) and will create a more welcoming environment or a sense of place. This design will not affect the use of Wildflower Drive as a main access point.
 - b. Buildings should be in line to create a consistent “street wall” with the appearance of smaller storefronts with occasional breaks for pedestrian walkways (such as paseos) to parking on the side or rear of the retail buildings.
 - c. Sidewalks of approximately 5 feet to 10 feet and street trees should be present on both sides of the new main street/drive aisle.
 - d. Frequent crossings with special treatment that highlight pedestrian paths should connect pedestrians from the storefronts to vehicles across the main street.
 - e. Drive-through facility shall be designed so that it is not visible on Hillcrest Avenue.



14. **Entries.** The full access on Hillcrest for this development is connected with the adjacent development to the north. Please clarify the design of this access point and improve the circulation in this area. It is recommended that a "soft right turn" (not curved right-of-way), or other configuration, be provided into the new "main street" with enough queuing so that traffic does not spill onto Hillcrest. See illustration above.

a. Design Guidelines Section 3.1.6 requires both main entries into the retail component to extend from the public street to the front cross aisle and to include the following:

- A landscaped medians located between the public street and the first bisecting parking aisle.
- A minimum 5-foot wide sidewalks from the street to the front cross aisle on both sides.
- Two 7-foot wide landscape parkway on both side of the sidewalk.
- Feature a prominent form of entry monumentation such as walls, berms, art, or structures.
- Provide a pedestrian entry with landscape and monumentation at the corner of Hillcrest and Wildflower.

- b. Although no entry point is provided near the triangle on Hillcrest Avenue, it is requested that this project provide a prominent form of monumentation or public art at this location.
15. Pedestrian safety. Chapters 3 and 5 of the Design Guidelines require new commercial/mixed use developments to provide a clear and direct route for pedestrians from on-site parking to the building entry and public sidewalk system. Provide details for pedestrian paths and crossings that include the following:
- a. Sidewalks on both sides of the right of way in every case (including the entrance along Wildflower Drive).
 - b. A circulation path that is direct, continuous, and free of barriers (e.g., site equipment, signage, utility poles, etc.).
 - c. Any paving pattern, color, and material used to articulate pathways and pedestrian areas shall continue when driveways intersect with these areas.
 - d. Where pedestrian circulation paths cross vehicular circulation paths, a material change, contrasting color, or slightly raised crossing shall be used to clearly delineate the continuing pedestrian path.
 - e. Clearly show all sidewalk connections at all access points into the development.
 - f. Revise cross-section D-D to show that there will be a minimum of a 5-foot wide landscape area between the sidewalk and apartment.
16. Public space/plazas. Section 5.3.5 of the Design Guidelines requires mixed-use projects to have site amenities such as courtyards, site furniture, plaza, etc. The project would benefit greatly from a central open space that connects the retail components with the apartments. The following recommendations are provided:
- a. Create a central element/axis with a series of green spaces or grand central plaza where residents and visitors can congregate.
 - b. Extend the sidewalks or areas between retail buildings to create small plazas or outdoor dining/seating areas.
 - c. Provide shaded sitting areas.
17. Community Facilities and Open Space. Section 6.2.10 of the Design Guidelines requires multi-family residential development to provide access to

community facilities and useable open space for recreation and social activities. The following are suggested:

- a. Provide landscaped outdoor gathering area with amenities for barbecuing and gathering for the apartment complex. These amenities should be integrated into the design of the project (the current plan appears to use remnant areas that do not include structures or parking).
 - b. Provide a recreation center and other community facilities that will be conveniently located for the majority of the units.
 - c. Considering that the proposed multi-family development will be located along the base of the hill, it is recommended that more dense and clustered home design such as 3-story buildings be considered to create space for better community facilities.
18. Security for multi-family residential. The site plan is not clear if any fence will be installed to provide security for the multi-family portion. Please identify if any fences or walls will be provided.
19. Secondary access of Wildflower Drive. It is recommended that a secondary access drive for the sole use of the residents for the multi-family be provided on Wildflower Drive.
20. Appearance of Detention Basins. While detention basins cannot be counted towards open space, they should be designed to function as open space/amenities to the greatest extent possible (walkways around them, seating areas, trees and landscaping).
21. Parking and Landscape. Section 3.1.6 of the Design Guidelines provide standards for parking lot design and landscaping. Since a landscape plan was not provided, staff cannot comment on this section. Please ensure that landscaping for the entire site is designed to satisfy the design standards in Section 3.1.6 of the Design Guidelines. Note that the landscape plan needs to provide drought tolerant landscaping and include details such as open space calculations, residential open space/common space amenities, percent landscape coverage and a palette of proposed landscape species and materials.
22. Parking: To ensure that there is adequate parking for the proposed mixed-use development, please revise the parking standards to be the same as the City Zoning Code, Section 9-5.1703.1.

Overall Project

23. Please be aware that when the project is formally submitted, a Traffic Study that includes the information below will be required for this project.
 - a. Stacking analysis during peak hours
 - b. Street improvement for Wildflower and Hillcrest
 - c. Compliance with the Technical Procedure Manual of the Contra Costa Transportation Authority.
 - d. Demonstrate if a secondary access point for the multi-family component can be provided on Wildflower Drive.
24. The project will be required to provide the following improvements to Hillcrest Avenue:
 - A. A 12-foot wide right of way dedication that include a 6-foot wide sidewalk and 6-foot wide landscaped parkway. The landscaped parkway is required to be located between the curb and the sidewalk.
 - B. A minimum of 20-foot wide landscaped parkway between the sidewalk and the parking lot/building.
25. No above-ground utility cabinets can be installed along Hillcrest Avenue and Wildflower. No flush utility boxes can be located within the sidewalk.
26. The site is required to provide a minimum 2% AC and 0.75% PCC pavement slopes, except in or near areas where 2% maximum slope is required by ADA.
27. Trash capture devices such as a drop-in at catch basins or in-line or off-line will be required.
28. Project shall be designed to show compliance with the California Regional Water Quality Control Boards for the San Francisco Bay Region and the Central Valley Region added Provision “C.3” requirements. Including details for all C-3 basins.
29. Standard parking stalls shall be 9 feet by 20 feet and be designed to satisfy the design standards in Section 9-5.1719 of the City Zoning Code.
30. A development agreement for police services will be required.
31. The project will be required to improve the existing landscape in the median on Hillcrest Avenue.

32. Hydrology and water supply analysis will be required to be performed by City consultant, Brown and Caldwell, at the developer's expense.
33. A site plan showing the proposed buildings and existing easements shall be provided. Building footprints shall not be located over existing easements where buildings are not allowed or could not be relocated.

If you have any questions, please contact me or Alexis Morris at your convenience. Alexis Morris can be reached at (925) 779-6141 or via email at amorris@ci.antioch.ca.us. I can be reached by phone at (951) 258-8300 or via email at kkith@pmcworld.com.

Sincerely,

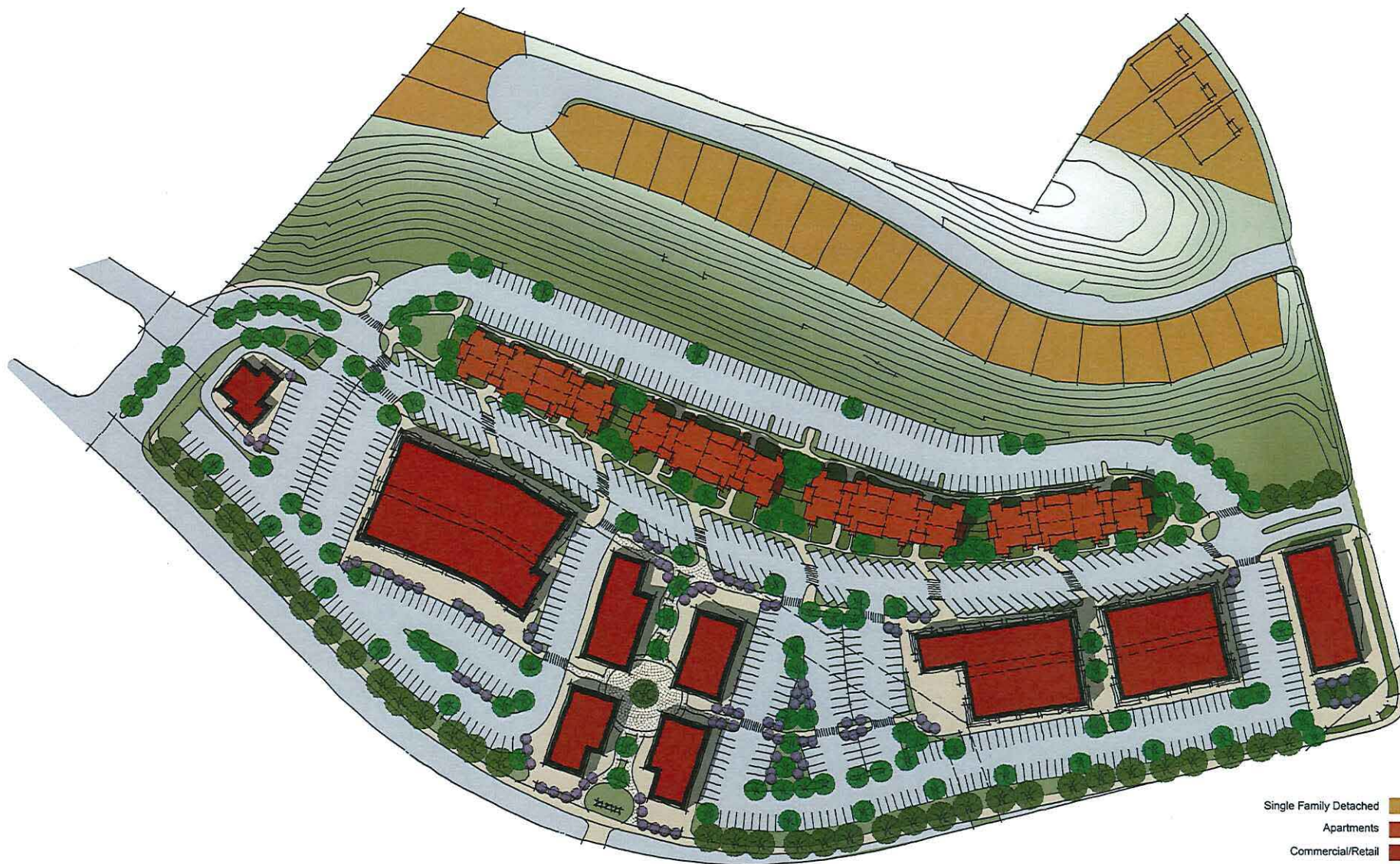


Kanika Kith
Contract Planner

Cc: Alexis Morris, Associate Planner
Mitch Oshinsky, Interim Community Development Director
Ron Bernal, Public Works Director
Lynne Filson, Assistant City Engineer
Eric Norris, Contract Planner

Attachment: Comments from other agencies

ATTACHMENT “D”



- Single Family Detached
- Apartments
- Commercial/Retail

