

ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

ANTIOCH COMMUNITY CENTER

4703 LONE TREE WAY, COMMUNITY HALL A

WEDNESDAY, FEBRUARY 19, 2020

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, FEBRUARY 26, 2020**.

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

Turnage, Chair (*absent*)
Schneiderman, Vice Chair
Motts
Martin
Parsons
Soliz (*absent*)

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: January 15, 2020 CONT'D TO 3/4/20**

* * * END OF CONSENT CALENDAR * * *

NEW PUBLIC HEARINGS

2. **Jim's Auto Body – UP-19-13, AR-19-20** – The applicant requests a use permit and design review for a new major automotive repair use and associated site improvements at an existing building. The improvements include minor façade changes, repainting the building, new signage, replacing an existing fence with a new wall, new lighting, and new landscaping. The project site is located at 1901 W 10th Street (**APN 074-053-008**).

RESOLUTION NO. 2020-03

3. **Aviano Design Review Modifications – UP-19-15, AR-19-23** – The applicant, DeNova Homes Inc. requests a use permit and design review approval for home size modifications to the previously approved homes for the Aviano Residential Subdivision. The modifications would introduce four new home models to the development, in addition to the twelve previously approved home models. The project site is located west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School (**APN's 057-030-005 and 057-030-022**).

RESOLUTION NO. 2020-04

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:24 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, 200 "H" Street, Antioch, California, 94509, between the

hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

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

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

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

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**January 15, 2020
Antioch Community Center**

Chair Turnage called the meeting to order at 6:30 P.M. on Wednesday, January 15, 2020 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 Wednesday, January 22, 2020.

ROLL CALL

Present: Commissioners Parsons, Motts, Soliz, Vice Chair Schneiderman and Chair Turnage
Absent: Commissioner Martin
Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
City Attorney, Thomas Lloyd Smith
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: November 20, 2019

On motion by Commissioner Soliz, seconded by Commissioner Motts, the Planning Commission members present unanimously approved the minutes of November 20, 2019, as presented. The motion carried the following vote:

AYES: Schneiderman, Motts, Parsons, Soliz and Turnage
NOES: None
ABSTAIN: None
ABSENT: Martin

NEW ITEM

2. Legislative Update – An update of planning-related legislation, case law and regulations adopted during 2019.

Planning Manager Morris introduced agenda item #2.

Todd Leishman, Of Counsel, from Best Best & Krieger LLP, provided an update of planning-related legislation, case law, and regulations adopted during 2019.

In response to the Commission, Mr. Leishman and staff clarified the following:

Overview: Housing Legislation - Accessory Dwelling Units (ADU) - AB 881, AB 671, AB 587, AB 670

- A garage conversion is a converted ADU
- Portioned off bedrooms and a bathroom is a converted ADU
- A tool shed, pool house or gazebo conversion is a converted ADU
- New construction attached is the second category of ADUs
- New construction detached is the third category of ADUs
- A Junior ADU can be no larger than 500 sq. ft. and there is no size limit on any other converted ADU
- The City may impose size limits on attached and detached ADUs
- Laws took effect January 1, 2020 and primarily apply to new ADU applications and building permit submittals as of January 1, 2020
- There is some amnesty for ADUs that are not compliant
- In the past the City has received approximately 10 ADU applications per year
- Staff has recently received many inquiries regarding new ADU laws
- Two building permit submittals have been received since January 1, 2020 and staff expected many more
- The City may not apply any design or development standards to ADUs
- Only building codes can be applied
- ADUs are allowed on any lot that allows any residential use
- At the most, the City can require one parking space per ADU and no replacement parking if the garage is lost; however, if the ADU is within a half mile walking distance of a transit stop a parking space is not required
- The City should consider whether they want to add to the Building Code that the ADU needs to comply with the Health and Safety Code
- ADUs are allowed in front yards
- Lot size is not a consideration
- Lot coverage can be considered; however, it would not apply to building permit ADUs
- A separate law regulates HOAs and states that any CC&R that unreasonably restricts an ADU is void
- If a garage conversion ADU is built a replacement garage is subject to the normal permitting process
- A company who owns several rental units could pull building permits to convert the garages to additional units, turning single family properties into duplex properties
- A provision allows ADUs to use a bar sink as their sole sink
- Junior ADUs do not have to have their own bathroom facilities

- A conforming Ordinance will come to Planning Commission on February 5, 2020
- The City had 60-days to process ADUs
- Basements can be ADUs
- The AMBAG Regional Housing Needs Allocation Methodology Committee will discuss how ADUs will count toward the housing units each community is expected to build
- Every City that has a housing element has to report annually on each ADU
- Each ADU built as a rental will be required to pay the rental license tax
- ADU 750 feet or smaller are exempt from development impact fees
- ADU larger than 750 feet pay fees proportionate to the size of the ADU relative to the house
- A converted ADU on a single-family lot does not have to pay for direct utility connection and corresponding fees
- Connection fee had to be imposed relative to the relative square footages or the relative number of fixtures under the plumbing code
- A converted detached garage would be exempt from a direct utility connection
- If the City allowed new construction of an ADU on top of a garage they could potentially require a direct utility connection
- No known lawsuits have been filed regarding the new regulations for ADU
- The League of California Cities took a position of watch and oppose, and they will continue to advocate in Sacramento
- It is unknown if an ADU would increase property taxes
- The full impact fee could be charged if the ADU is equal in size to the main house

Restrictions on Local Control of Housing Developments - SB 330

- Laws took effect January 1, 2020
- Pre-app streamlining does not apply to any project that is not consistent with the General Plan/Zoning which were most of the large subdivisions currently in process
- Hearing limits include CEQA hearings/scoping sessions
- Development brought forward through a referendum would be subject to SB 330
- A citizen backed ballot initiative that converts residentially designated property to open space may be in conflict with SB 330
- A citizen backed initiative inside the Urban Limit Line occurring after 2018 may be impacted by SB 330
- CEQA applies
- Density could be reduced if it is increased elsewhere (No net loss/reduction)

Housing Omnibus Bill - AB 101

- Individual property owners will not be able to apply for grants, but funds will likely trickle down to County/Cities who would have the option of using them to incentivize/subsidize/study/draft plans for ADUs

Density Bonus - AB 1763

- Antioch had no major transit stops
- Quality transit has 15 minute or less headways and most of the schedule for BART in Antioch had 20-minute headways

Other Significant Housing Laws – AB 1255 / SB 6 / AB 1483, Tenant Protection Act - AB 1482, Surplus Land Act – AB 1486

(No questions asked)

What Didn't Pass in 2019 - SB 50, SB 5

- SB 50 – if it passes would apply to vacant lots, an uninhabitable structure or conversion of an existing structure in all single-family zones
- SB50 had to make it out of appropriations and approved on the floor by January 31, 2020 and if it does it will move on to the assembly where there will likely be more amendments
- If it does not get out of the senate it will likely return as another number

In response to Chair Motts, Mr. Leishman stated he would provide the City with a summary of the changes to CEQA.

Chair Turnage thanked Mr. Leishman for the presentation.

ORAL COMMUNICATIONS

Planning Manager Morris announced that Commissioner Zacharatos had resigned and the City would be recruiting for the vacancy. She reported that the construction of Council Chambers was expected to be completed in March. She stated that she had emailed information to the Commission regarding the League of California Cities Planning Conference with registration information.

In response to Commissioner Motts, Planning Manager Morris stated the Planning Commission Conference on February 1, 2020 and the League of California Cities Planning Conference in March would be come out of this fiscal year Planning Commission travel budget.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

ADJOURNMENT

On motion by Commissioner Soliz, seconded by Commissioner Parsons, the Planning Commission members present unanimously adjourned the meeting at 8:02 P.M. The motion carried the following vote:

AYES: *Schneiderman, Motts, Parsons, Soliz and Turnage*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Martin*

Respectfully submitted:
KITTY EIDEN, Minutes Clerk

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of February 19, 2020
SUBMITTED BY: Zoe Merideth, Associate Planner
APPROVED BY: Alexis Morris, Planning Manager *AM*
SUBJECT: **Jim's Auto Body – UP-19-13, AR-19-20**

RECOMMENDED ACTION

It is recommended that the Planning Commission approve a use permit and design review application for a new major auto repair use at 1901 W 10th Street, subject to the conditions contained in the attached resolution.

DISCUSSION

Request

Jim's Auto Body and David Gould, representative, request a use permit and design review for a new major automotive repair use and associated site improvements at an existing building. The improvements include minor façade changes, repainting the building, new signage, replacing an existing fence with a new wall, new lighting, and new landscaping.



Environmental

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

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

Project Overview

The applicant proposes to renovate an existing 16,015 square foot building at 1901 W 10th Street in Delta Business Park. The building was developed in 1990 by State Farm Insurance and went through a Use Permit and Design review entitlement process at that time.

Jim’s Auto Body is currently located next door at a smaller facility at 1401 Verne Roberts Circle (1401). Looking to expand the business, Jim’s Auto Body purchased 1901 W 10th Street (1901). Major automotive repair operations, such as painting, metal work, and welding, will continue to occur at 1401. The applicant is proposing to use 1901 to perform customer services, estimates, customer payments, office work, parts receiving, and some automotive repair operations. Work proposed to be performed at 1901 includes frame straightening, vehicle and component assembly, and final inspection. The automotive repair work will occupy 9,250 square feet of the building. The rear parking lot of 1901 will also be used for vehicle storage while the vehicles are being repaired or awaiting owner pick-up.

Under § 9-5.203 of the Antioch Municipal Code, “automotive repair, major” is defined as, “The general repair, rebuilding or reconditioning of engines, motor vehicles or trailers, including collision service, body, frame, or fender straightening or repair; and auto body.” Because the applicant has proposed to work on frames and vehicle assembly at the project site, the automotive repair is considered major, even if the work is less intensive than the work being performed next door at 1401.

The hours of operation for the business are proposed to be Monday through Friday 7am to 5pm and Saturday 8am to 12 pm. Across both 1401 and 1901, Jim’s Auto Body will ultimately have approximately 25 employees. The applicant’s project description is included as Attachment B

General Plan, Zoning Consistency, and Land Use

The General Plan designation for the site is Business Park and the Zoning Designation is Planned Business Center (PBC). Major automotive uses are allowed at the site with the issuance of a use permit. The surrounding land uses and Zoning designations are:

North: Baseball Fields / Light Industrial (M-1)
East: Automotive Uses / Planned Business Center (PBC)
South: Automotive Uses / Planned Business Center (PBC)
West: Community Center / Planned Business Center (PBC)

Parking

Antioch Municipal Code § 9-5.1703.1 requires vehicle repair to provide four parking spaces per service bay or one parking space per 225 square feet of gross floor area, whichever is greater. The applicant has not proposed a specific number of bays within the 9,250 square feet of the building that will be used for automotive repair. Based on the square footage parking standard, 41 parking spaces are required for the vehicle repair use.

Antioch Municipal Code § 9-5.1703.1 requires business and professional office to provide one parking space per 250 square feet of gross floor area. 6,765 square feet of the building is proposed to be used for offices and support, including hallways and storage. 27 parking spaces are required for the office use.

In total, 68 parking spaces are needed for the site. The site currently has 119 parking spaces, which would accommodate the proposed use and allow for additional vehicle storage in the rear of the property as well.

Proposed Building Modifications

The applicant is proposing a number of minor façade modifications to the building. At the rear of the building, on the eastern elevation, the applicant is proposing to remove the existing stucco canopy and install three new roll up doors for the auto repair business. On the northern and western elevations around the space to be used for auto repair, the applicant is proposing to remove the windows and fill them in with stucco. The windows and door at the center of the building, on the western elevation, that will serve as the customer entrance will remain as they are.

The applicant is also planning to repaint the building to match the building at 1401. Jim's Auto Body branding consists of painting the entire building beige with a blue band painted at the top of the building. The applicant is also proposing a new wall mounted sign at the front of the building in the same shade of blue lettering. Finally, the applicant is proposing to replace the wall lights and under canopy lights with comparable lights as they currently exist. The applicant is also proposing to install new site lighting in the parking lot and near the perimeter of the property. A recommended condition of approval has been added that requires a photometric plan be submitted with the building permit submittal that demonstrates the proposed lighting will not spill over onto adjacent properties or the right-of-way.

Proposed Site Modifications

The applicant is proposing a number of landscaping and site modifications. The applicant is proposing to remove the existing chain link fence and barbed wire along W 10th Street and replace it with a new 8-foot precast stone wall in a grey/beige color. The wall will be placed in the same location as the existing fence. The applicant has proposed to leave the existing chain link gate on the southern side of the building. Staff is concerned that this gate will not provide adequate screening of the vehicle storage in the rear of the building. Staff has added a recommended condition of approval that the slats be added to the existing gate or a new, solid gate be added to ensure the rear parking lot is screened from view.

The applicant is also proposing to modify the existing landscaping. Currently the landscaping at the front of the building is sod with cedar, crepe myrtle, and London plane trees. The frontage along Verne Roberts Circle is bermed to provide screening. Along W 10th Street, the landscaping consists of sod in poor condition and London plane and Coast live oak trees.

Berming

The applicant is proposing to lower the berming along Verne Roberts Circle to provide better visibility to the building from the street. The current berming at the site is a maximum height of five feet-five inches. The applicant is proposing to lower the berms to a maximum height of two feet-nine inches. The original Design Review Board approval for the site (Resolution No. 91-6) has a condition of approval that requires berming to be constructed between three and four feet high. Staff does not support lowering the berming for the site for a number of reasons. Firstly, to lower the berm necessitates the removal of 12 trees, including eight established trees (trees over 10 inches in diameter at breast height (DBH)), that are mature and contribute to the landscaping of the site and business park as whole. Additionally, with the berm the site will still be very visible due to its prominent corner location, proposed building and monument signage, and proposed branded building colors.

Tree Removals

The applicant is proposing to remove a total of 18 trees as part of this project. The applicant is proposing to remove all the trees along the Verne Roberts Circle frontage. These trees are a mix of London plane trees, crepe myrtles, and cedars. The trees range in size from six inches DBH up to 23 inches DBH. The applicant is proposing to replace the trees with three different types of palm trees: queen palms, Canary Island date palms, and Guadalupe palms. Staff is only supportive of the removal of the cedars because these trees can drip sap and resin, which can create significant maintenance problems and can damage cars parked on site. Staff is not supportive of the removal of the London plane trees and crepe myrtles because these trees are established, healthy and are found throughout the business park. Additionally, these trees are included in the Citywide Design Guidelines' Plant Palette (Attachment C), which is a list of recommended plants

for development projects. Staff is not supportive of replacing the trees with palm trees, which do not match the majority of the landscaping at the business park and are not part of the Plant Palette.

Antioch Municipal Code § 9-5.1205 regarding tree removals in conjunction with property development requires trees over 10 inches in DBH be mitigated. Based on the number and size of the cedar trees that staff is supportive of the applicant removing, the applicant would be required to replace the cedars with 16, 24-inch box trees. Staff has added a recommended condition of approval that the eight cedars along the Verne Roberts Circle frontage may be removed and must be replaced with 16, 24-inch box trees from the Design Guidelines' Plant Palette.

Landscaping

The applicant's final landscape plan is a drought tolerant, desert design. The applicant is proposing to plant 28 palm trees, which would be the number of required mitigation trees if all 18 existing trees along the Verne Roberts Circle frontage were removed. In addition to the palm trees, the Verne Roberts Circle frontage is proposed to have agave, blue fescues, yucca, succulents and similar dry, desert plants. Along the W 10th Street frontage, the applicant is proposing to plant manzanita, spiny aloe, and red flowering gooseberry among the existing oak and London plane trees. Brown wood bark mulch is proposed to be installed. At the corner of Verne Roberts Circle and W 10th Street, the applicant is proposing to use many of the same plants as the Verne Roberts Circle frontage but also incorporate a daisy and use rounded rock as the mulch. Along the front building frontage between the parking lot and building, the applicant is proposing to incorporate a number of ferns, philodendrons, and grasses amongst small boulders and rounded rock mulch. The non-public rear of the building would remain as-is.

Staff is concerned that the proposed landscaping will not coordinate with the majority of the business park and the neighboring Jim's Auto Body. The Delta Business park, including this property, was developed with sod, low shrubs, and trees such as London plane trees. The proposed desert landscaping is in contrast to the majority of the business park and would not create a cohesive streetscape between both locations of Jim's Auto Body. It should be noted that the community center across the street at 2001 W 10th Street, removed the original landscaping, which coordinated with the rest of the business park and consisted of sod and trees, between 2018 and 2019. The community center did not receive City approval to remove the existing landscaping and replace it with palm trees.

Staff is supportive of updating the proposed landscaping to be more drought tolerant but would like to see landscaping that meets the City's Design Guidelines and better complements adjacent properties. New State water efficient landscaping requirements prohibit sod from being used in large quantities, but other groundcovers are recommended in the Plant Palette, including lantana, rosemary, and drought tolerant, no-mow grasses. As discussed above, staff is not supportive of the applicant's request to remove London plane trees and crepe myrtle trees that are found in the Plant Palette and

replace them with palm trees that are not found in the Plant Palette. Additionally, staff is not supportive of the rocks proposed to be used because this does not blend in with the mulch used elsewhere in the business park. Staff recommends the new landscaping better incorporate the Design Guidelines Plant Palette plants and coordinate with the surrounding business park. While not yet installed, staff approved Granite Expo's request for new landscaping along Verne Roberts Circle that mixes drought tolerant landscaping with plants from the Design Guidelines palette. The approved landscaping includes crepe myrtle, rosemary, lantana, flax, sedge (native grass), and aloe. This mix of plants creates a more contemporary landscaping design, but also incorporates plants from the Plant Palette and coordinates with the surrounding business park.

In summary, staff recommends that the landscaping plans be updated to better incorporate the Plant Palette from the Design Guidelines, coordinate with the majority of the business park, and save more of the existing trees. The landscaping plans could use a variety of different plants in place of the sod and still maintain a cohesive look to the business park. A recommended condition of approval has been added that requires the applicant to submit a revised landscaping plan that includes plants from the City's Plant Palette and coordinates with the rest of the business park.

Proposed Signage

The applicant is proposing to keep the business identification monument sign along the W 10th Street frontage near the proposed wall. The applicant has already refaced the sign to identify Jim's Auto Body. The applicant is proposing to remove the Delta Business Park identification monument sign at the entrance to the business park at the corner of W 10th Street and Verne Roberts Circle. Currently, the business park's monument signage throughout the center is in poor repair and is not identifying the business park in an attractive or useful manner. The business park does not have an active association to maintain these signs, so maintenance is solely the responsibility of the owner of the parcel on which the sign is located. Therefore, staff believes removing this sign entirely is not a detriment to the business park and would improve the appearance of the corner. Staff will be working with property owners to remove the remaining signs on other parcels.

ATTACHMENTS

- A. Resolution
- B. Applicant's Project Description
- C. Design Guidelines – Plant Palette

ATTACHMENT "A"

ATTACHMENT A

**PLANNING COMMISSION
RESOLUTION NO. 2020-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING A USE PERMIT (UP-19-13) AND DESIGN REVIEW (AR-19-20) FOR A
MAJOR AUTOMOTIVE REPAIR USE AT 1901 W 10th STREET**

WHEREAS, Jim's Auto Body and David Gould, representative, request a use permit and design review for a new major automotive repair use and associated site improvements at an existing building at 1901 W 10th Street (APN 074-053-008).

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

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

WHEREAS, on February 19, 2020, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for recommendation to the City Council for approval of a Cannabis Business Use Permit:

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

The proposed automotive repair use will not be detrimental to the surrounding property or improvements. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

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

The site is zoned PBC – Planned Business Center. The PBC district allows major automotive repair uses with the approval of a use permit.

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

The proposed use will take place at a developed site with an existing building that will require minimal improvements to the site. There is sufficient parking at the site.

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

The project site is currently developed and is located at the intersection of W 10th Street and Verne Roberts Circle, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

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

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Business Park.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend APPROVAL of use permit and design review for a new major automotive repair use and associated site improvements at an existing building at 1901 W 10th Street (APN 074-053-008), subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall be constructed and operated in compliance with City of Antioch Municipal Code requirements and standards.
2. The site plan shall be corrected to include any conditions required by the Planning Commission which call for a modification or change to the site plan and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.
3. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
4. That this approval expires two years from the date of approval (Expires February 19, 2022), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.

5. 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.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and other fees that are due.
7. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.
8. This approval supersedes previous approvals that have been granted for this site.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

C. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met:
 - a. Access as shown comply with Fire District requirements.

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

- b. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code (§102.3) CFC

- c. Access gates for Fire District apparatus shall be minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC
- d. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
- e. The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction and a striping and signage plan for review and approval prior to obtaining a building permit. This is a separate submittal to the Fire District to be approved prior to tenant improvement plan submittal. This is a separate submittal from the tenant improvement plans. These plans shall be approved prior to submitting tenant improvement plans for review. (501.3) CFC
- f. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
- g. Provide safety during construction. (Ch. 33) CFC
- h. The developer shall submit a minimum of two (2) complete sets of tenant improvement plans and specifications of the subject project to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

D. FEES

- 1. The applicant shall pay all fees as required by the City Council.

E. PROPERTY MAINTENANCE

- 1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.

2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. Standard dust control methods shall be used to stabilize the dust generated by construction activities.
4. No signs shall be installed on this site without prior City approval.
5. Any cracked or broken sidewalks shall be replaced as required by the City Engineer.

F. LANDSCAPING

1. Sight distance triangles shall be maintained per AMC § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.
2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
3. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELo). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.
4. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
5. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size. All trees required for tree removal mitigation shall be a minimum 24-inch box in size.

G. PROJECT SPECIFIC CONDITIONS

1. The use permit and design review applies to the major automotive repair use and associated site improvements at the existing building at 1901 W 10th Street, as depicted on the project plans submitted to the City of Antioch Planning Division on December 11, 2019.
2. All automotive repair shall be confined to the interior of the building.

3. No storage of abandoned vehicles shall be allowed anywhere on the site.
4. Vehicles shall not be auctioned off or sold at the site.
5. No on-street parking or storage shall be permitted.
6. All vehicles shall be stored at the rear of the property, behind the proposed wall and existing gate.
7. All Federal, State, and Local regulations relating to the operation of an automotive repair business shall be complied with.
8. All oils, fuels, solvents, coolants and other chemicals shall be secured in special containers inside the shop and disposed of by a registered waste hauler.
9. All permanent and temporary signage shall be subject to planning staff approval prior to installation.
10. All curbs along property frontage shall be repainted to the satisfaction of the City Engineer.
11. Slats shall be added to the existing gate on the southern side of the building or a new, solid gate shall be installed to ensure the rear parking lot is screened from view. The gate shall be shown on the building permit submittal and shall be subject to approval by the Community Development Director.
12. A photometric plan shall be submitted with the building permit submittal that demonstrates the proposed lighting will not spill over onto adjacent properties or the right-of-way.
13. The landscaping plans shall be revised with plants consistent with the Citywide Design Guidelines' Plant Palette and the surrounding business park. The revised plans shall be subject to the approval of the Community Development Director. A revised landscape plan shall be submitted with the building permit submittal.
14. The eight cedars along the Verne Roberts Circle frontage may be removed and shall be replaced with 16, 24-inch box trees from the Design Guidelines' Plant Palette. The proposed mitigation trees shall be shown on the revised landscaping plans required in condition G.13.

* * * * *

RESOLUTION NO. 2020-**

FEBRUARY 19, 2020

Page 7

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of FEBRUARY, 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT “B”

David Gould and Associates

Land Use
Brokerage
Investment
Development
Project Management
Corporate Real Estate



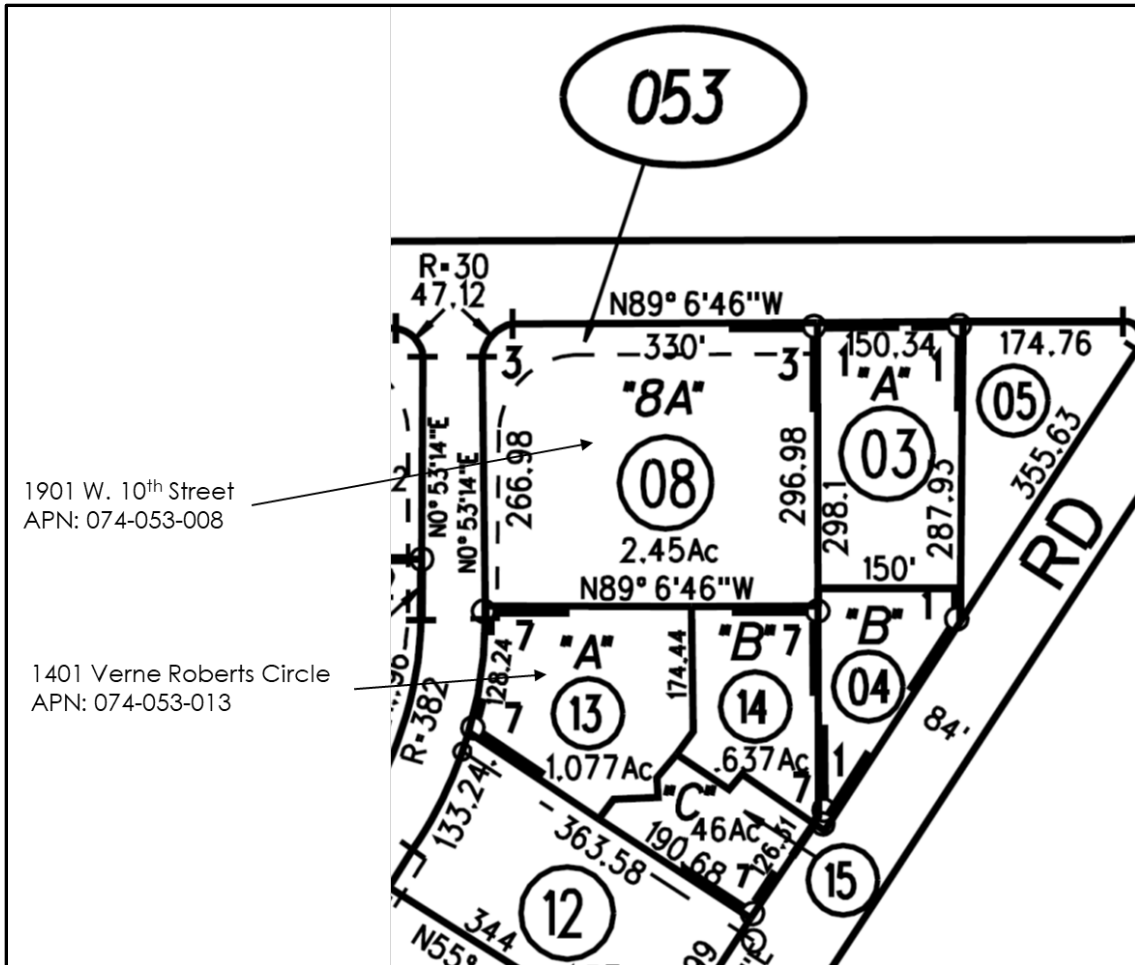
1901 W. 10th STREET CONDITIONAL USE PERMIT APPLICATION DESCRIPTION

October 8, 2019

BACKGROUND

1901 W. 10th Street, was purchased by Jim's Autobody (adjacent landowner) in May 2019. The property was vacant from December 2018. Prior to the building being vacated the prior ownership terminated maintenance and operations for the exterior and building areas. The location has become blighted and the new ownership wishes to repair, renovate and merge the facility with the adjoining 1401 Verne Roberts Circle location for an expanded Antioch Jim's Autobody. Both properties (1901 W. 10th Street and 1401 Verne Roberts Circle) are in the Planned Business Center – PBC district zone.





PARCEL MAPS

PURPOSE OF BUSINESS OPERATIONS AT ADJOINING PROPERTIES

The acquisition purpose is to expand Jim's Autobody business operations by relocating some elements of 1401 Verne Roberts Circle to the new building. Business elements to be relocated and expanded are:

1. Minor automotive repair operations
2. Business office and services.

The office component is a permitted use in the PBC zone, has received a building permit and currently is under construction.

The Ownership's intention are for both properties to work together as:

- Minor automotive repair operations (1901 W. 10th Street)
- Business office and customer services (1901 W. 10th Street)
- Major automotive repair operations (1401 Verne Roberts Circle)



1401 Verne Roberts Circle (existing Jim's Autobody location)

1401 Verne Roberts Circle major repairs consists of existing labor, materials, capital equipment and BAAQMD - Bay Area Air Quality Management District permits for:

- Metal work
- Welding
- Painting
- Vehicle lifts
- Waste disposal and recycling



1901 W. 10th Street (Google Street view 2018)

In addition to the business operations, the new 1901 W. 10th Street property will operate as a minor repair location for vehicles. In a “workflow” sense, 1901 will function as final services (minor repair) work for post 1401 Verne Roberts Circle (major repair) work. The minor repair operations at 1901 W. 10th Street will include:

- Customer receiving, repair estimates
- Parts receiving and storage
- Frame straightening
- Subcontractor pickup and delivery for glass and interiors
- Vehicle and component reassembly
- Final inspection
- Services payment and customer pickup

HOURS AND DAYS OF OPERATIONS

Operating hours are Monday-Friday from 7am to 5pm for office, estimating, drop off, pickup and repairs. Saturday hours are 8am to 12 noon for office, estimating, drop off and pickup.

STAFFING

Currently there are 20 employees working at 1401 Verne Roberts Circle. The anticipated business expansion plans are to increase the employee head count to 25 employees for the two combined facilities.

SPECIFIC ELEMENTS OF THE IMPROVEMENT PLAN

- **Concrete wall on West 10th Street:** This property location has a high number of homeless persons, associated crime, miscellaneous trash and debris. Drug use is a significant part of this homeless problem and a primary reason for the crime.
 - The back-lot area will be used for storing vehicles being received, vehicles being repaired and vehicles that are completed awaiting customer pickup.
 - Vehicle custody requires security measures to protect cars.
 - This proposal includes an eight (8) foot tall architectural concrete precast wall to obscure visual access.
 - The purpose is to limit visual access from West 10th Street to reduce visual access to the blight of damaged cars in storage and to reduce property trespassing for purposes of car part theft, damage to vehicles and the building areas.

- **Security lighting:** The property is not well illuminated in the customer parking zone, building perimeter or the back lot.
 - Our proposal includes relamping all existing light fixtures with LED light fixtures. All new exterior and interior lighting will be LED.
 - The building perimeter has canopy zones that will include LED lighting to homeless persons from using these hiding zones. Downcast recessed can lights will be located in these canopy zones.
 - The back-lot zone is poorly illuminated. Currently there are two (2), 24' tall, double head light poles. Our proposal is to relamp the two existing double head light poles and install four (4), 24' tall, new single head light poles at perimeter of back lot.
 - Four (4) new wall mounted sconce lights are planned in the back of the building casting illumination towards the back lot zone.

- **Security cameras:** In conjunction with these building interior and exterior improvements, full exterior perimeter security camera equipment is proposed for 24/7 visual surveillance of the entrances, building perimeter, property entrances and vehicle storage areas.

- **Landscape Frontage modifications:**
 - Frontage on Verne Roberts Circle is approximately 267 lineal feet. The landscape mound rises to more than six (6) feet tall. The current mound is the tallest location found on the 0.83 mile length of Verne Roberts Circle.
 - The services for the body shop require “line of sight” visual access by passer byes for customers to locate the vehicle receiving area and the office front door. The landscape design proposal is to maintain a mound image along Verne Roberts Circle frontage but reduce this mound to from 6’ to 2.5’.



Existing 6’0” Landscape Mound (view west) **Proposed Reduction to 2’6”**

- The 2.5’ proposed height is like the majority of locations found along Verne Roberts Circle. Currently the 6’ mound contains 11 mature trees. These are showing signs of general neglect and lack of maintenance.
- Verne Roberts Circle has many variations of landscape design themes that are not consistent.
- The 1901 W. 10th Street proposal seeks to merge the highly maintained, mature landscape program at 1401 Verne Roberts Circle with this property. This will unify a combined 450’ landscape frontage design. Additionally, the new

landscaping proposal seeks minimize lawn areas and replace with drought tolerant plant program.

- **Exterior painting:** This application seeks to replicate the existing 1401 Verne Roberts Circle paint color scheme at 1901 W. 10th Street. The Ownership seeks to implement a consistent painting scheme for all three (3) Jim's Autobody locations (Antioch, Concord and Walnut Creek) for customer brand identification and for ease of maintenance.

ATTACHMENT “C”



appendix plant palette

Trees (minimum 15 gal size)



Arbutus Unedo Standard
Strawberry Tree



Carpinus 'Fastigata'
Hornbeam



Lagerstroemia 'Natchez'
Crepe Myrtle



Lagerstroemia 'Tuscarora'
Crepe Myrtle



Lagerstroemia Muskogee
Crepe Myrtle



Malus Floribunda 'Radiant'
Flowering Crabapple



Pistacia Chinensis
Chinese Pistache



Platanus 'Columbia'
London Plane



Prunus 'Krater Vesuvius'
Flowering Plum

Trees (cont.)



Pyrus 'Chanticleer'
Chanticleer Pear



Pyrus Kawakami
Evergreen Pear



Sequoia Sempervirens 'Aptos Blue'
Coast Redwood



Liriodendron Tulipifera
Tulip Tree



Cinnamomum Camphor
Camphor Tree



Umbellularia Californica
California Bay



Liquidambar
Liquid Amber – Palo Alto
*(*surface roots can cause sidewalk damage)*



Magnolia
Magnolia



Celtis Sinensis
Chinese Hackberry



Trees (cont.)



Cercis Canadensis
Eastern Redbud



Acer Palmatum
Japanese Maple



Koelreuteria paniculata
Golden Rain Tree



Fraxinus Oxycarpa Raywood
Raywood Ash



Ginkgo Biloba - male
Maidenhair tree

Shrubs - Large



Abelia 'Edward Goucher'
Glossy Abelia



Berberis T 'Rosy Glow'
Japanese Barberry



Cistus Purpureus
Rockrose

Shrubs - Large (cont.)



Cotoneaster Microphylla (now called C. congestus)
Pyrenees Cotoneaster



Rhamphiolepis 'Jack Evans'
Indian Hawthorn



Rosa 'Meidiland Red'
Meidiland Rose



Salvia Gregii 'Big Pink'
Autumn Sage



Teucrium Fru. 'Compactum'
Dwarf Bush Germander



Ceanothus Gri. 'Yankee Point'
Wild Lilac



Cotinus 'Purple Robe'
Smoke Tree



Rosmarinus 'Tuscan Blue'
Tuscan Rosemary



Teucrium Fruticans
Bush Germander



Anisodontea 'Tara's Pink'
Cape Mallow



Escallonia 'terri'
Escallonia



Arbutus Unedo "Compacta"
Strawberry Bush



Shrubs Large / Dwarf Varieties



Nerium Oleander
Oleander

Shrubs - Medium



Hemerocallis 'Stella De Oro'
Daylily



Nassella Tenuissima
Mexican Feather Grass



Phormium 'Jack Sprat'
Dwarf Flax



Cistus Hybridus
White Rockrose



Lavandula Angustifolia
Lavender



Nandina 'Compacta'
Heavenly Bamboo

Shrubs - Medium (cont.)



Dietes Iridioides
Fortnight Lily



Carex Buchananii
Sedge



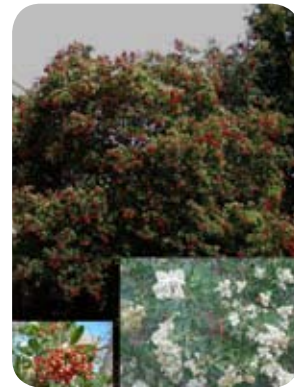
Buddleja davidii
Butterfly Bush



Panicum Vigatum
Switch Grass



Baccharis Pilularis
Coyote Bush



Heteromeles Arbutifolia
Toyon



Flowers / Ornamental Grasses



Pink Carpet Roses
Rose



Penstemon Heterophyllus
Mountain Pride



Rosmarinus Officinalis "Prostrata"
Rosemary



Salvia leucantha
Mexican Bush Sage



Muhlenbergia Rigens
Deer Grass



Penstemon hybrids
Variety

Vines



Wisteria Chinensis
Wisteria Vine



Parthenocissus Tricuspidata
Boston Ivy

Groundcovers



Hypericum Calycinum
Aaronsbeard



Lantana Montevidensis
Lantana



Rosemarinus Prostrata
Dwarf Rosemary



Swale grasses
Mow free blend from delta bluegrass



Imperata cylindrica 'Red Barron'
Japanes Blood Grass



Vinca Major
Periwinkle



Additional options to consider

Trees

Cornus kousa	Dogwood
Cotinus coggygria	Smoketree
Pinus canariensis	Canary Island Pine
Pinus elderica	Afgan Pine
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak

Shrubs

Acacia redolens	NCN
Elaeagnus punjens	Silverberry
Ligustrum japonicum 'texanum'	Texas Privet
Leucophyllum frutescens	Texas Ranger
Leucophyllum langmaniae	'Rio Bravo'
Rhaphiolepis umbellata	Yeddo Hawthorn
Rhus integrifolia	Lemonade Berry
Rhus laurina	Laurel Sumac
Ilex vomitoria	Yaupon

Flowers and Grasses

Festuca glauca	Blue Fescue
Agapanthus orientalis	Lily of the Nile
Carex divulsa	Berkeley Sedge
Liriope muscari	Big Blue Lily Turf
Gaura lindheimeri	Gaura
Stipa gigantea	Giant Feather Grass
Rosa 'Iceberg'	Iceberg Rose

Vines

Clytostoma callistegioides	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jessamine
Distictus buccinatoria	Blood Red Trumpet Vine
Lonicera japonica	Japanese Honeysuckle

Groundcovers

Pellargonium peltatum	Ivy Geranium
Cotoneaster horizontalis	Rock Cotoneaster
Myoporum parvifolium	NCN
Trachelospermum jasminoides	Star Jasmine

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STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of February 19, 2020
SUBMITTED BY: Kevin Scudero, Associate Planner *KS*
APPROVED BY: Alexis Morris, Planning Manager *AM*
SUBJECT: Aviano Home Size Modifications UP-19-15, AR-19-23

RECOMMENDED ACTION

It is recommended that the Planning Commission approve the resolution recommending that the City Council approve the use permit and design review application for home size modifications for the Aviano project.

DISCUSSION

Request

The applicant is requesting use permit and design review approval for four new home plans, in addition to the twelve previously approved home plans, for the Aviano project.

Environmental

An Environmental Impact Report (EIR) was prepared in 2008 and certified in 2009 for the Aviano Adult Community project in conformance with the California Environmental Quality Act. On September 8, 2015 the City Council approved the resolution adopting the Addendum to the Environmental Impact Report for the Aviano Adult Community Project, which determined: 1) substantial changes were not proposed in the project which required major revisions to the 2008 EIR; 2) there were no substantial changes with respect to the circumstances under which the project was being undertaken that required major revisions to the 2008 EIR; and, 3) there was no new information which was not known or could not have been known at the time the 2008 EIR was certified. The proposed design review and use permit request is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

Background

The project site was previously entitled by the City of Antioch in 2009 for the development of a 533-unit active adult community, called the Aviano Adult Community Project. The current project applicant proposed a similar development for 533 single-family market rate homes, removing the “age restriction” component of the previous project. On September 8, 2015, the City Council approved the following entitlements for the current project:

1. Resolution adopting the Addendum to the Environmental Impact Report for the Aviano Adult Community Project.
2. Ordinance approving a Development Agreement between the City of Antioch and Aviano Farms LLC.
3. Resolution approving a General Plan Amendment for purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site (GP-15-02).
4. Ordinance approving a rezone to modify the current Aviano Adult Community Planned Development zone standards (PD-14-01).
5. Resolution approving a Vesting Tentative Map/Final Development Plan and Use Permit for Phase 1 consisting of 127 units (UP-14-15).

On October 9, 2016 the Planning Commission approved the following entitlements for the project:

1. Resolution approving design review for the for the 533-unit single family development consisting of building architecture, mailboxes, landscaping, parks, sound walls, fencing and entry features (AR-16-02) and Use Permit for Phase 2 and 3 consisting of 227 units and 179 units respectively (UP-16-14).

The Aviano Project is a residential development on a portion of approximately 184 acres. The project is comprised of: 533 single family units on 107 acres, including local streets; 16.9 acres of parks, including basins; 15 acres of private parks (11.4 exclusive of basins); 12 acres of arterial roads (including Hillcrest Avenue, Sand Creek Road, Dozier-Libbey Road and master entry roads); three acres of arterial road frontage landscaping; 10 acres of landscaping/basins/Sand Creek regional trail south of Sand Creek Road; and 35 acres of open space south of Sand Creek Road. The current project would also include construction of roadway and utility improvements that would serve the AUSD Dozier-Libbey Medical High School (Medical High School) adjacent to the southwest corner of the site (Hillcrest Avenue, Sand Creek Road and Dozier-Libbey Road).

Project Overview

The project currently has twelve approved plans, each with three elevations per floor plan. The square footages of these approved homes range from 1,804 sq. ft. to 3,758 sq. ft. The applicant is proposing to introduce four new plans with three elevations per plan with square footages ranging from 1,449 sq. ft. to 2,179 sq. ft. The applicant is requesting approval of the four new plans in order to bring more diversity of housing types into the

community while meeting current market needs and demands. A summary of both the previously approved and proposed floor plans are detailed in the table below:

Aviano 5000 Approved Home Size Summary Table				
Home	Size (s.f.)	Bedrooms	Baths	Stories
Plan 1	1,804	3	2	1
Plan 2	1,862	3	2.5	2
Plan 3	2,037	3 (opt.4th)	2	1
Plan 4	2,240	3 (opt.4th)	2.5 (opt. 3rd w/ 4 bed)	2
Plan 5	2,402	4 (opt.5th)	3	2
Plan 6	2,565	4	3	2
Plan 7	2,731	4	2.5	2
Plan 8	2,962	4 (opt.5th)	3.5	2
Aviano 6000 Approved Home Size Summary Table				
Home	Size (s.f.)	Bedrooms	Baths	Stories
Plan 1	2,320	4 (den opt. for 3)	2.5	1
Plan 2	2,851	4 (opt. 5)	3.5	2
Plan 3	3,479	4 (opt. 5)	3.5	2
Plan 4	3,758	5	4	2
Aviano Proposed Home Size Summary Table				
Home	Size (s.f.)	Bedrooms	Baths	Stories
Plan 13	1,449	3	2	1
Plan 14	1,661	4	2	1
Plan 15	1,876	4	3	2
Plan 16	2,179	4 (opt. 5)	3	2

The Aviano development consists of 533 single family lots of which 345 are 5,000 square feet and the remaining 188 are 6,000 square feet. The four new home plans being introduced are designed to fit on all 533 lots, along with the eight previously “Aviano 5000” plans detailed in the table above. The previously approved “Aviano 6000” plans, detailed in the table above, are designed to fit on the remaining 188 lots, which is 35% of the project.

Architecture

The applicant is proposing four new home plans ranging in size from 1,449 to 2,179 square feet. Each plan includes three architectural styles, Farmhouse, Tuscan, and Craftsman. Themed specific siding, shutters, stone veneer garage door, window mullions, lighting and roof tiles are included for each architectural style. Each plan also includes enhanced facades at the street corners. The enhancements for each home plan are detailed on the project plans (Attachment C). The architectural styles are consistent with the previously approved “Aviano 5000” homes. Additionally, the color and materials sheets are included as Attachment “D” to the staff report.

All of the proposed home plans are forty-feet wide and have 20'x20' two-car garages. Three of the four home plans have the garage recessed behind the main living portion of the home while one home plan has the garage extend beyond the main portion of the living space, which is consistent with Section 6.1.3E1 of the Citywide Design Guidelines. Each garage door also has an architectural themed style with an option for glazing insert.

Each architectural theme is discussed individually and in more detail below.

Craftsman

The Craftsman theme features a predominant gable roof with concrete “shake” tiles. The exterior is stucco siding with a cultured stone veneer in the locations depicted on the project plans. The entrances to the Craftsman models are enhanced with columns, gable end treatment, shaped corbels and stone veneer. Staff has included a condition of approval that the stone veneer on Craftsman plan 13 and plan 14 be wrapped to the fence line and on plan 16 that the stone be wrapped to the fence line and entryway, which is consistent with the requirements on the previous design review approval. Additionally, the project plans indicate that the stone veneer around the porch posts is included as an option. Staff has included a condition of approval that stone veneer around the porch posts be standard on each home, which is consistent with the previously approved “Aviano 5000” plans.

Tuscan

The Tuscan theme features predominantly hipped roofs with concrete “S” tiles. The exterior is stucco siding with a stone veneer and stucco over foam trim. The entrances to the Tuscan models are enhanced using a raised heel at the roof entry with stone veneer columns. The homes also feature plank and batten shutters at the entry and street corner facades.

Farmhouse

The Farmhouse theme features a predominantly gable roof with concrete slate-look tiles. The exterior is stucco siding with a board and batten siding accent and a wood trim around the board and batten siding. The entrances to the Farmhouse models are enhanced with Farmhouse themed wood posts and vertical board and batten. The homes also feature gable end treatment with faux vent gables and decorative shutters with pot shelves for the enhanced elevations.

Use Permit

In response to the negative effects of product downsizing during the downturn in the residential market in the 1990's, the City Council adopted and implemented Article 22 of the Municipal Code. This section requires that any change in unit mix that affects average unit size be required to obtain a use permit, subject to City Council approval with review by the Planning Commission. The home size modification ordinance states that four

issues, which are not exhaustive, will be considered when reviewing and evaluating the requested changes in addition to the standard design review criteria.

- 1) The design and width of the front elevation will be comparable with, but not necessarily equal to, the previous approval so that any change in unit size will not substantially impact the width of the houses as viewed from the street.

The current Aviano home plans have widths that range from 35-50 feet. The four new proposed home plans all have a width of 40 feet. The four new home plan widths are in line with the currently approved home plans and would not substantially impact the widths of the houses as viewed from the street.

- 2) The quality of building materials shall be at least comparable to the previously approved product(s). The architecture shall not be significantly simplified, unless it can be found that the proposed form is desirable for the style of house proposed.

The proposed building materials in the four new home plans are comparable to the previously approved products. The architecture has various wall planes to provide depth and massing and similar enhancements to the previously approved home plans for street side and project entry facades.

- 3) The proposed architecture should be compatible with the previously approved project.

The four new home plans contain many of the same architectural elements. The architecture maintains the same Tuscan, Farmhouse, and Craftsman themes. These architectural elements include the stucco finish, tile roofs, cultured stone veneer, board and batten siding and decorative shutters. The applicant will still be offering the previously approved home plans which will allow for continuity throughout the subdivision.

- 4) If the proposed units are larger than the previously approved project, then the issue of building mass shall be considered.

The four new home plans are not larger than the previously approved plans types so building mass will not be an issue.

ATTACHMENTS

- A. Resolution
- B. Planning Commission Resolution 2016-21
- C. Project Plans
- D. Color and Materials Sheets
- E. Aviano 5000 Elevations
- F. Project Description

ATTACHMENT "A"

ATTACHMENT A

**PLANNING COMMISSION
RESOLUTION NO. 2020-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL APPROVE THE USE PERMIT AND DESIGN
REVIEW APPLICATION TO INTRODUCE FOUR NEW HOME PLANS INTO THE
AVIANO PROJECT**

WHEREAS, the Planning Commission for the City of Antioch did receive a request for approval of a use permit and design review application from DeNova Homes to introduce four new home plans into the Aviano Project. The project site is located west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School (APN's 057-030-005 and 057-030-022) (UP-19-15, AR-19-23).

WHEREAS, the City Council of the City of Antioch adopted Resolution No. 2009/54 Certifying the Environmental Impact Report (EIR) for the Aviano Active Adult Community Project as adequate for addressing the environmental impacts of the project; and

WHEREAS, the City of Antioch prepared an Environmental Impact Comparison and determined that the appropriate environmental document for the proposed Aviano Project is an Addendum to the Aviano Active Adult Community Project EIR; and

WHEREAS, the City Council on August 25, 2015 duly held a public hearing and received and considered evidence, both oral and documentary and adopted the Addendum to the Aviano Active Adult Community Project EIR, adopted an Ordinance approving a Development Agreement, adopted a resolution approving a General Plan Amendment for the purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site, adopted an Ordinance to rezone and modify the Planned Development District (PD) Development Standards for the Aviano Project, and adopted a Resolution approving a Vesting Tentative Map/Final Development Plan and Phase 1 Use Permit for the Aviano Project; and

WHEREAS, the Planning Commission on October 19, 2016 duly held a public hearing and received and considered evidence, both oral and documentary and adopted Resolution No. 2016-21 approving a Use Permit for Phase 2 and 3 and Design Review for all 533 units in the Aviano Project; and

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

WHEREAS, the Planning Commission on February 19, 2020, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for approval of a Use Permit:

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

The use permit will allow the developer to provide a broader range of home sizes to prospective buyers and the development of the subdivision will construct necessary infrastructure to serve the City of Antioch and future development.

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

The site is an approved residential planned development. A use permit is required to modify the home sizes per Antioch Municipal Code Section 9-5.22.

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

The proposed residential subdivision lots are adequate in size to accommodate the proposed home models.

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

The project will construct an extension of Hillcrest Avenue and Sand Creek Road to serve the project site. The street extensions are designed to meet City standards for adequate width and pavement.

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

The granting of the Use Permit will not adversely affect the General Plan as the proposed single-family homes are in compliance with the General Plan.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend that the City Council **APPROVE** UP-19-15, AR-19-23 to allow the four new home plans for the Aviano Project located at west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School (APN's 057-030-005 and 057-030-022) subject to the following conditions:

A. GENERAL CONDITIONS

1. This approval applies to the introduction of four new home plans to the Aviano development as depicted on the project plans submitted to the City of Antioch on November 20, 2019.

2. All conditions of approval contained in Planning Commission Resolution 2016-21 (Attachment B) are applicable to this approval unless modified herein.
3. The developer shall provide as an option to buyers the previously approved plans, as well as the four new plans presented to the Planning Commission on February 19, 2020.
4. The stone veneer on Craftsman Plan 13 and Plan 14 shall be wrapped to the fence line and on Plan 16 the stone shall be wrapped to the fence line and project entry.
5. The optional stone on the porch posts on the Craftsman plans shall be required.
6. This approval expires two years from the date of approval (Expires February 19, 2022) or alternate date as identified in the Development Agreement.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of February 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT "B"

**PLANNING COMMISSION
RESOLUTION NO. 2016-21**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING THE DESIGN REVIEW AND USE PERMIT FOR PHASE TWO AND
PHASE THREE OF THE AVIANO PROJECT**

WHEREAS, the City Council of the City of Antioch adopted Resolution No. 2009/54 Certifying the Environmental Impact Report (EIR) for the Aviano Active Adult Community Project as adequate for addressing the environmental impacts of the project; and

WHEREAS, the City received an application from Aviano Farms, LLC to modify the Aviano Active Adult Community Project, including a request for a Development Agreement, General Plan Amendment, Planned Development Rezone, a Vesting Tentative Map/Final Development Plan, and a Use Permit, for the development of a 533 unit residential community on a portion of approximately 184 acres. The project is located on the easterly side of the Sand Creek Focus Area, west of the current terminus of Hillcrest Avenue, east and north of Dozier Libby Medical High School (APNs 057-050-022, 057-030-005); and

WHEREAS, the City prepared an Environmental Impact Comparison and determined that the appropriate environmental document for the proposed Aviano Farms, LLC project is an Addendum to the Aviano Active Adult Community Project EIR; and

WHEREAS, the City Council, after notice, held a public hearing before said Council on August 25, 2015, and adopted the Addendum to the Aviano Active Adult Community Project EIR, adopted an Ordinance approving a Development Agreement, adopted a resolution approving a General Plan Amendment for the purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site, adopted an Ordinance to rezone and modify the Planned Development District (PD) Development Standards for the Aviano Farms Project, and adopted a Resolution approving a Vesting Tentative Map/Final Development Plan and Use Permit for the Aviano Farms Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission does hereby make the following findings for approval of a use permit:

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the project has been designed to comply with the City of Antioch Municipal Code requirements.

2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all Planned Development District (PD) applications.
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. The site plan complies with the Planned Development standards established for the project's Planned Development District.
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will construct an extension of Hillcrest Avenue and Sand Creek Road to serve the project site. The street extensions are designed to meet City standards for adequate width and pavement.
5. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan. The General Plan designation for the northern portion of the project site is Low Density Residential, which allows for the type of residential development proposed by the project. The General Plan designations for the southern portion of the project site are Hillside, Estate and Executive Residential and Open Space, Public/Quasi Public and Multiple Family Residential. The proposed Sand Creek Regional Trail, dedicated open space parcels are consistent with the General Plan designations and the need for habitat preservation on the site.
6. The Conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby APPROVE design review for the 533 units and a use permit, for Phase two and Phase three of the Aviano residential community. The project is located on the easterly side of the Sand Creek Focus Area, west of the current terminus of Hillcrest Avenue, east and north of Dozier Libbey Medical High School (APNs 057-050-022, 057-030-005), subject to the following conditions:

A. GENERAL CONDITIONS

1. The development shall comply with all requirements and conditions of the 2015 City Council approval including the following:
 - a. Resolution 2015/66 adopting the Addendum to the Environmental

- b. Impact Report for the Aviano Farms Project;
- b. Ordinance 2107-C-S approving a Development Agreement between the City of Antioch and Aviano Farms, LLC;
- c. Resolution 2015/67 approving a General Plan Amendment for purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site for the Aviano Farms Project;
- d. Ordinance 2108-C-S approving a Rezone to Modify the planned Development Standards for the Aviano Farms Project; and
- e. Resolution 2015/68 approving a Vesting Tentative Map/Final Development Plan and Use Permit for the Aviano Farms Project.

The Design Review and Use Permit shall not be acted upon until the Development Agreement has been fully executed.

2. The development shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions or in the development agreement.
3. This approval expires two years from the date of approval (Expires October 19, 2018) or alternate date as identified in the Development Agreement.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought challenging any land use approval or environmental review for the Project. In addition, applicant shall pay any and all costs associated with any challenge to the land use approval or environmental review for the Project, including, without limitation, the costs associated with any election challenging the Project.
5. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on fees, reimbursement and/or other payments that are due the City.
6. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.

2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board.
4. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

C. SITE AND PROJECT DESIGN

1. Side and/or rear home elevations shall be enhanced at all community edge lots as indicated in the Aviano 5000 and 6000 Plans dated August 2016 and the Aviano Lot Mix Exhibit (see Attachment G of the October 19, 2016 City of Antioch Planning Commission Staff Report).
2. Side and/or rear home elevations shall be enhanced for properties that abut the pedestrian open space areas (Lots 44, 45, 94, 111, 129, 152, 152, 162-164, 241-258, and 285-298).
3. Prior to building permit approval, the applicant shall submit mailbox designs subject to review and approval by the City of Antioch Community Development Director.

D. LANDSCAPING

1. The park design shall tie the park area and the area in the PG&E easement together, but have an easily definable demarcation of the portion of the landscaping to be maintained by the Home Owners Association (HOA) (C.3 basins in the PG&E easement) and what is maintained by the City Landscape and Lighting District (LLD) (Parcel L and P parks) to the satisfaction of the City Engineer.

Parcel L Park

2. Surface treatments, fencing, and planting shall be complementary to Chaparral Park. Irrigation and other items shall be tied to Chaparral Park for ease of maintenance as approved by the City Engineer.
3. Provide pathway security lighting with motion sensor and dimming features as approved by the City Engineer.

4. Provide sufficient trash and recycling receptacles as approved by the City Engineer.
5. Provide for adequate and positive drainage of all site areas as approved by the City Engineer
6. Provide bollards at all street access points as approved by the City Engineer.
7. Provide a three (3') foot high decorative fence or other means of preventing vehicle access to the parks along all street frontages as approved by the City Engineer.
8. Provide sufficient trash and recycling receptacles as approved by the City Engineer.
9. Provide barbecue areas near picnic areas as approved by the City Engineer and Parks and Recreation Director.
10. Furnish and install standard City of Antioch park name signs with a distinctive entry treatment as well as park watch signs at the main park entrances as approved by the City Engineer.
11. Provide curb extensions (bulbouts) at decorative crosswalk to the trail system to the south as approved by the City Engineer.
12. Chain-link fencing may not be used for any purpose in the project.

Parcel P Park

13. Children's play area shall be accessible with poured-in-place rubber chip mat.
14. Install a play lot large enough to provide playground equipment for children ages 2-12 including swings.
15. Provide drinking fountains near the children's play area and meadow/field.
16. Provide pathway security lighting with motion sensor and dimming features as approved by the City Engineer.
17. Provide water and sewer stubs and a suitable location for a potential restroom facility including drinking fountains as approved by the City Engineer.

18. Provide bollards at all street access points as approved by the City Engineer.
19. Provide a three (3') foot high decorative fence or other means of preventing vehicle access to the parks along all street frontages as approved by the City Engineer. Chain link fencing is not acceptable.
20. Provide bicycle racks near the main play areas and meadow/field as approved by the City Engineer.
21. Provide sufficient trash and recycling receptacles as approved by the City Engineer.
22. Provide barbecue areas near picnic areas as approved by the City Engineer and Parks and Recreation Director.
23. Furnish and install standard City of Antioch park name signs with a distinctive entry treatment as well as park watch signs at the main park entrances as approved by the City Engineer.
24. Provide for adequate and positive drainage of all site areas as approved by the City Engineer
25. All walkways to be constructed of concrete and wide enough for use by City maintenance vehicles as approved by the City Engineer.
26. Construct a shade structure near the play area and over 25 percent of the picnic tables as approved by the City Engineer.
27. Provide decorative (non-fence) means of separating City maintained Parcel P Park from the HOA maintained C.3 drainage basins/trail area such as edge of walkway or meandering cobble band as approved by the City Engineer.

Trails at C.3 basins/PG&E Right of Way and Adjacent Paths

28. Provide pathway security lighting with motion sensor and dimming features as approved by the City Engineer.
29. Provide path access to court.
30. Provide bollards at all street access points as approved by the City Engineer.

- 31. Provide a three (3') foot high decorative fence or other means of preventing vehicle access to the parks along all street frontages as approved by the City Engineer. Chain link fencing is not acceptable.
- 32. All walkways to be constructed of concrete and wide enough for use by HOA and PG&E maintenance vehicles as approved by the City Engineer.
- 33. Provide trash and recycling receptacles at locations where paths meet the street as approved by the City Engineer.
- 34. Provide ADA compliant ramps opposite all paths with crosswalks, signs, and legends as approved by the City Engineer.
- 35. Fencing adjacent to residential lots shall be 6' black tubular steel, masonry, or a combination thereof, as approved by the City Engineer.

Trails South of Sand Creek Road

- 36. All fencing adjacent to open space (trails and basins), shall be wrought iron or other material, excluding chain link, as approved by the City Engineer. Fencing adjacent to the basins south of Sand Creek Road shall be a minimum 60" in height.
- 37. The bottoms and slopes of the C.3 basins shall be landscaped to enhance the trail experience. Landscaping a minimum of 10' in width with native shade trees and benches shall be provided along the trails south, west, east, and between the basins.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of October, 2016, by the following vote:

AYES: Husary, Zacharatos, Mason and Conley

NOES: None

ABSENT: Parsons, Hinojosa and Motts

ABSTAIN: None



FORREST EBBS
 Secretary to the Planning Commission

ATTACHMENT “C”

DENNOVA AT AVIANO

ANTIOCH, CALIFORNIA



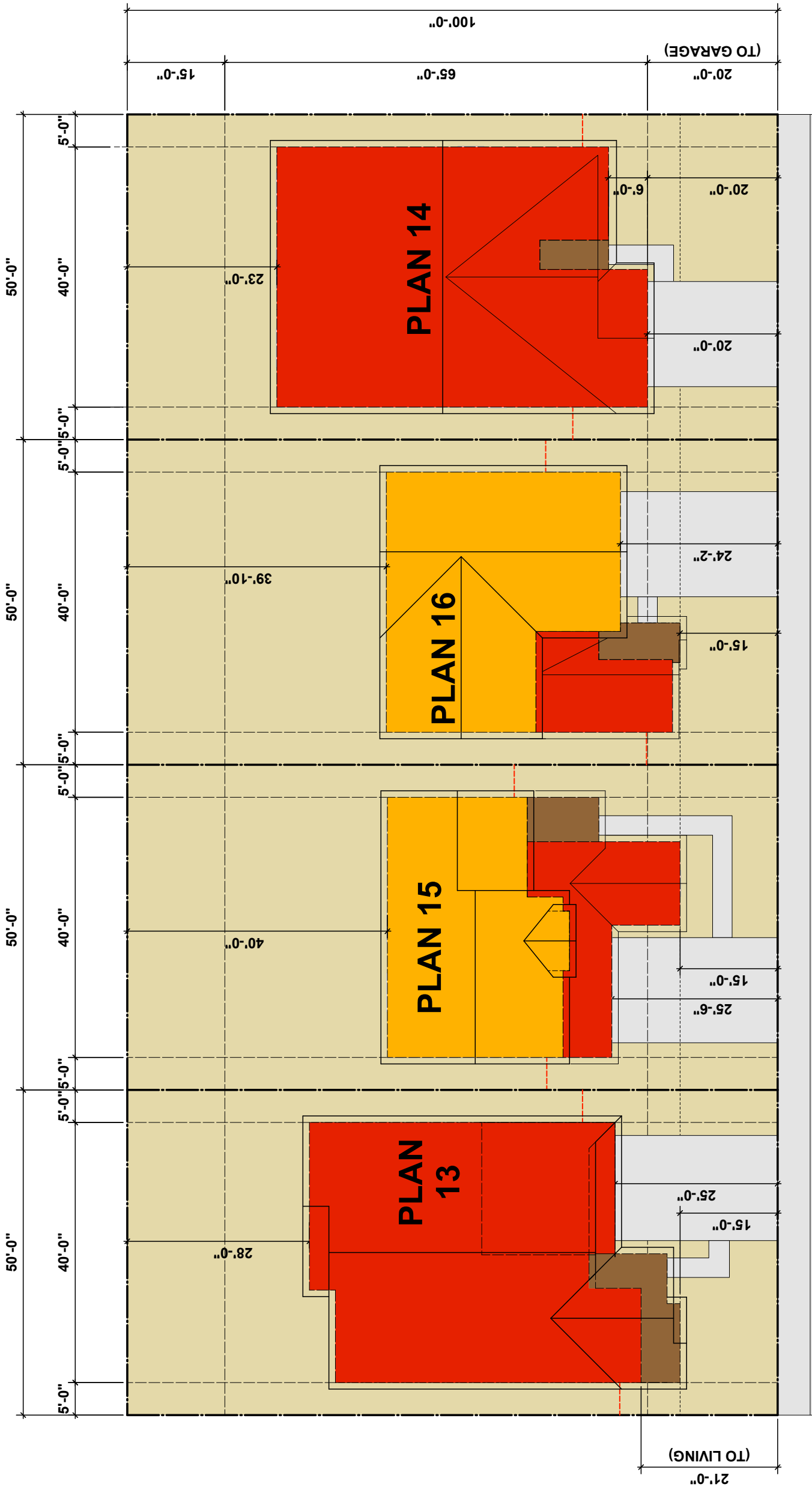
PLAN 13C - FARMHOUSE

PLAN 15A - TUSCAN

PLAN 16C - FARMHOUSE

PLAN 14B - CRAFTSMAN

SHEET INDEX			
T-1	COVER SHEET		
AP-1	BUILDING ARTICULATION PLAN		
A-1	PLAN 13 - FLOOR PLAN		
A-2	PLAN 13 - ELEVATION 'A' (TUSCAN)		
A-3	PLAN 13 - ELEVATION 'B' (CRAFTSMAN)		
A-4	PLAN 13 - ELEVATION 'C' (FARMHOUSE)		
A-5	PLAN 14 - FLOOR PLAN		
A-6	PLAN 14 - ELEVATION 'A' (TUSCAN)		
A-7	PLAN 14 - ELEVATION 'B' (CRAFTSMAN)		
A-8	PLAN 14 - ELEVATION 'C' (FARMHOUSE)		
A-9	PLAN 15 - FLOOR PLAN		
A-10	PLAN 15 - ELEVATION 'A' (TUSCAN)		
A-11	PLAN 15 - ELEVATION 'B' (CRAFTSMAN)		
A-12	PLAN 15 - ELEVATION 'C' (FARMHOUSE)		
A-13	PLAN 16 - FLOOR PLAN		
A-14	PLAN 16 - ELEVATION 'A' (TUSCAN)		
A-15	PLAN 16 - ELEVATION 'B' (CRAFTSMAN)		
A-16	PLAN 16 - ELEVATION 'C' (FARMHOUSE)		



LOT COVERAGE - PLAN 13	
Area	
Building Footprint	2000
Lot Sq. Ft.	5000
Lot Coverage	40.00%

LOT COVERAGE - PLAN 15	
Area	
Building Footprint	1501
Lot Sq. Ft.	5000
Lot Coverage	30.02%

LOT COVERAGE - PLAN 16	
Area	
Building Footprint	1582
Lot Sq. Ft.	5000
Lot Coverage	31.64%

LOT COVERAGE - PLAN 14	
Area	
Building Footprint	2166
Lot Sq. Ft.	5000
Lot Coverage	43.32%

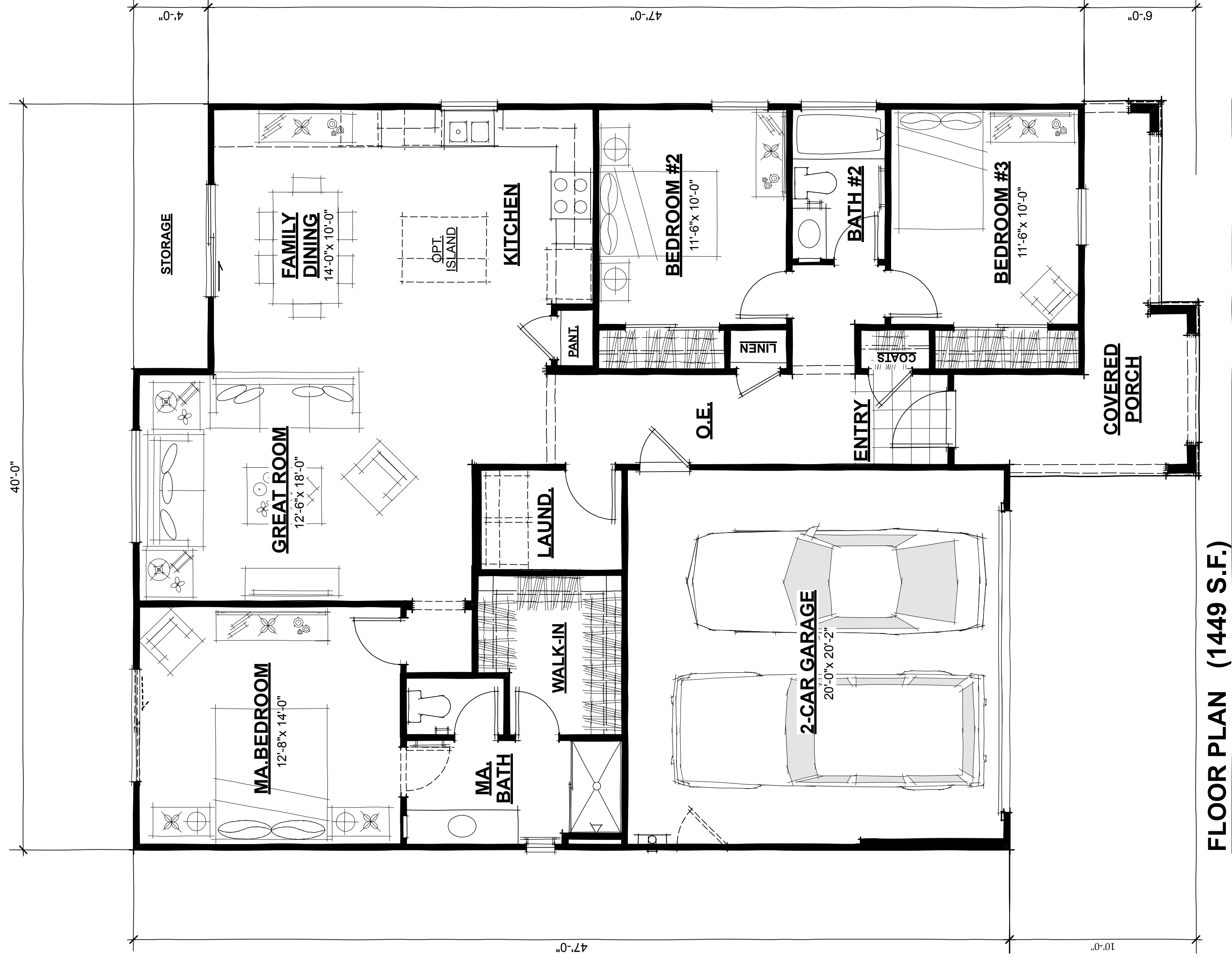
COLOR KEY

- Second Story Massing
- First Story Massing
- Covered Porch/Patio (One-story element)
- Paved Driveway (see Site Plan for Actual Configuration)
- Proposed Fence Line

SETBACK VARIATIONS

This Articulation Plan depicts the median lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots

BUILDING ARTICULATION PLAN
DENOVA AT AVIANO
 Antioch, California



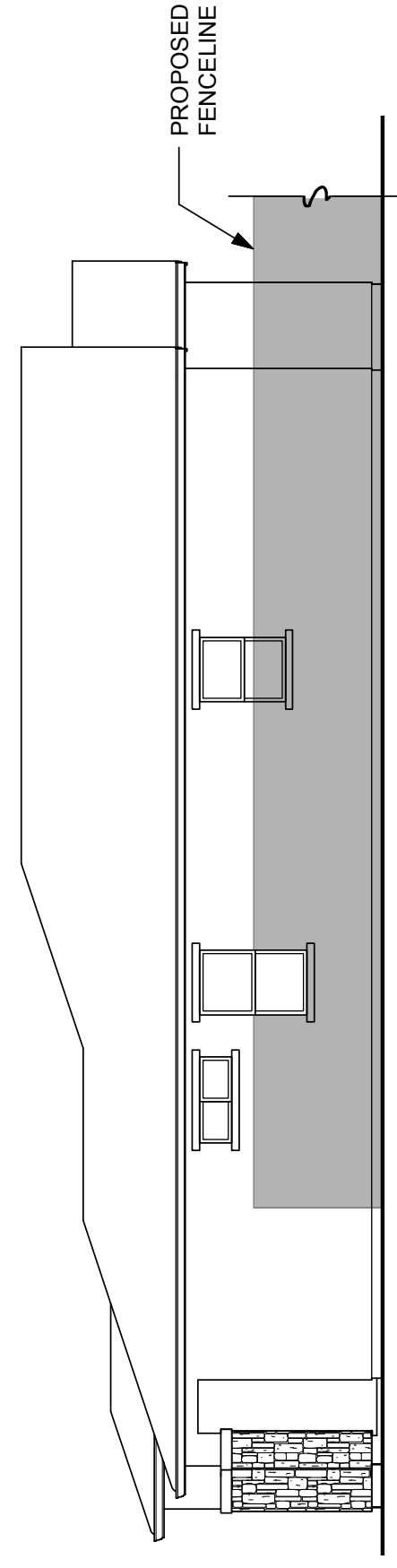
PLAN 13 (140-1449)

DENOVA AT AVIANO
Antioch, California

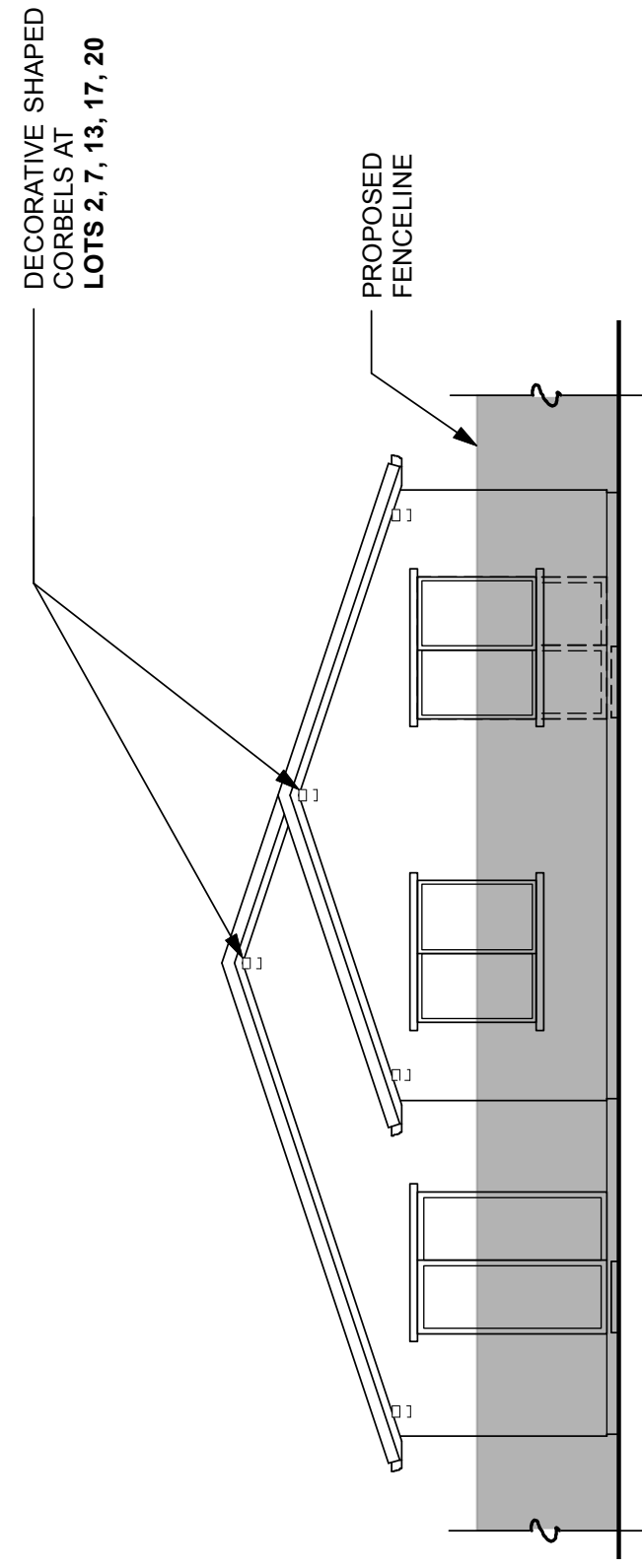


940 Tyler Street #19
Benicia, CA 94510
Phone: (707) 746-6586

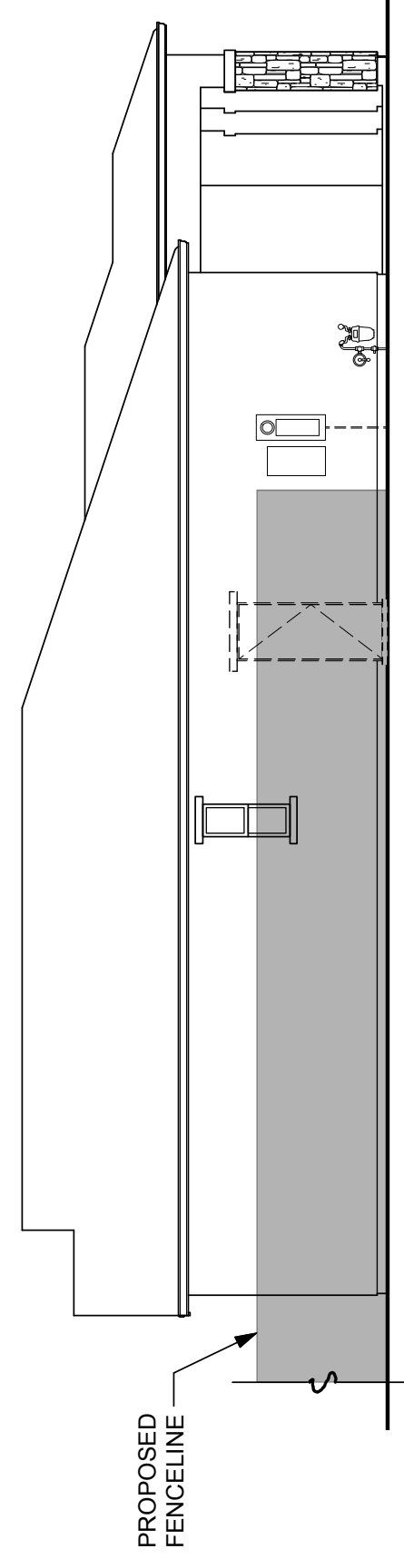
1923 11-15-19



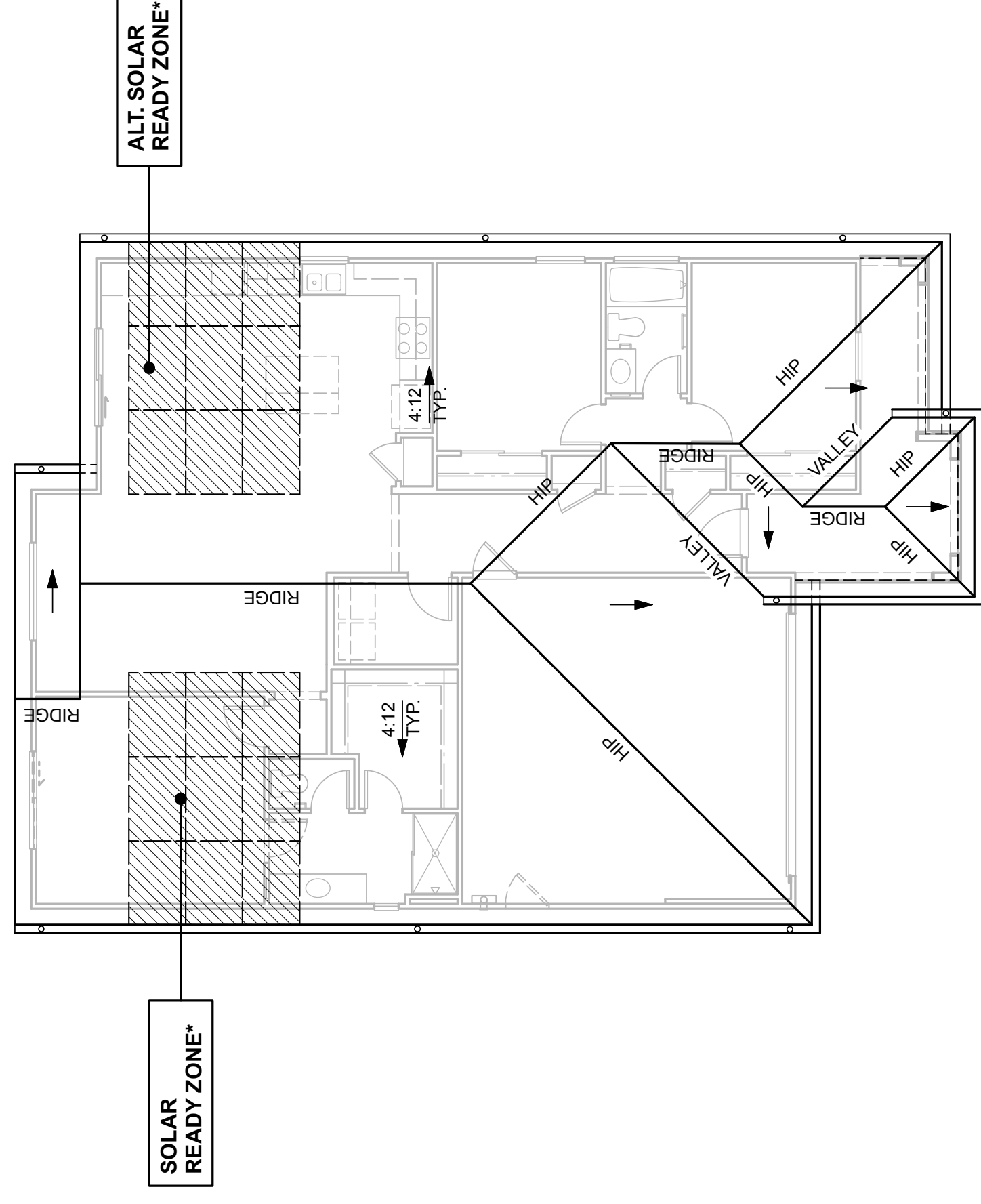
RIGHT SIDE "A"



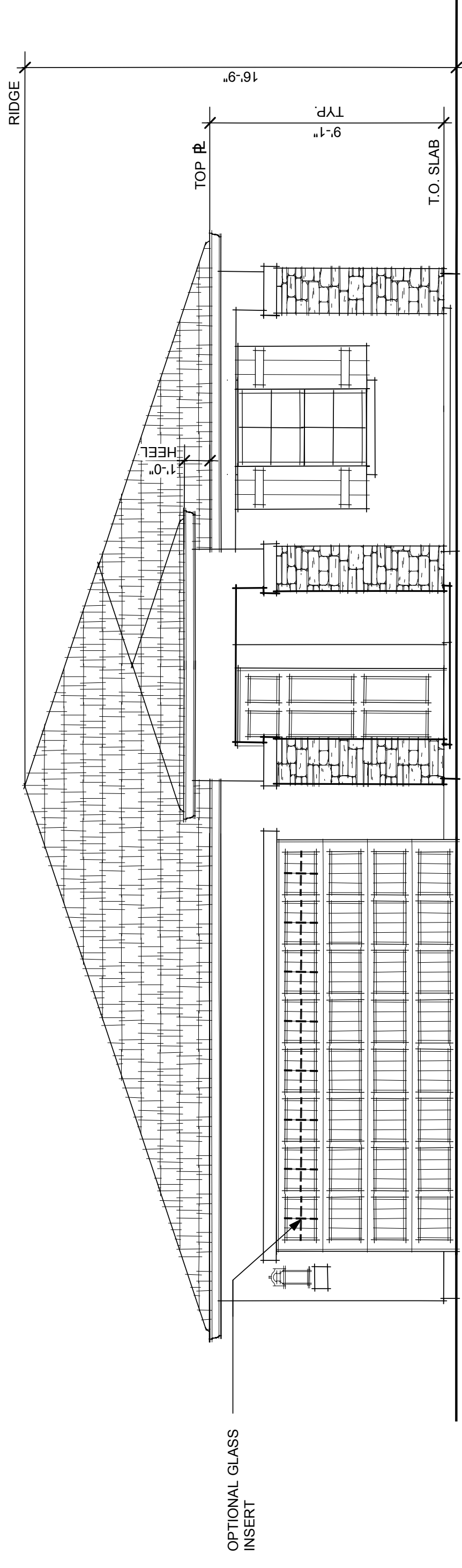
REAR "A"



LEFT SIDE "A"

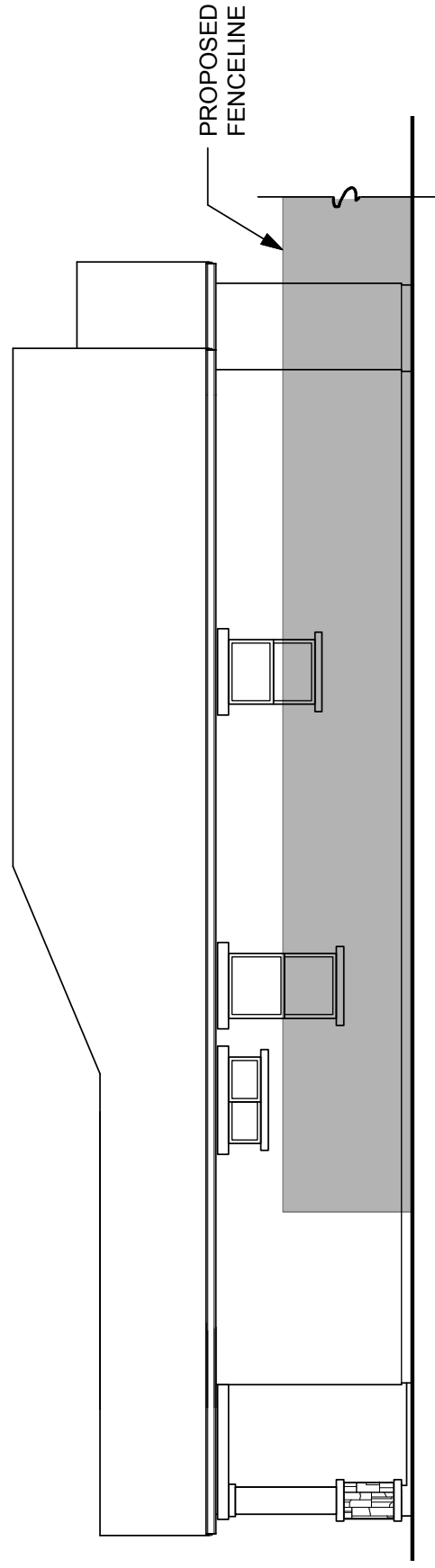


ROOF PLAN "A"

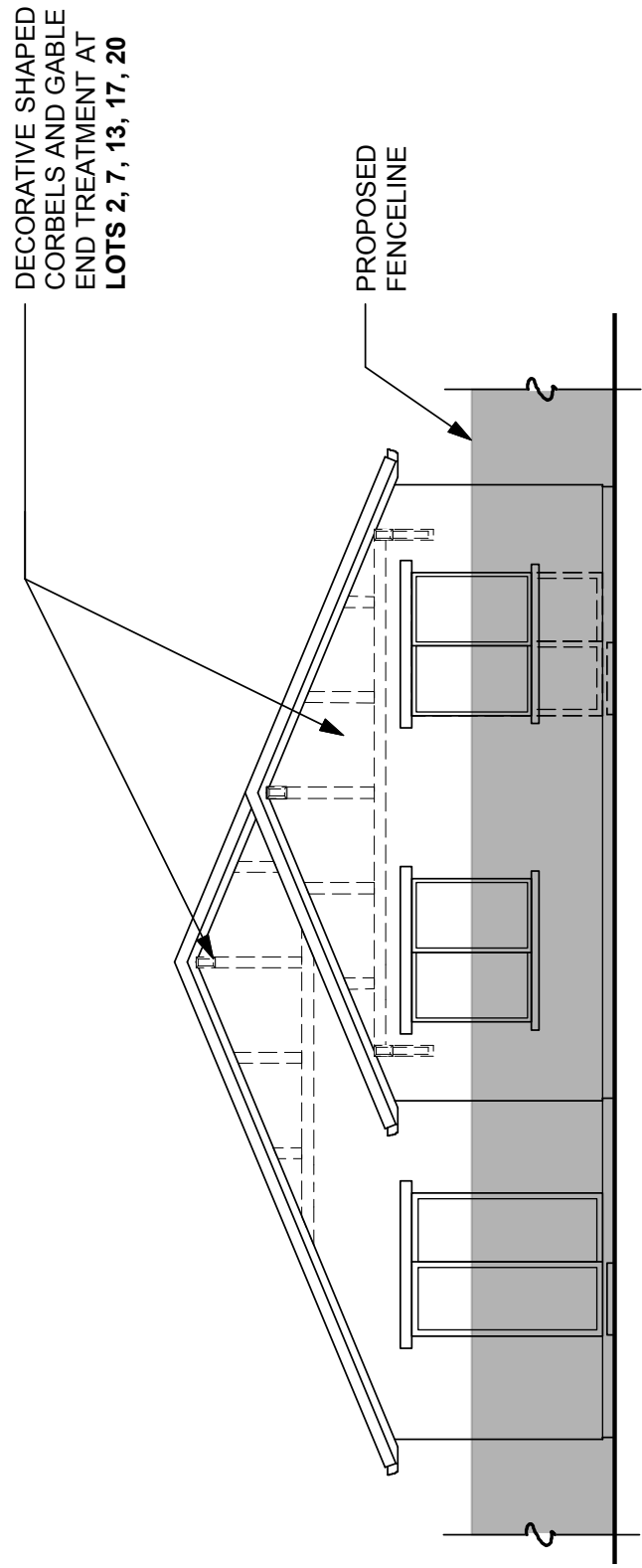


**FRONT ELEVATION "A"
(TUSCAN)**

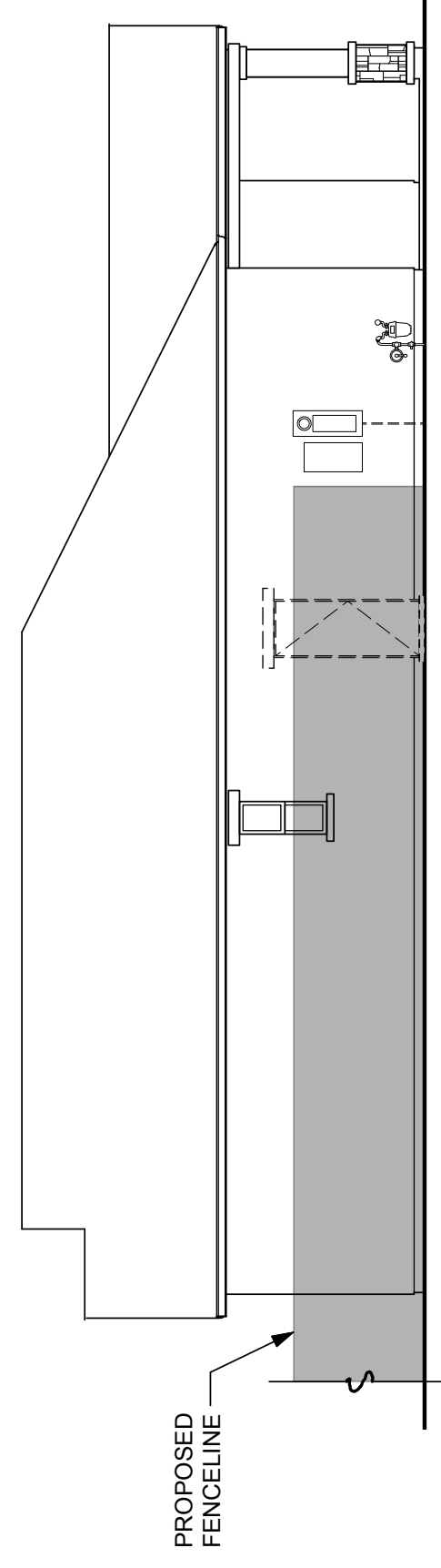
TUSCAN CHARACTERISTICS	
<ul style="list-style-type: none"> • PREDOMINANTLY HIP ROOFS • ENHANCED ENTRYWAYS • THEME SPECIFIC GARAGE DOOR 	
ROOF	<ul style="list-style-type: none"> • HIP ROOFS • CONCRETE TILE ROOFING - "LOW PROFILE "S" • 12 INCH LEAVES • 12 INCH RAKES • 6" OGEE GUTTERS
ENTRYWAYS	<ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • PORCH POSTS (WHERE OCCURS)
WINDOWS	<ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES
EXTERIOR MATERIALS	<ul style="list-style-type: none"> • STUCCO SIDING • STONE VENEER (WHERE OCCURS)
TRIM	<ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM
ENHANCEMENTS	<ul style="list-style-type: none"> • WINDOW GRID ON STREET FACADES • DECORATIVE POST AT ENTRY • DECORATIVE STONE VENEER AT ENTRY'S AND STREET CORNER FACADES • DECORATIVE PLANK & BATTEN SHUTTERS AT ENTRY AND STREET CORNER FACADES • FAUX CORBELS AT ENTRY GABLE ENDS • THEME SPECIFIC GARAGE DOOR



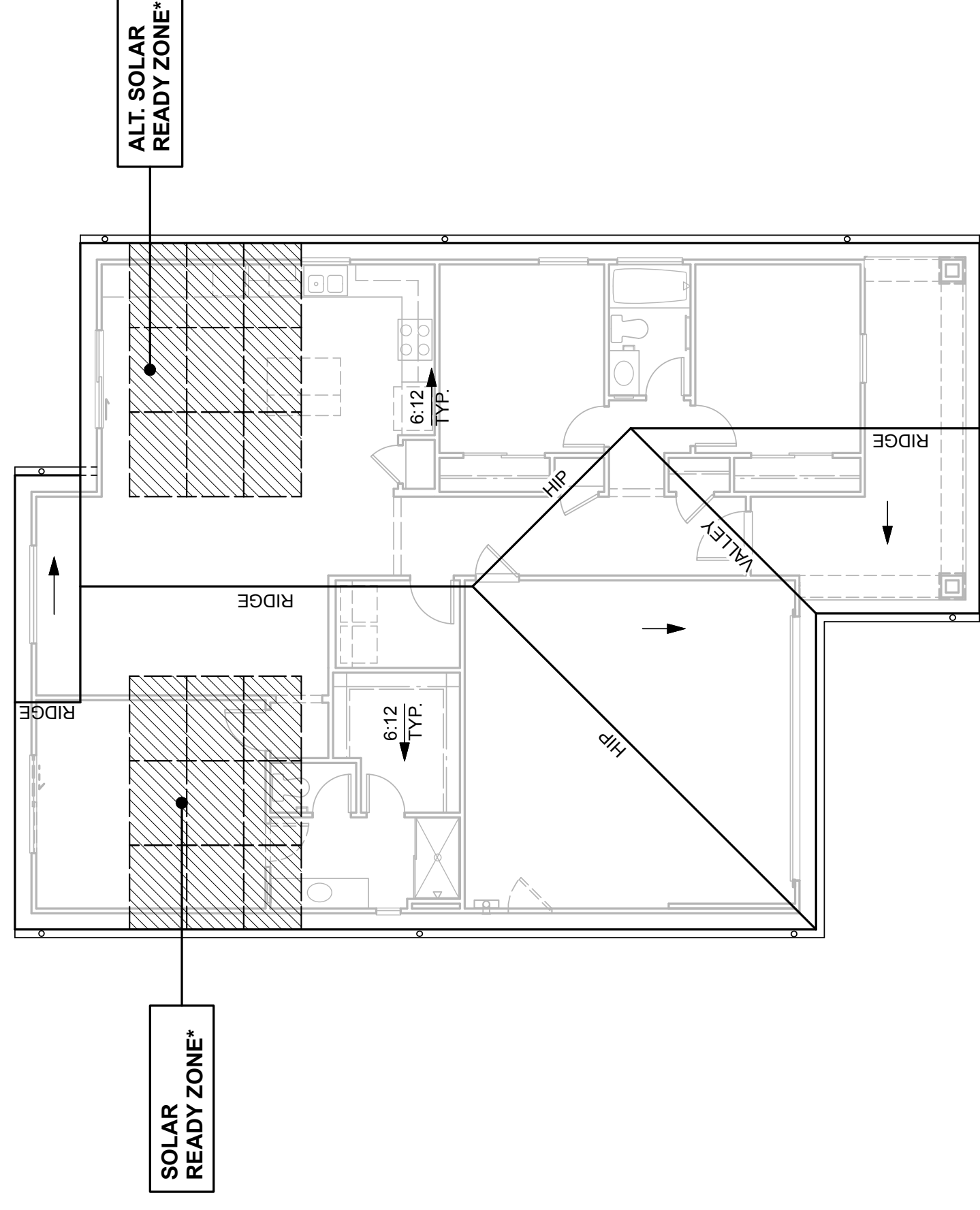
RIGHT SIDE "B"



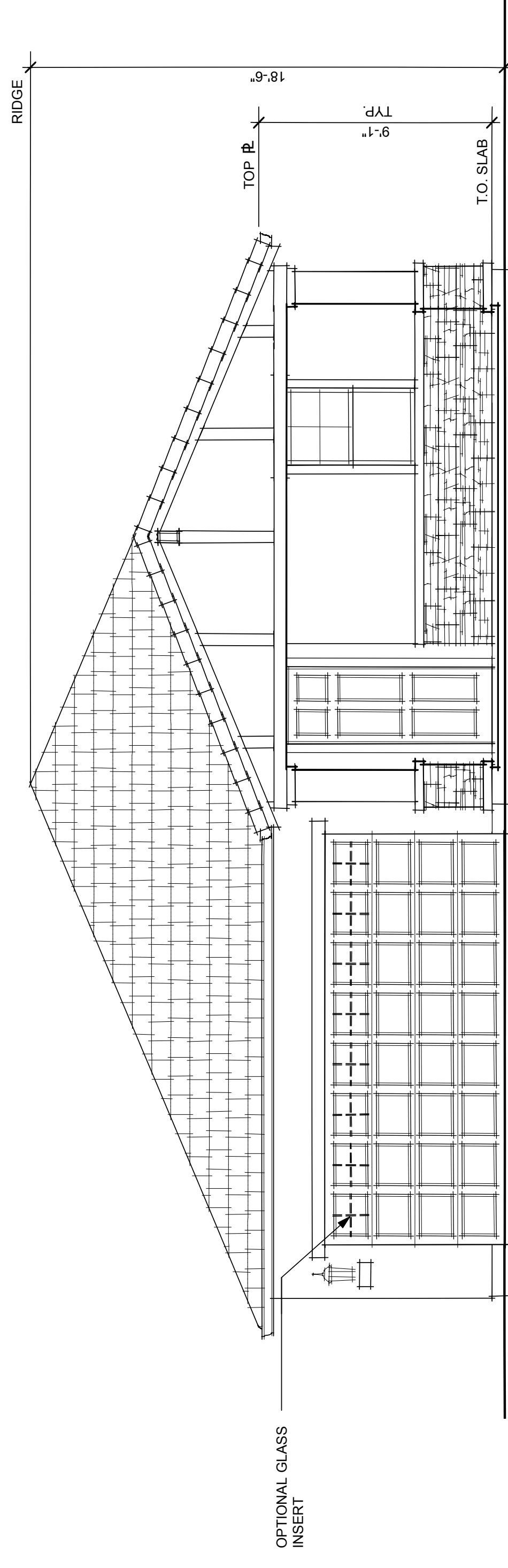
REAR "B"



LEFT SIDE "B"

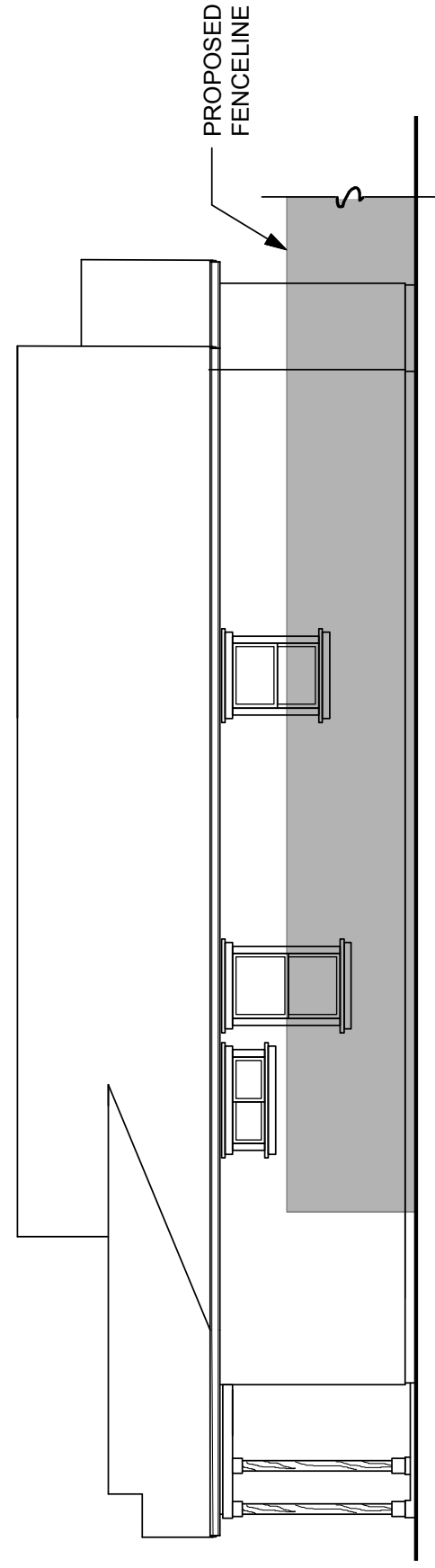


ROOF PLAN "B"

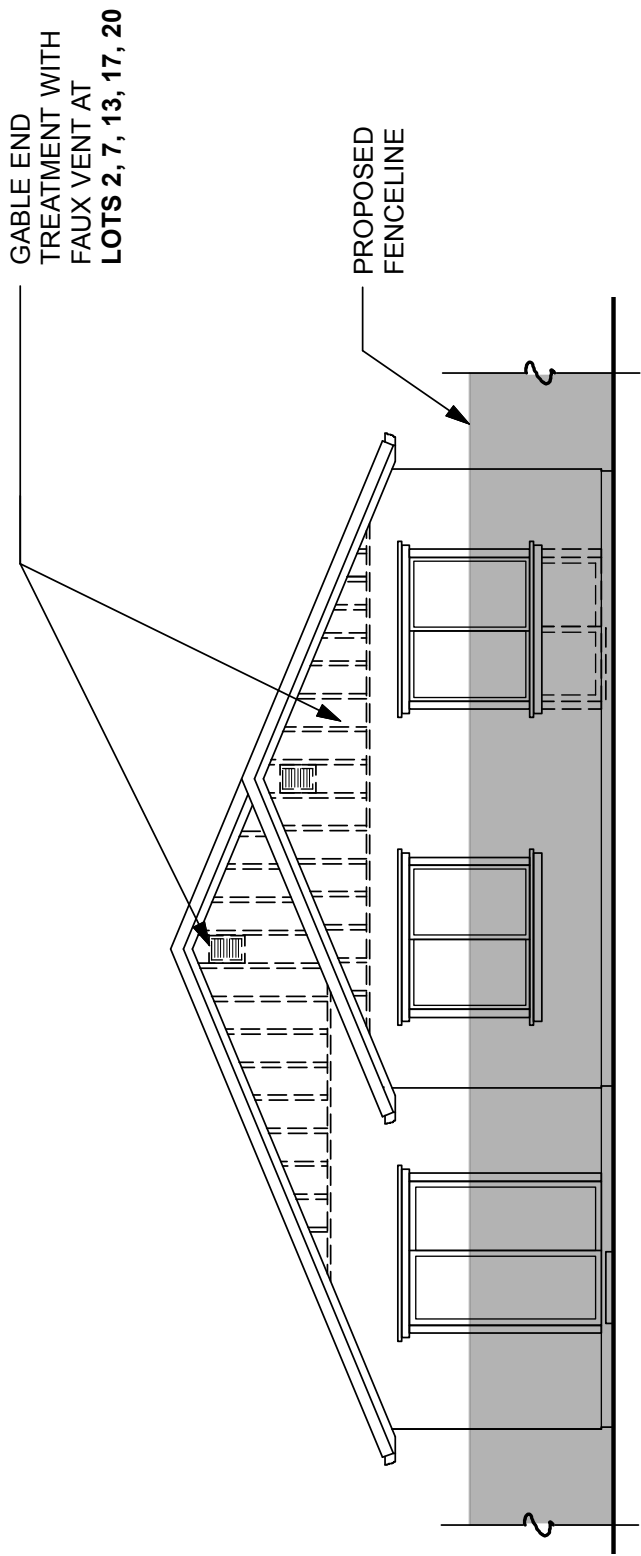


FRONT ELEVATION "B"
(CRAFTSMAN)

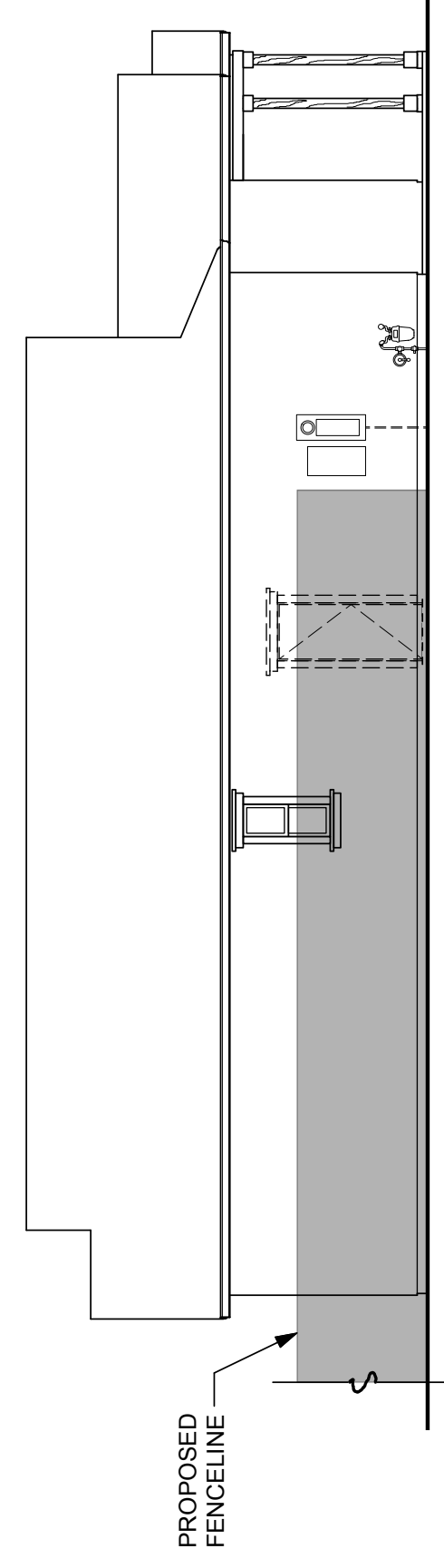
CRAFTSMAN CHARACTERISTICS	
<ul style="list-style-type: none"> • PREDOMINANT GABLE ROOF • ENHANCED ENTRYWAYS • THEME SPECIFIC GARAGE DOOR 	
ROOF <ul style="list-style-type: none"> • GABLE ROOFS • CONCRETE "SHAKE" ROOFING • OGEE GUTTERS 	
ENTRYWAYS <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • PORCH POSTS W/ OPTIONAL STONE 	
WINDOWS <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES 	
EXTERIOR MATERIALS <ul style="list-style-type: none"> • STUCCO SIDING • CULTURED STONE VENEER (WHERE OCCURS) 	
TRIM <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM 	
ENHANCEMENTS <ul style="list-style-type: none"> • WINDOW GRID ON STREET FACADES • DECORATIVE POSTS AT ENTRY • CULTURED STONE (WHERE OCCURS) • ENHANCED GABLE END TRIM • SHAPED FOAM OUTLOOKERS • THEME SPECIFIC GARAGE DOOR • DUTCH GABLE END AT FRONT ENTRY 	



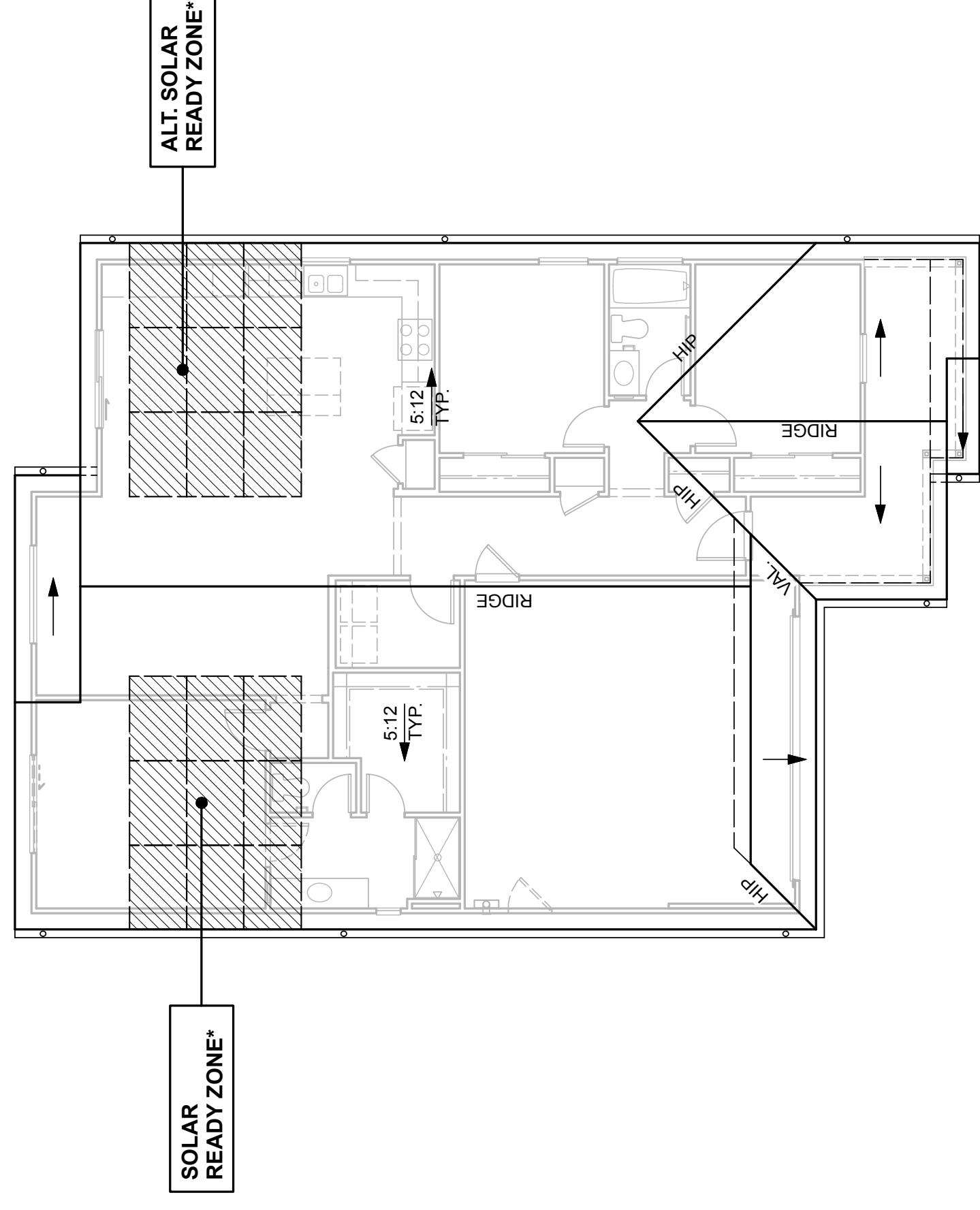
RIGHT SIDE "C"



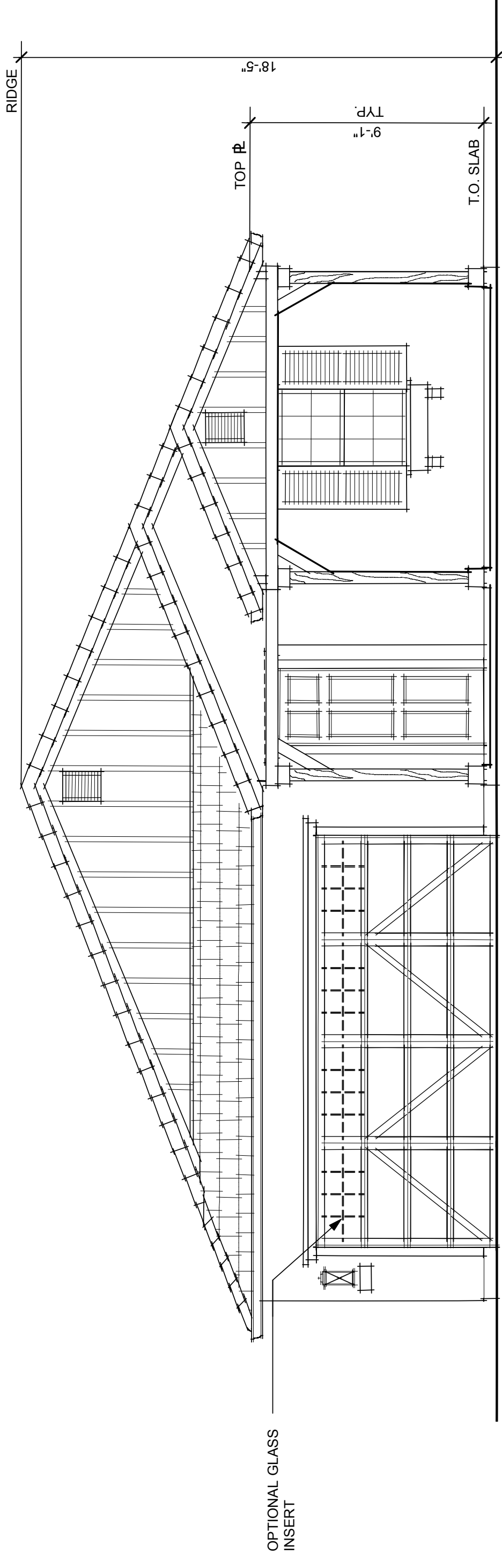
REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



**FRONT ELEVATION "C"
(FARMHOUSE)**

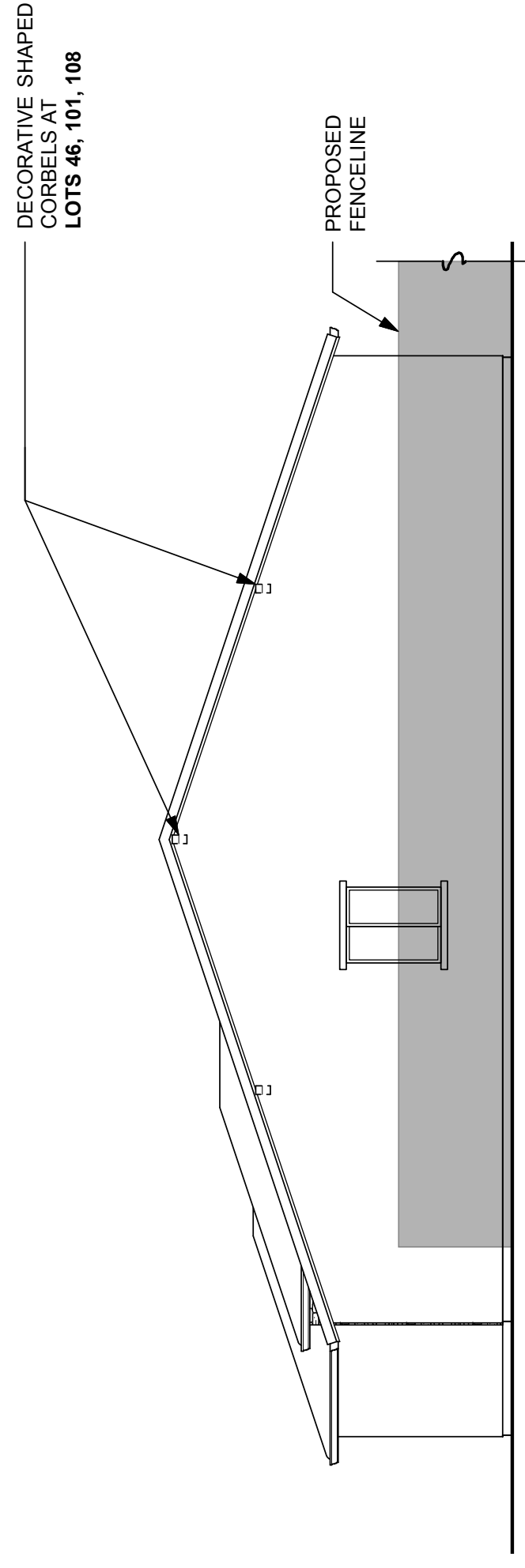
FARMHOUSE CHARACTERISTICS
<ul style="list-style-type: none"> • PREDOMINANTLY GABLE ROOFS • ENHANCED ENTRYWAYS • THEME SPECIFIC GARAGE DOOR
<p>ROOF</p> <ul style="list-style-type: none"> • TYPICAL 6:12 PITCH ROOFS • CONCRETE "SLATE" ROOFING • VARIED PLATE HEIGHTS • 12 INCH EAVES • 12 INCH RAKES • OGEE GUTTERS <p>ENTRYWAYS</p> <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • BOARD AND BATTEN WITH STUCCO WAINSCOT <p>WINDOWS</p> <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES <p>EXTERIOR MATERIALS</p> <ul style="list-style-type: none"> • STUCCO SIDING • BOARD AND BATTEN SIDING ACCENT <p>TRIM</p> <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM • WOOD TRIM AT BOARD AND BATTEN <p>ENHANCEMENTS</p> <ul style="list-style-type: none"> • SHUTTERS AT ENTRY AND STREET CORNER FACADES • ENHANCED GABLE END VERTICAL BOARD AND BATTEN SIDING AT ENTRYWAYS • FAUX GABLE END VENTS



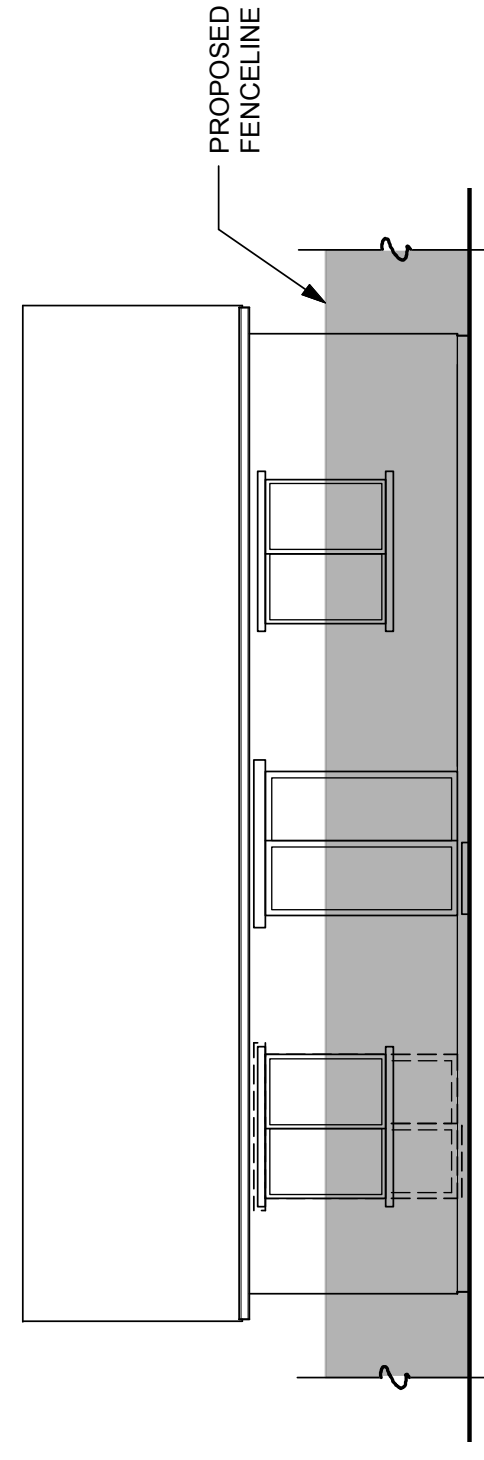
FLOOR PLAN (1661 S.F.)

PLAN 14 (140-1661)

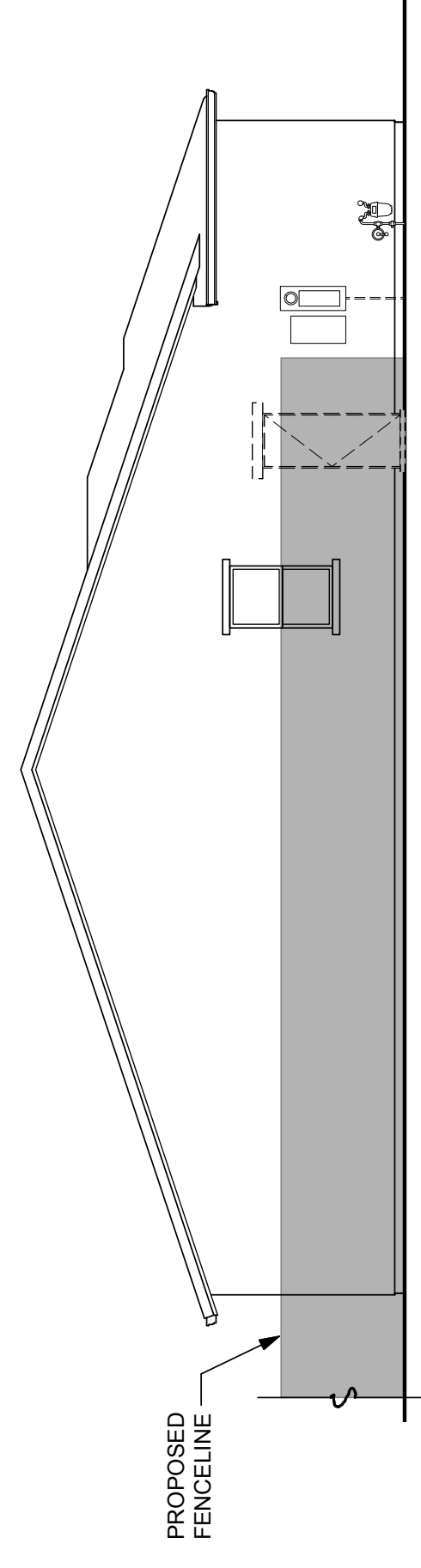
DENOVA AT AVIANO
Antioch, California



RIGHT SIDE "A"

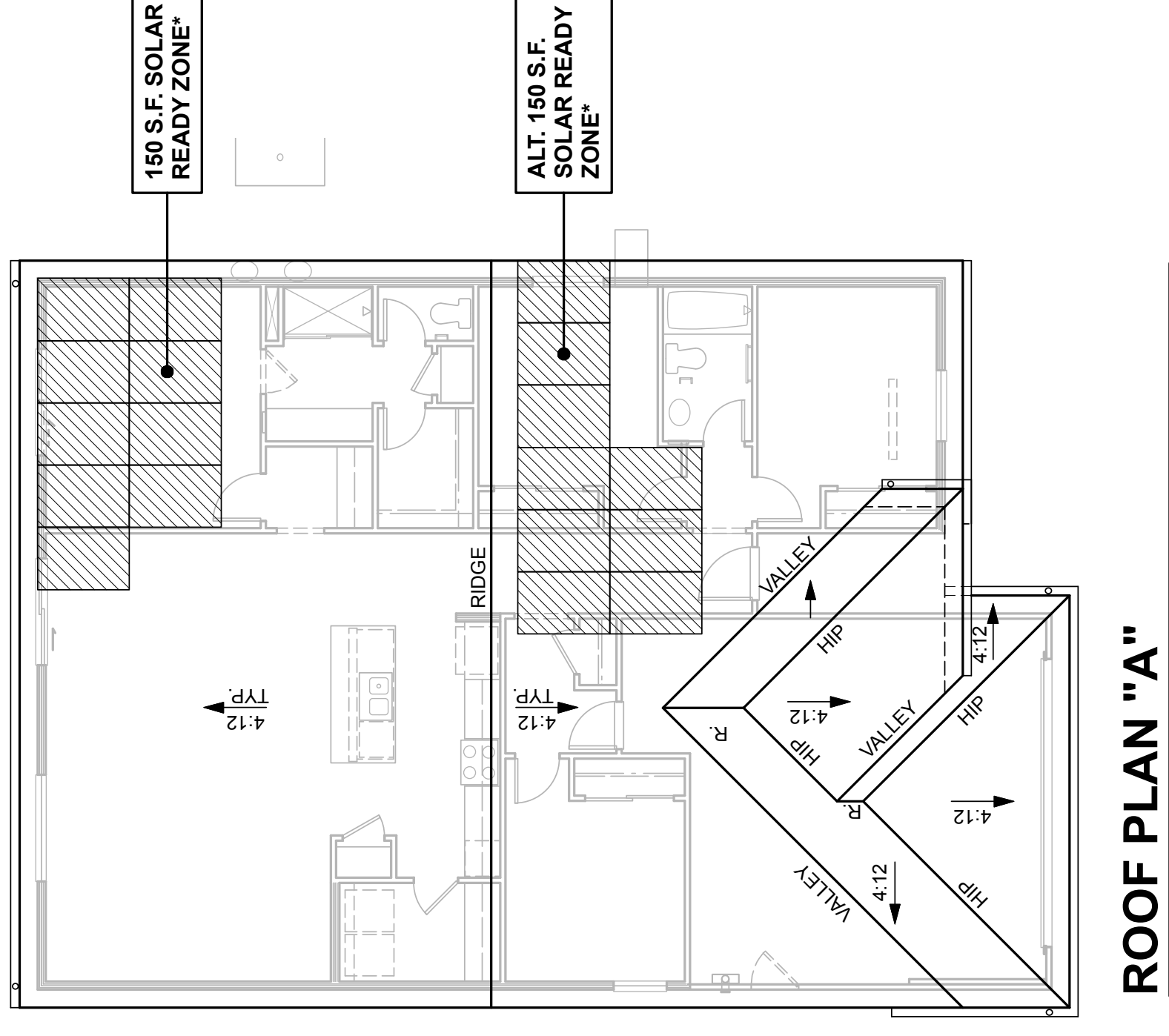


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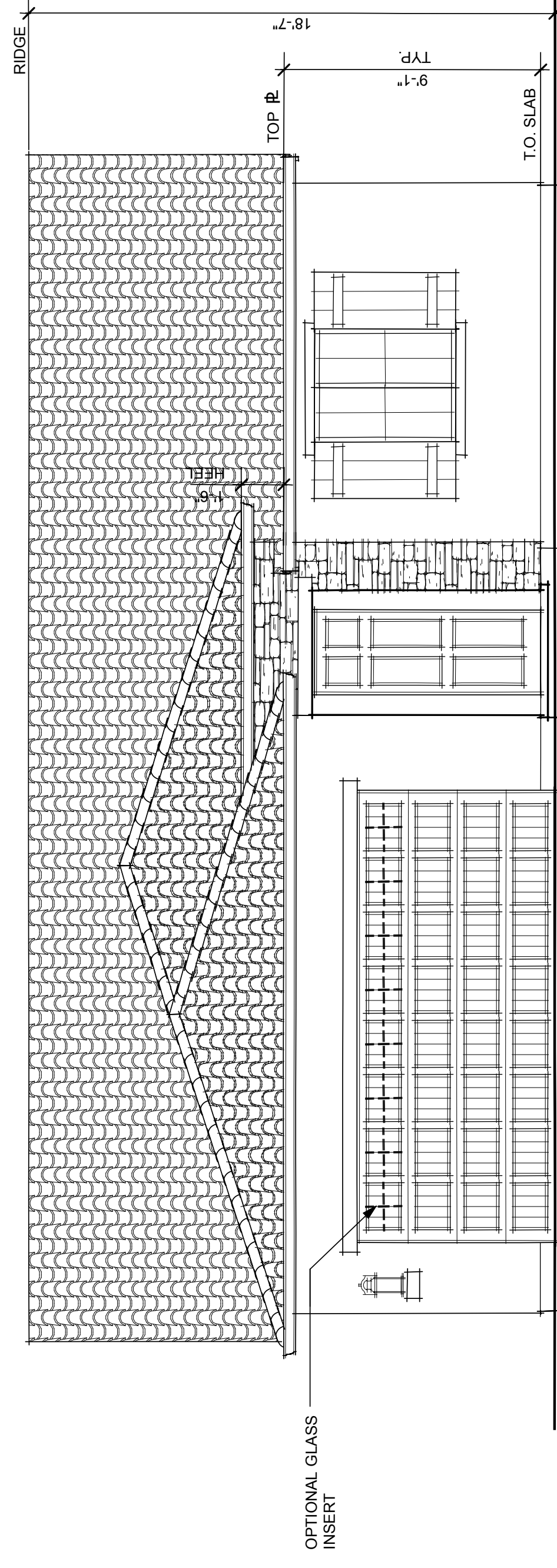


LEFT SIDE "A"

TUSCAN CHARACTERISTICS	
<ul style="list-style-type: none"> • PREDOMINANTLY HIP ROOFS • ENHANCED ENTRY WAYS • THEME SPECIFIC GARAGE DOOR 	
ROOF	<ul style="list-style-type: none"> • HIP ROOFS • CONCRETE TILE ROOFING - "LOW PROFILE "S" • 12 INCH LEAVES • 12 INCH RAKES • 6" OGEE GUTTERS
ENTRY WAYS	<ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • PORCH POSTS (WHERE OCCURS)
WINDOWS	<ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES
EXTERIOR MATERIALS	<ul style="list-style-type: none"> • STUCCO SIDING • STONE VENEER (WHERE OCCURS)
TRIM	<ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM
ENHANCEMENTS	<ul style="list-style-type: none"> • WINDOW GRID ON STREET FACADES • DECORATIVE POST AT ENTRY • DECORATIVE STONE VENEER AT ENTRY'S AND STREET CORNER FACADES • DECORATIVE PLANK & BATTEN SHUTTERS AT ENTRY AND STREET CORNER FACADES • FAUX CORBELS AT ENTRY GABLE ENDS • THEME SPECIFIC GARAGE DOOR



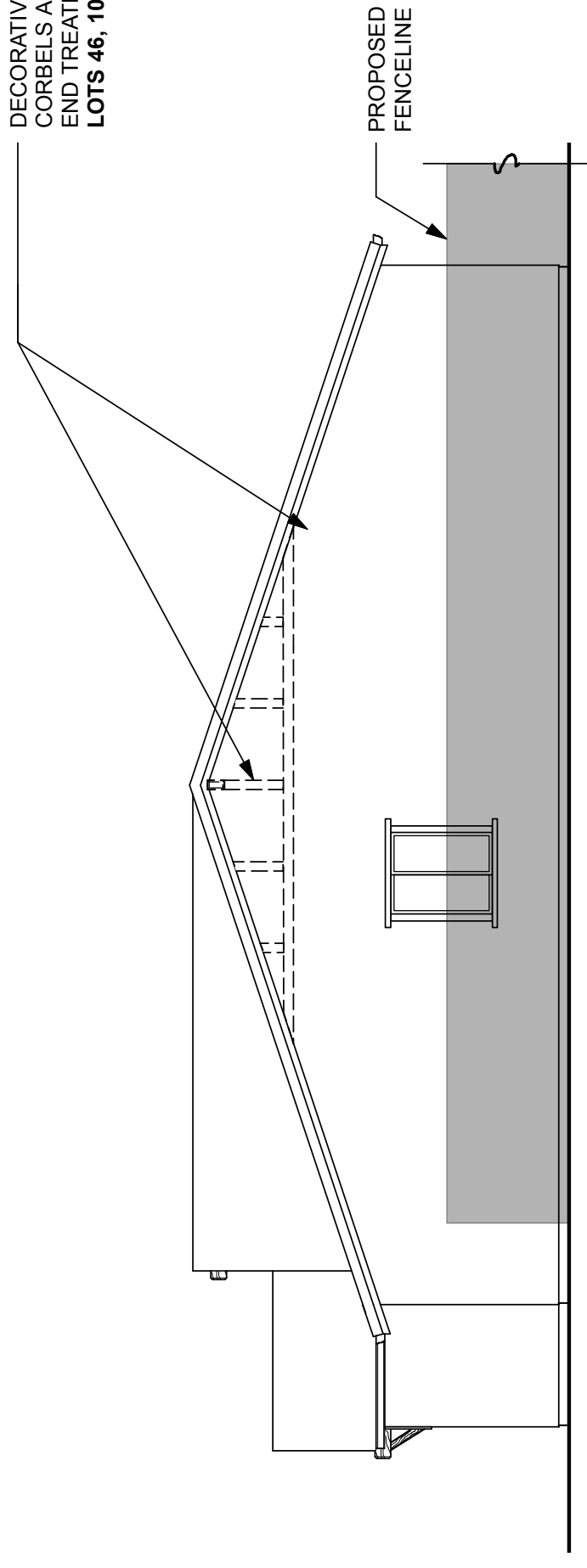
ROOF PLAN "A"



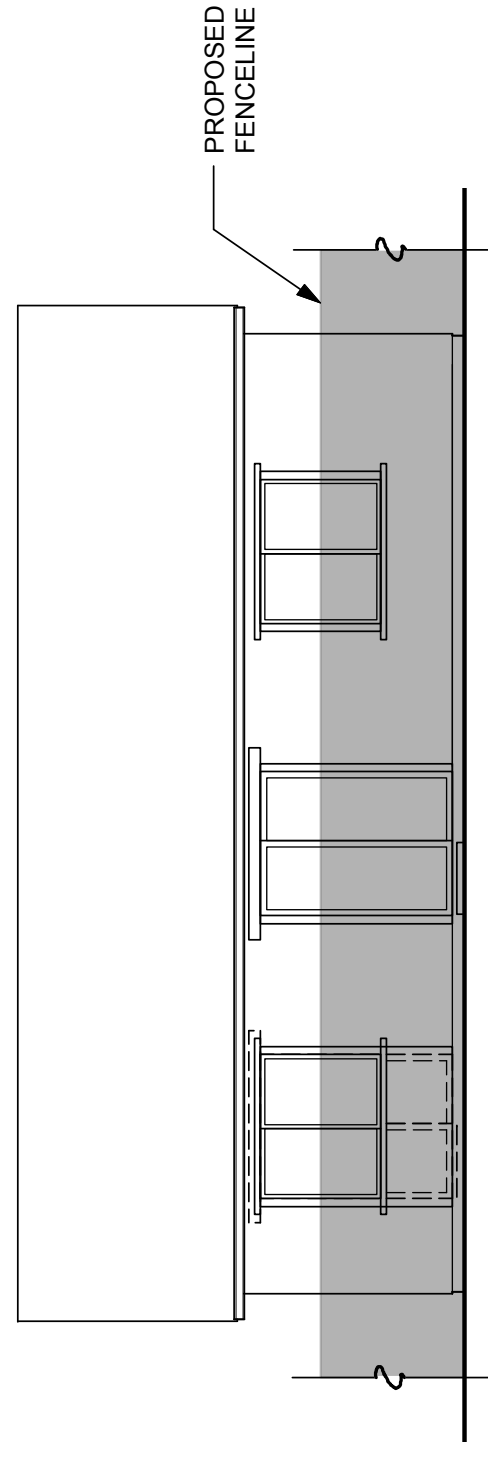
**FRONT ELEVATION "A"
(TUSCAN)**

**PLAN 14
DENOVA AT AVIANO
Antioch, California**

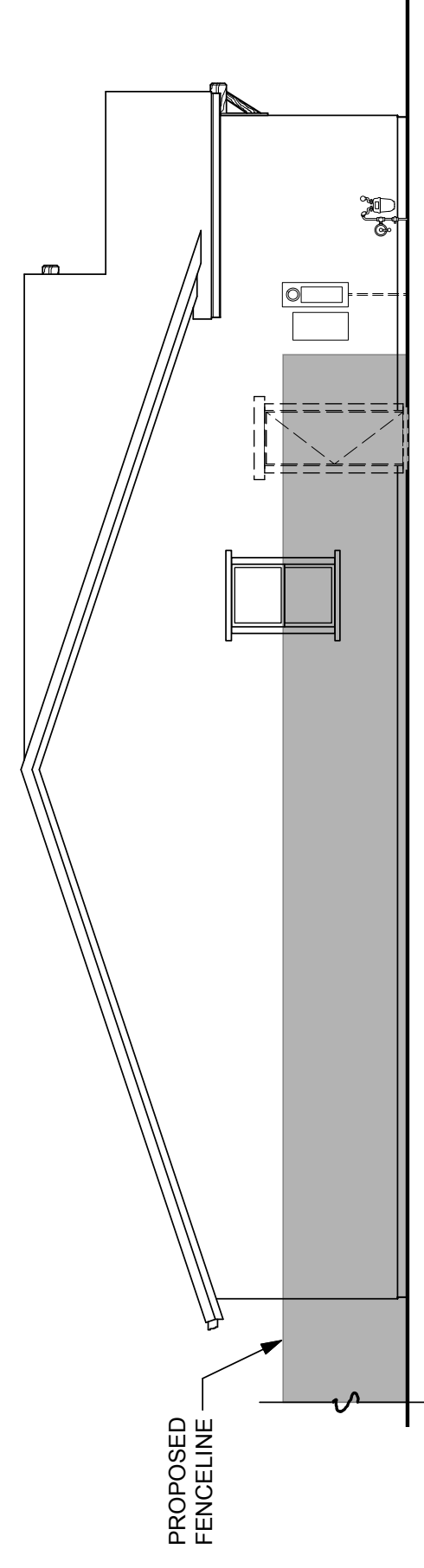
DECORATIVE SHAPED CORBELS AND GABLE END TREATMENT AT LOTS 46, 101, 106



RIGHT SIDE "B"

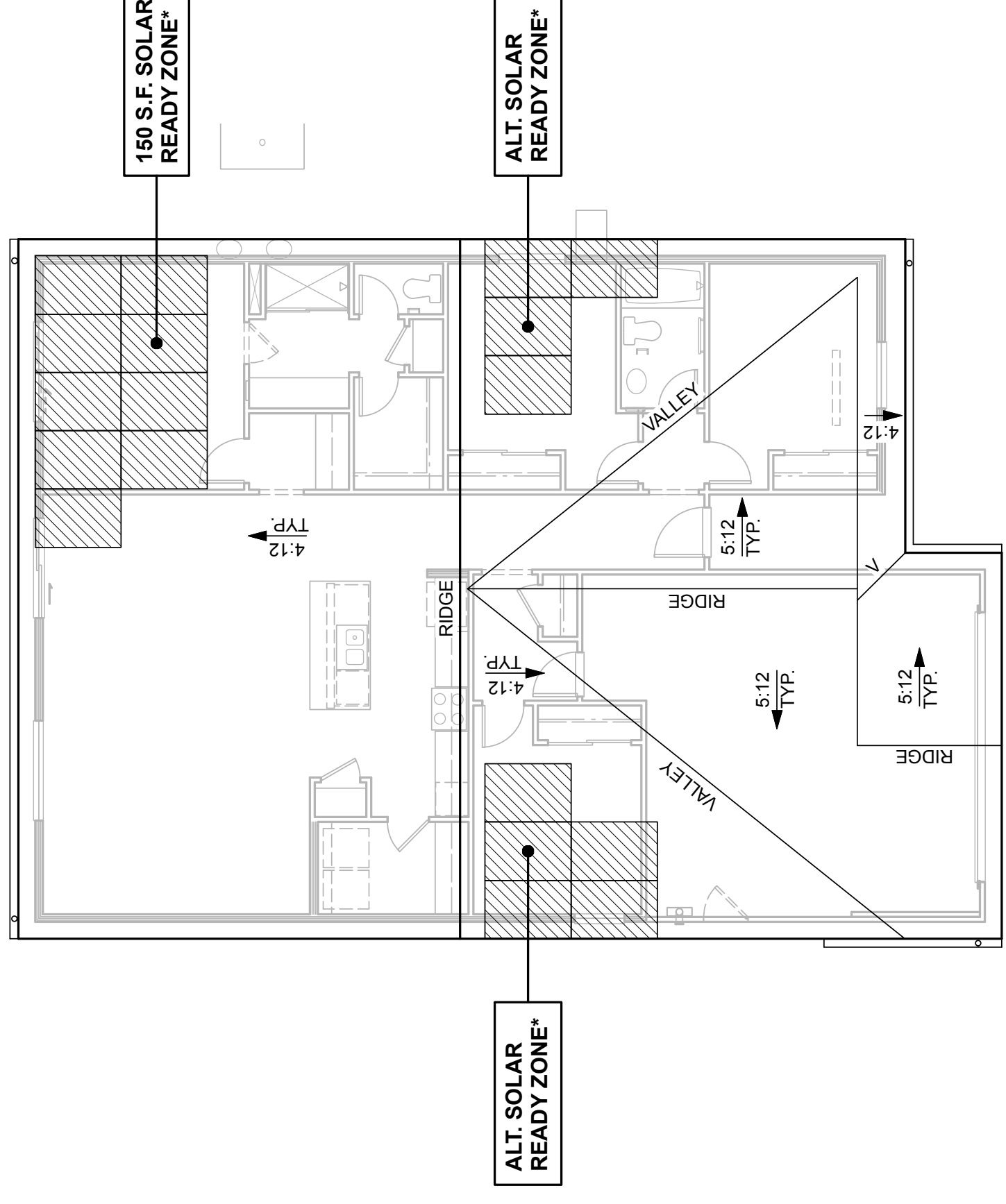


REAR "B"

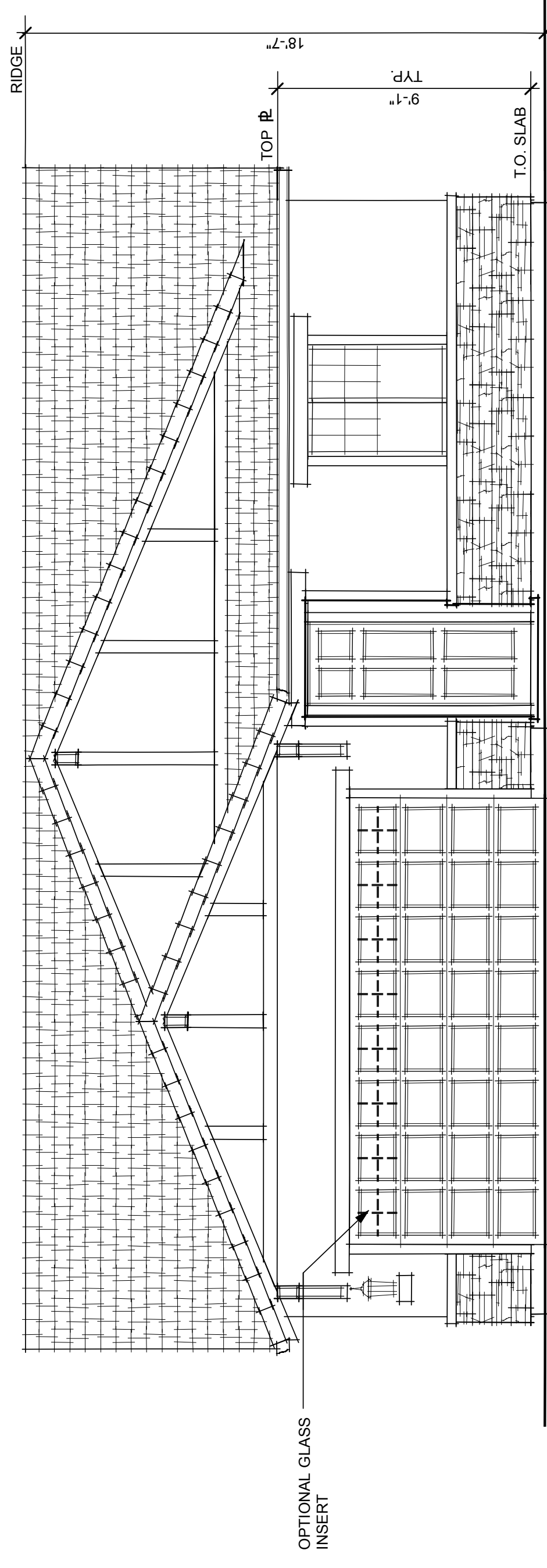


LEFT SIDE "B"

CRAFTSMAN CHARACTERISTICS	
<ul style="list-style-type: none"> • PREDOMINANT GABLE ROOF • ENHANCED ENTRY WAYS • THEME SPECIFIC GARAGE DOOR 	
<p>ROOF</p> <ul style="list-style-type: none"> • GABLE ROOFS • CONCRETE "SHAKE" ROOFING • OGEE GUTTERS <p>ENTRY WAYS</p> <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • PORCH POSTS W/ OPTIONAL STONE <p>WINDOWS</p> <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES <p>EXTERIOR MATERIALS</p> <ul style="list-style-type: none"> • STUCCO SIDING • CULTURED STONE VENEER (WHERE OCCURS) <p>TRIM</p> <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM <p>ENHANCEMENTS</p> <ul style="list-style-type: none"> • WINDOW GRID ON STREET FACADES • DECORATIVE POSTS AT ENTRY • CULTURED STONE (WHERE OCCURS) • ENHANCED GABLE END TRIM • SHAPED FOAM OUTLOOKERS • THEME SPECIFIC GARAGE DOOR • DUTCH GABLE END AT FRONT ENTRY 	

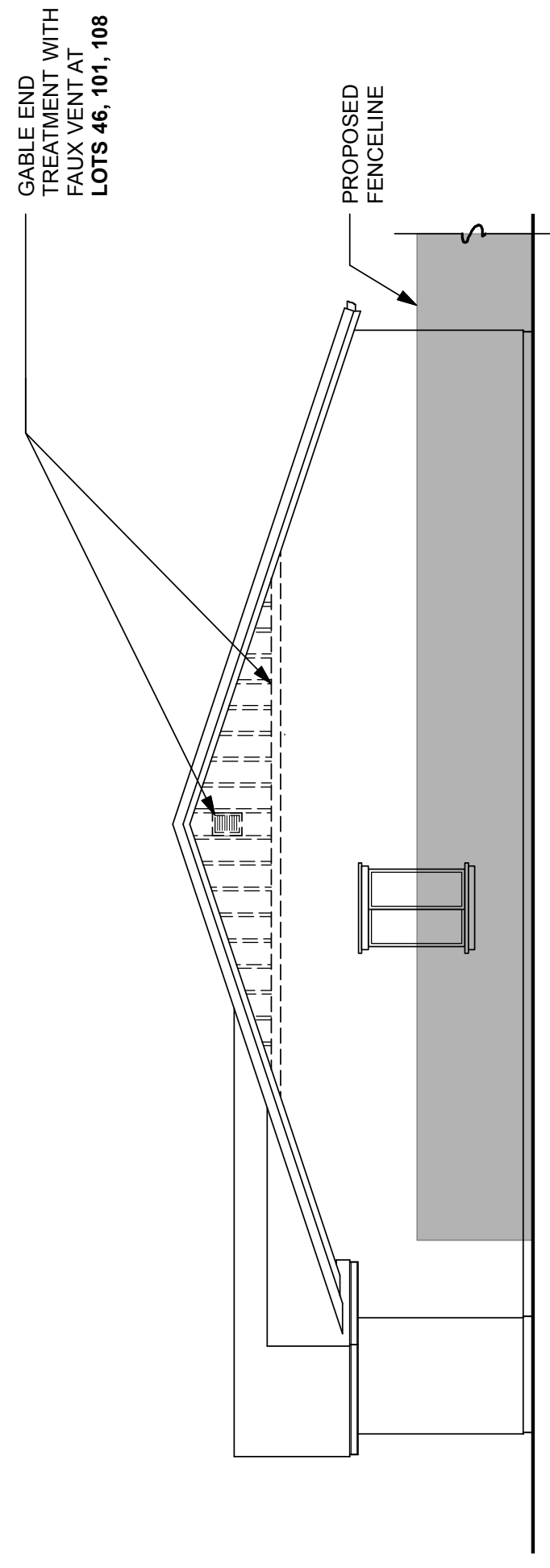


ROOF PLAN "B"

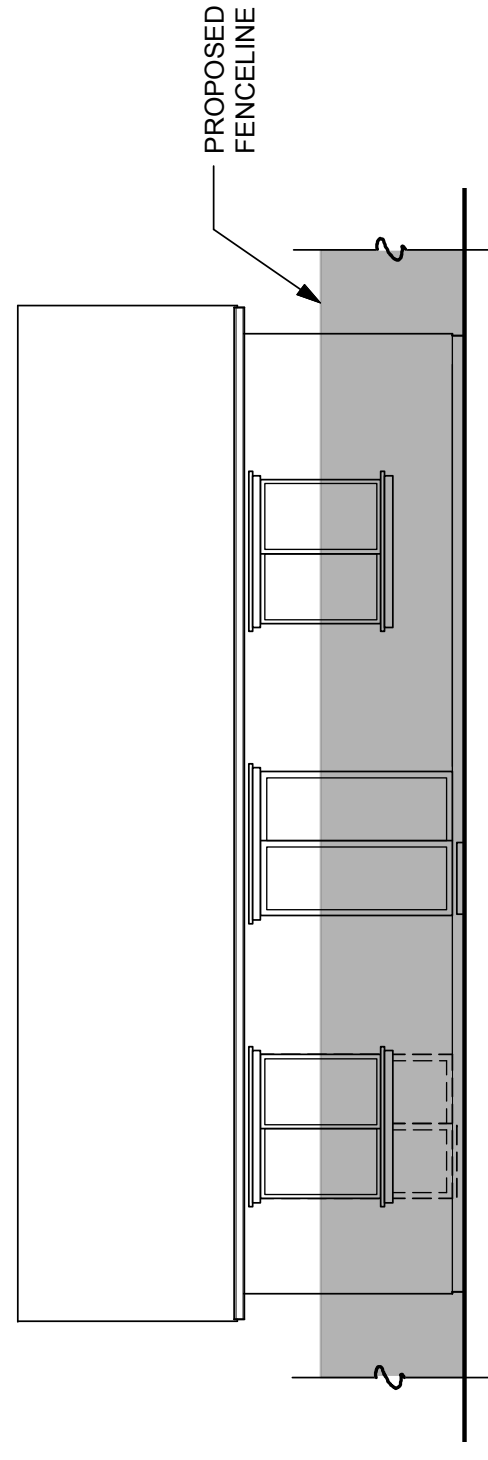


FRONT ELEVATION "B"
(CRAFTSMAN)

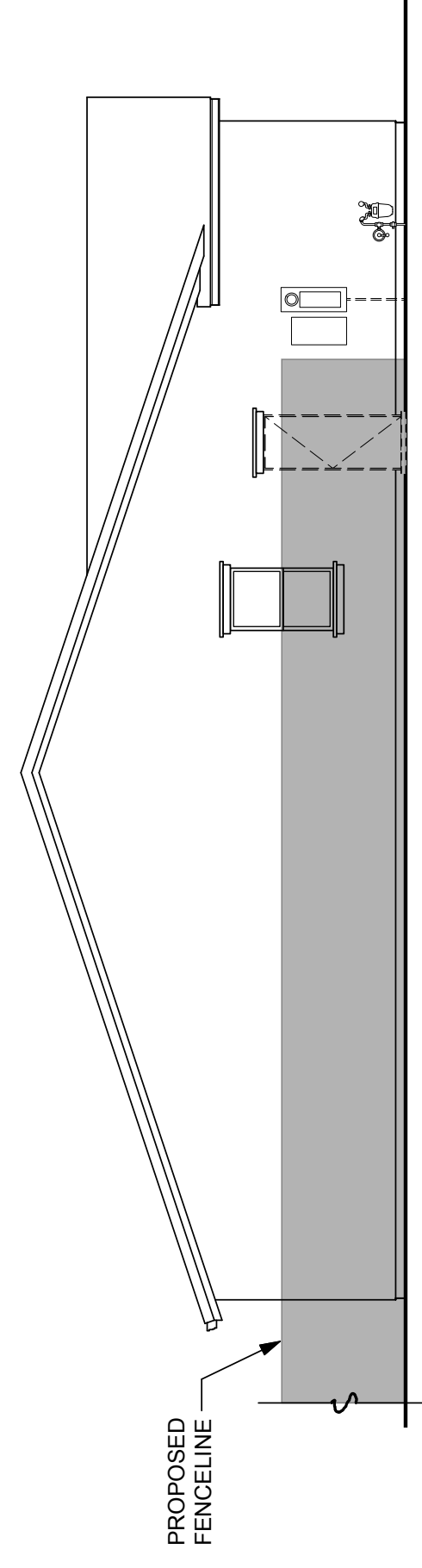
PLAN 14
DENOVA AT AVIANO
Antioch, California



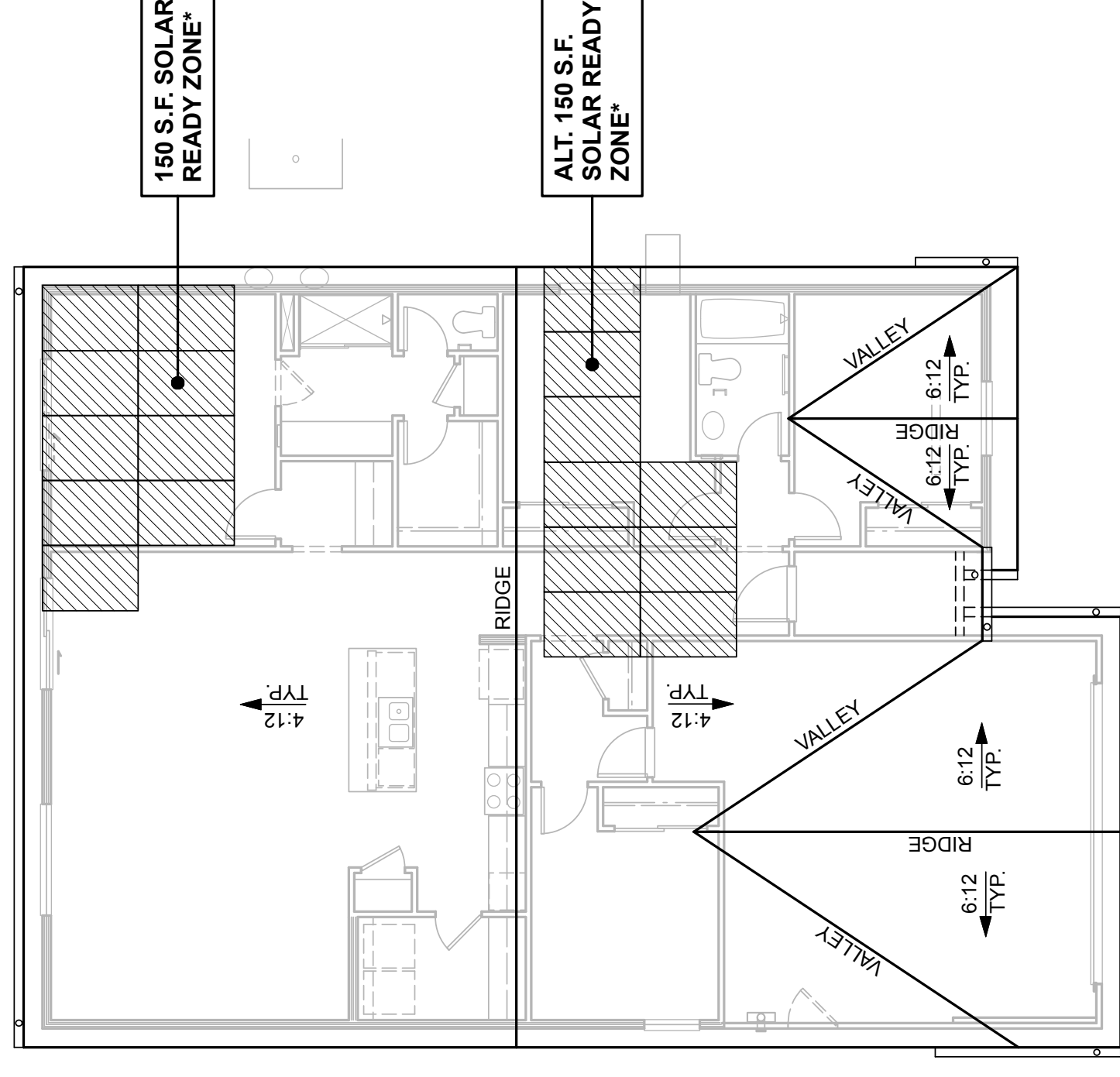
RIGHT SIDE "C"



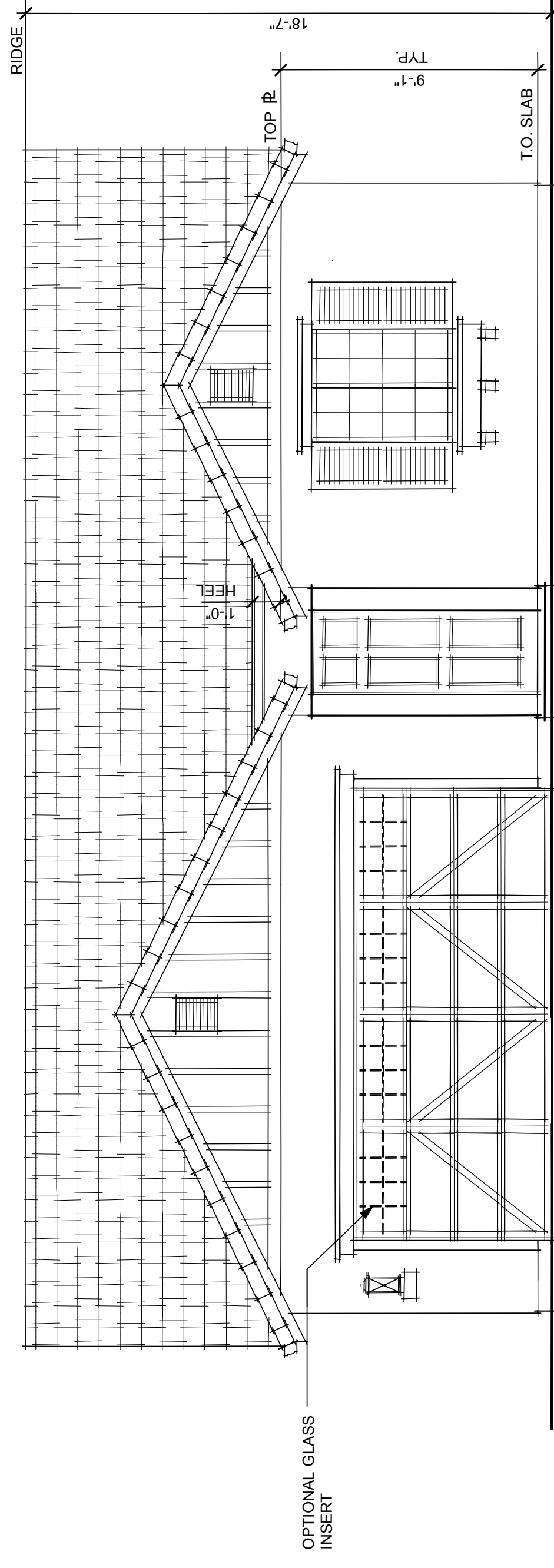
REAR "C"



LEFT SIDE "C"

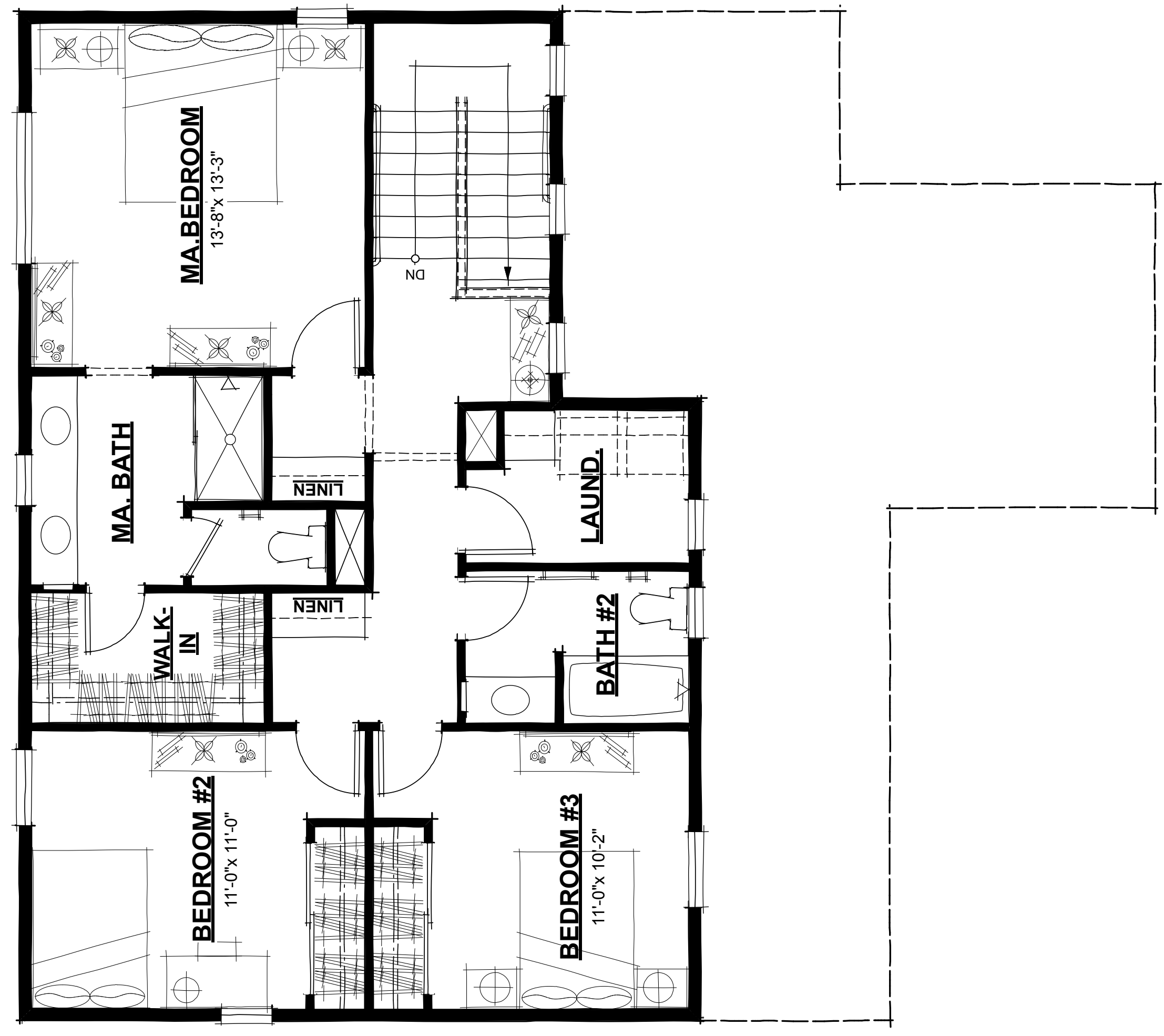


ROOF PLAN "C"



FRONT ELEVATION "C"
(FARMHOUSE)

FARMHOUSE CHARACTERISTICS	
<ul style="list-style-type: none"> • PREDOMINANTLY GABLE ROOFS • ENHANCED ENTRY WAYS • THEME SPECIFIC GARAGE DOOR 	
<p>ROOF</p> <ul style="list-style-type: none"> • TYPICAL 6:12 PITCH ROOFS • CONCRETE "SLATE" ROOFING • VARIED PLATE HEIGHTS • 12 INCH LEAVES • 12 INCH RAKES • OGEE GUTTERS 	
<p>ENTRY WAYS</p> <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • BOARD AND BATTEN WITH STUCCO WAINSCOT 	
<p>WINDOWS</p> <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES 	
<p>EXTERIOR MATERIALS</p> <ul style="list-style-type: none"> • STUCCO SIDING • BOARD AND BATTEN SIDING ACCENT 	
<p>TRIM</p> <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM • WOOD TRIM AT BOARD AND BATTEN 	
<p>ENHANCEMENTS</p> <ul style="list-style-type: none"> • SHUTTERS AT ENTRY AND STREET CORNER FACADES • ENHANCED GABLE END VERTICAL BOARD AND BATTEN SIDING AT ENTRY WAYS • FAUX GABLE END VENTS 	



FIRST FLOOR PLAN (959 S.F.; 1876 TOTAL S.F.)

SECOND FLOOR PLAN (917 S.F.)

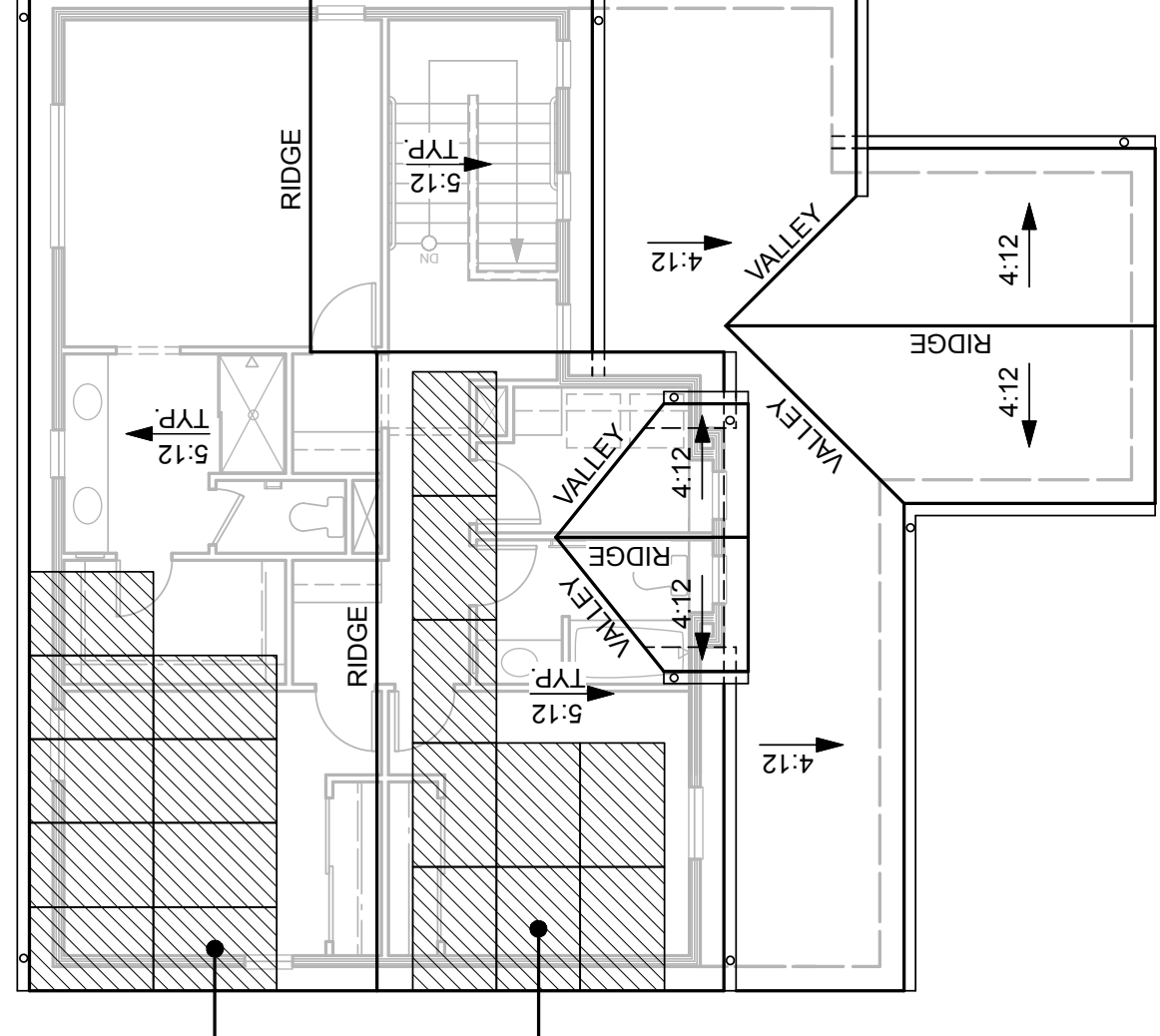
PLAN 15 (240-1876)

DENOVA AT AVIANO
Antioch, California

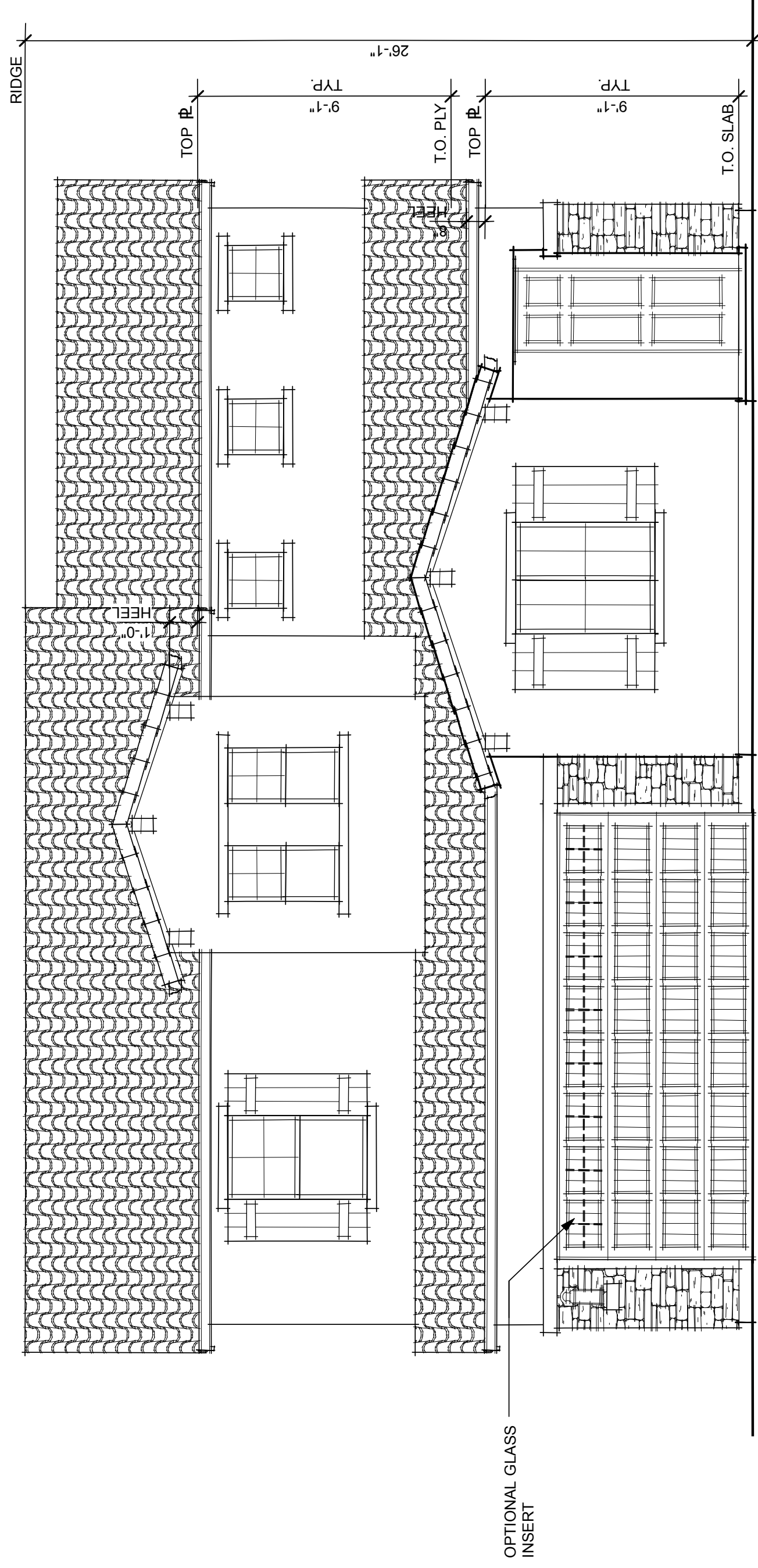


940 Tyler Street #19
Benicia, CA 94510
Phone: (707) 746-6586

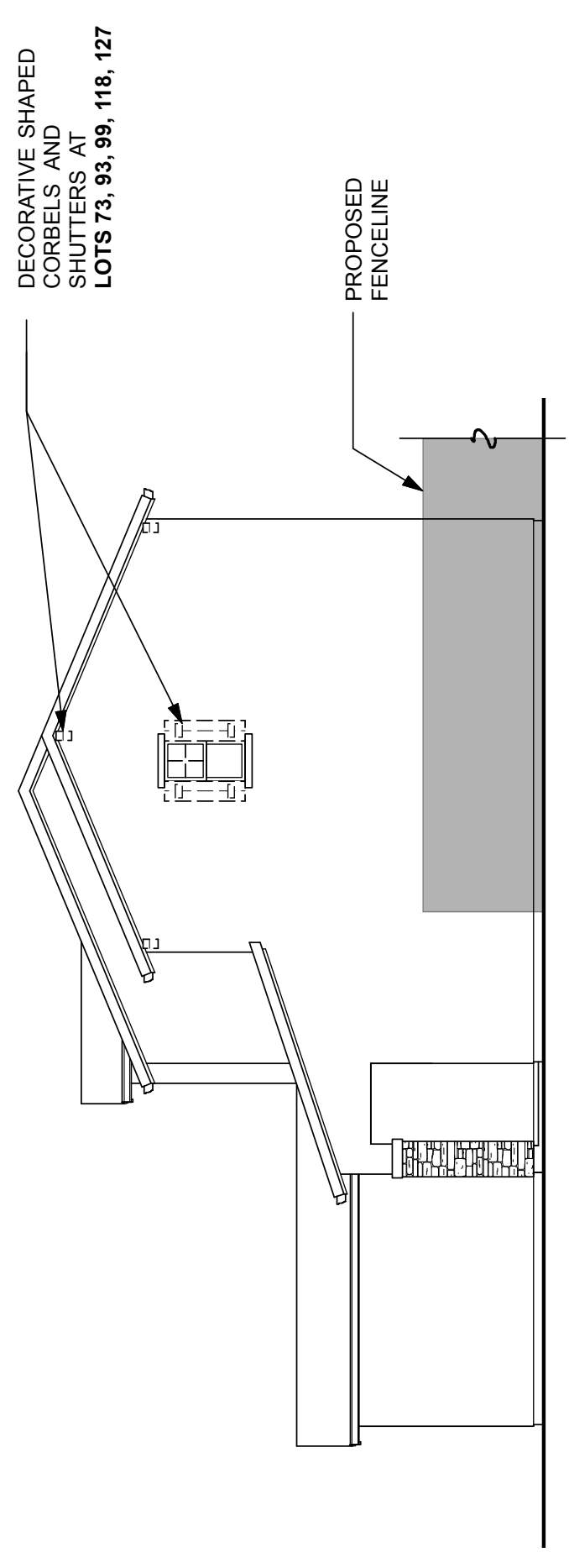
TUSCAN CHARACTERISTICS	
<ul style="list-style-type: none"> • PREDOMINANTLY HIP ROOFS • ENHANCED ENTRY WAYS • THEME SPECIFIC GARAGE DOOR 	
ROOF	<ul style="list-style-type: none"> • HIP ROOFS • CONCRETE TILE ROOFING - "LOW PROFILE "S" • 12 INCH LEAVES • 12 INCH RAKES • 6" OGEE GUTTERS
ENTRY WAYS	<ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • PORCH POSTS (WHERE OCCURS)
WINDOWS	<ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES
EXTERIOR MATERIALS	<ul style="list-style-type: none"> • STUCCO SIDING • STONE VENEER (WHERE OCCURS)
TRIM	<ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM
ENHANCEMENTS	<ul style="list-style-type: none"> • WINDOW GRID ON STREET FACADES • DECORATIVE POST AT ENTRY • DECORATIVE STONE VENEER AT ENTRY'S AND STREET CORNER FACADES • DECORATIVE PLANK & BATTEN SHUTTERS AT ENTRY AND STREET CORNER FACADES • FAUX CORBELS AT ENTRY GABLE ENDS • THEME SPECIFIC GARAGE DOOR



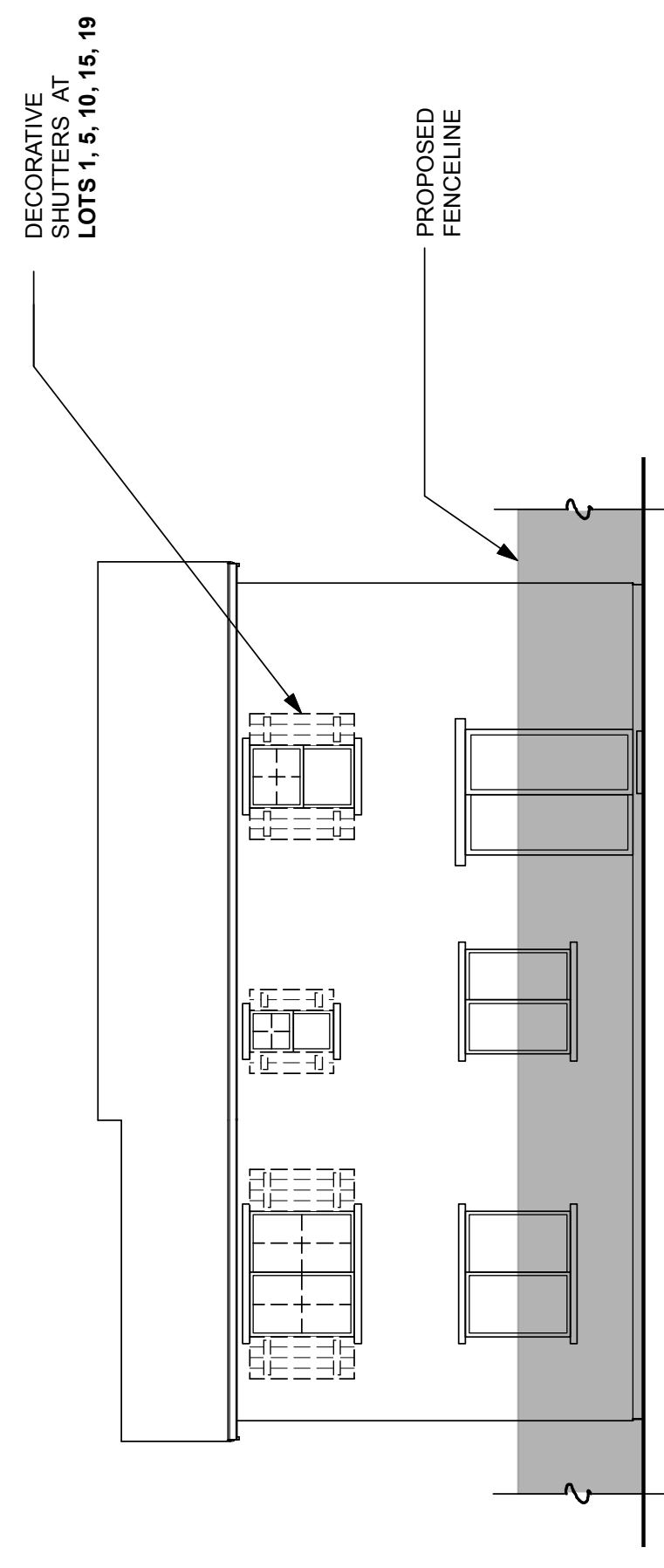
ROOF PLAN "A"



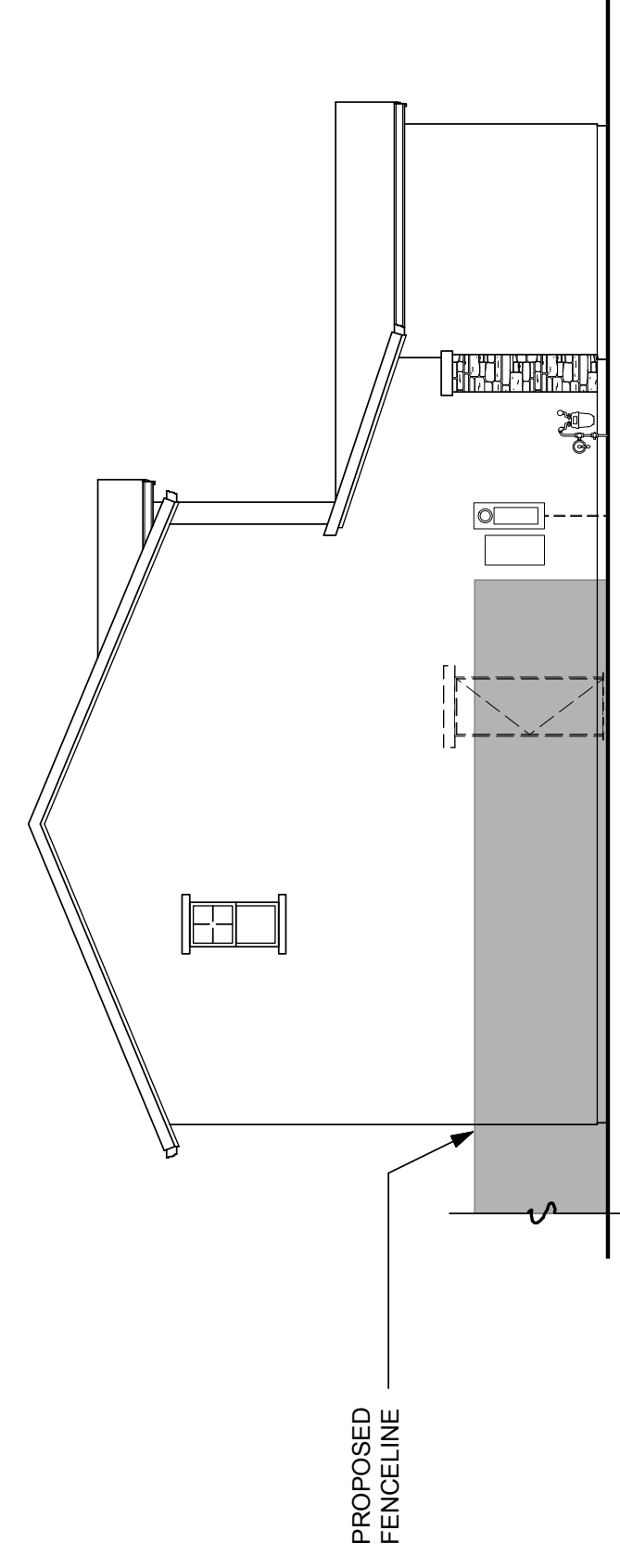
**FRONT ELEVATION "A"
(TUSCAN)**



RIGHT SIDE "A"

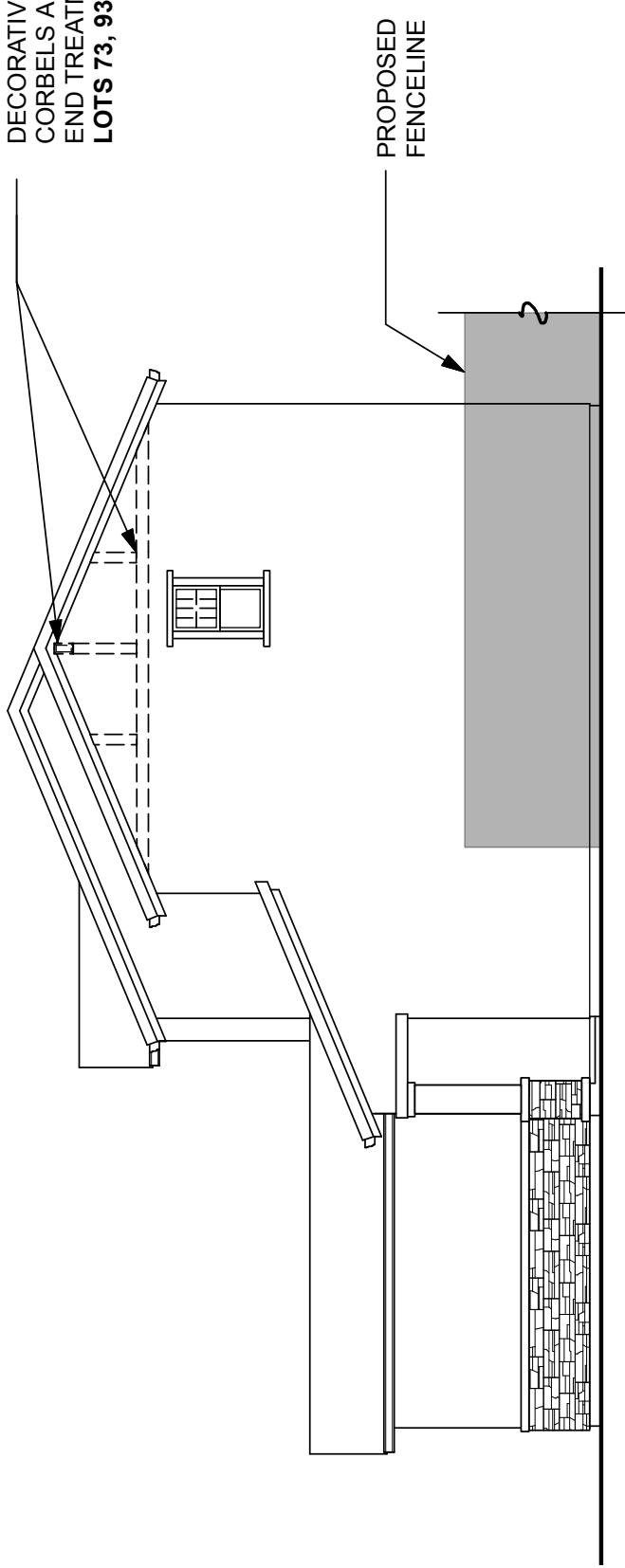


REAR "A"

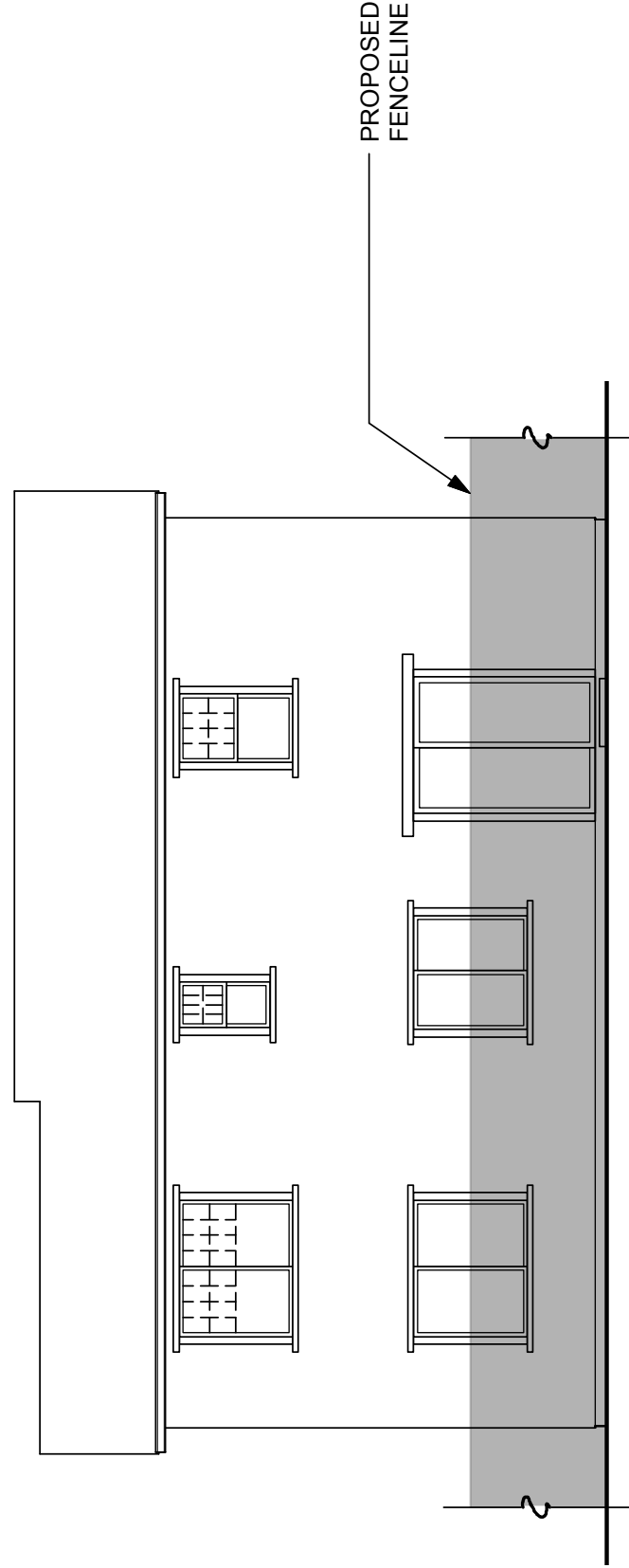


LEFT SIDE "A"

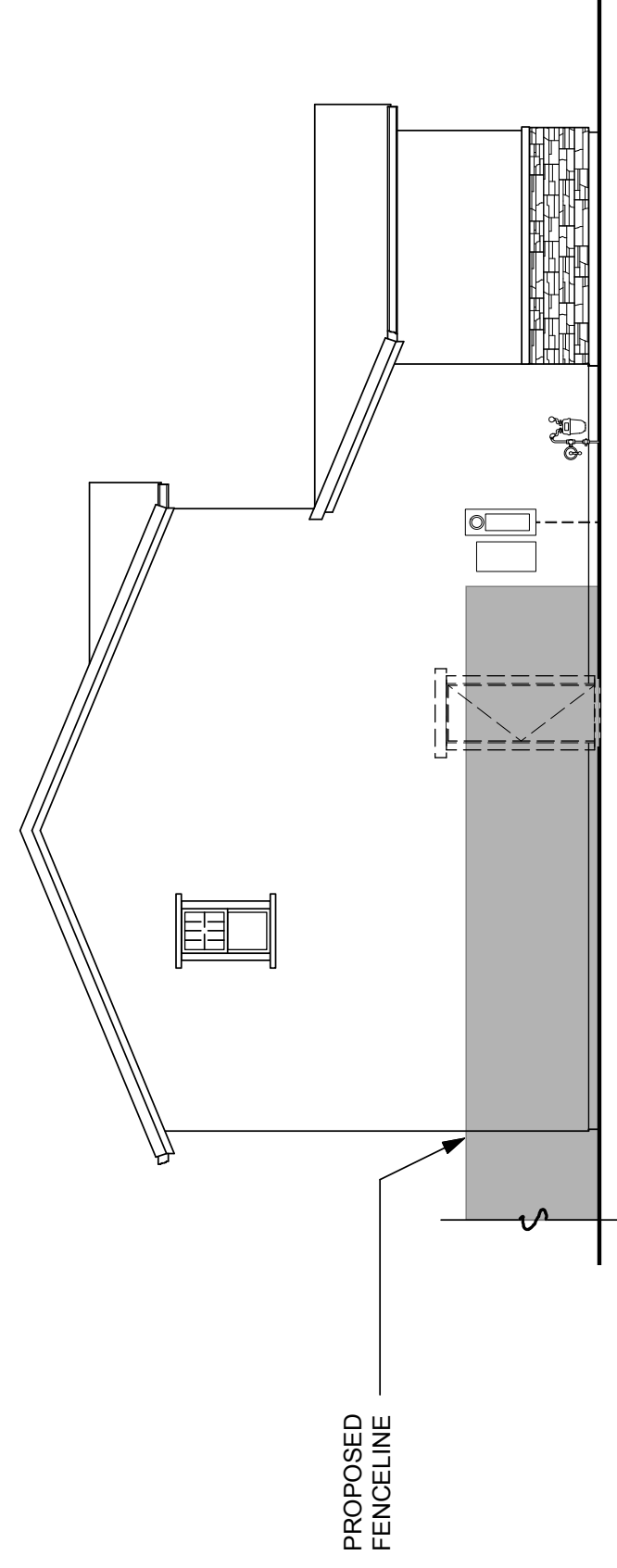
DECORATIVE SHAPED
CORBELS AND GABLE
END TRIM ARE NOT
REQUIRED AT
LOTS 73, 93, 99, 118, 127



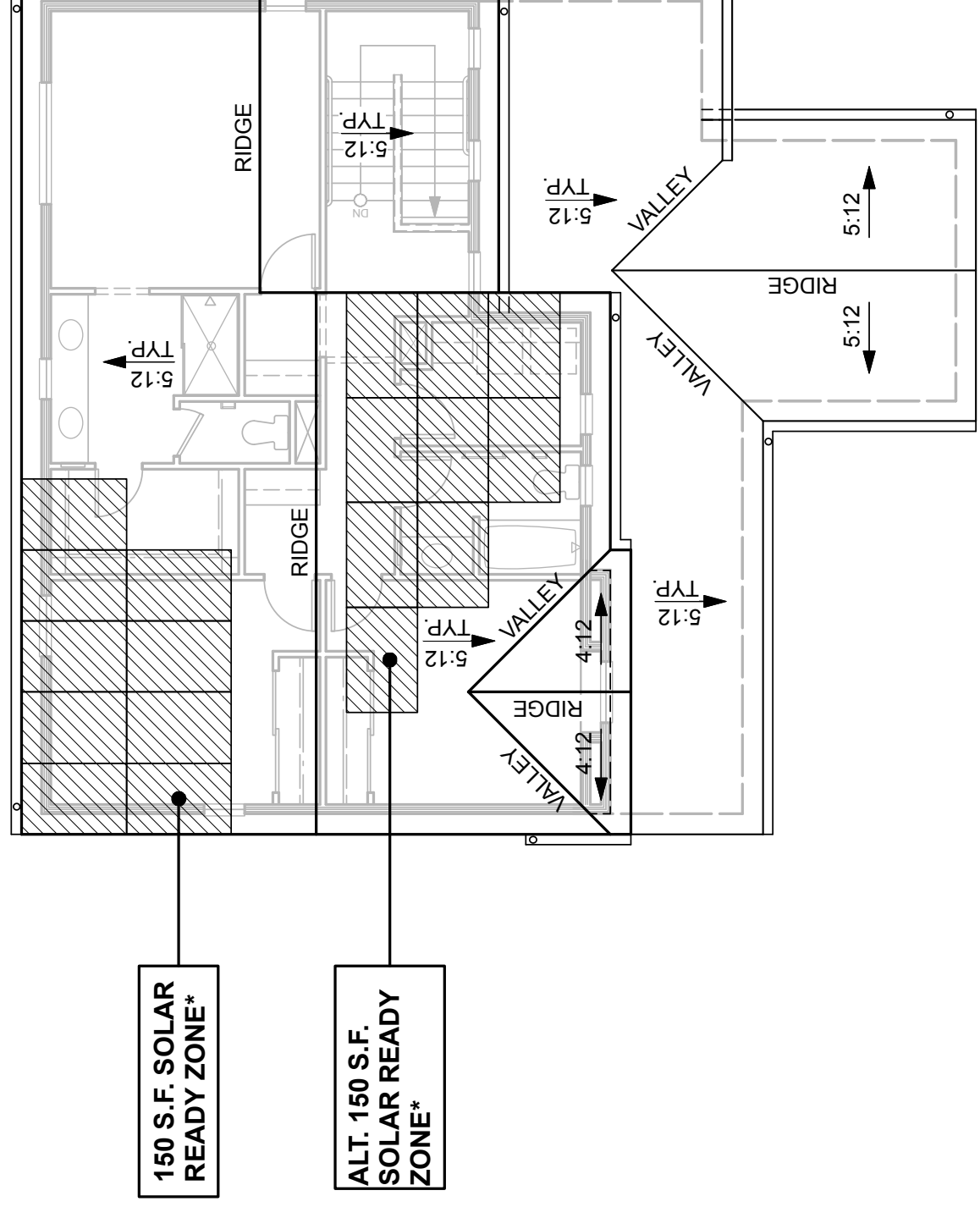
RIGHT SIDE "B"



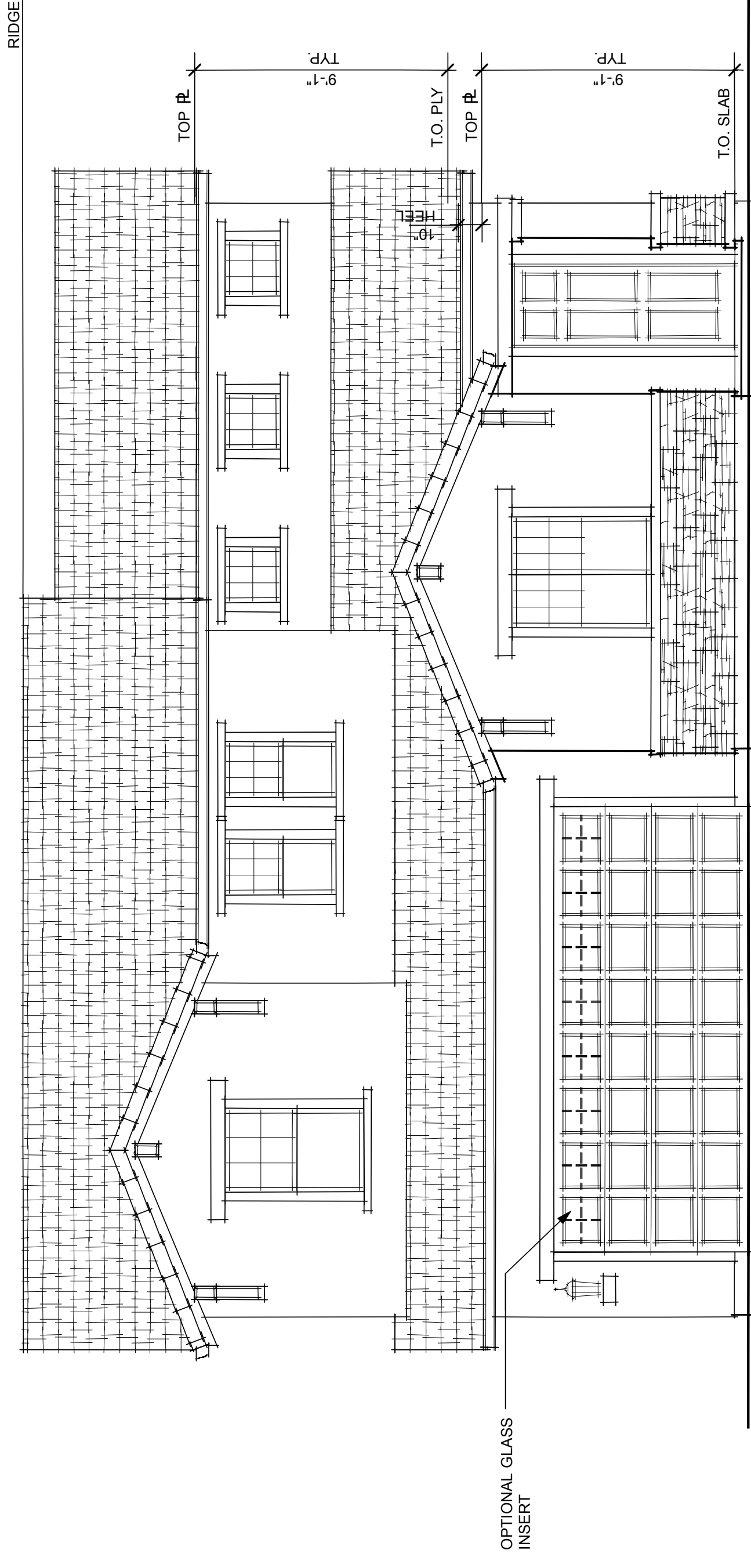
REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(CRAFTSMAN)

**CRAFTSMAN
CHARACTERISTICS**

- PREDOMINANT GABLE ROOF
- ENHANCED ENTRY WAYS
- THEME SPECIFIC GARAGE DOOR

ROOF

- GABLE ROOFS
- CONCRETE "SHAKE" ROOFING
- OGEE GUTTERS

ENTRY WAYS

- ACCENT PAINTED ENTRY DOORS
- PORCH POSTS W/ OPTIONAL STONE

WINDOWS

- WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES

EXTERIOR MATERIALS

- STUCCO SIDING
- CULTURED STONE VENEER (WHERE OCCURS)

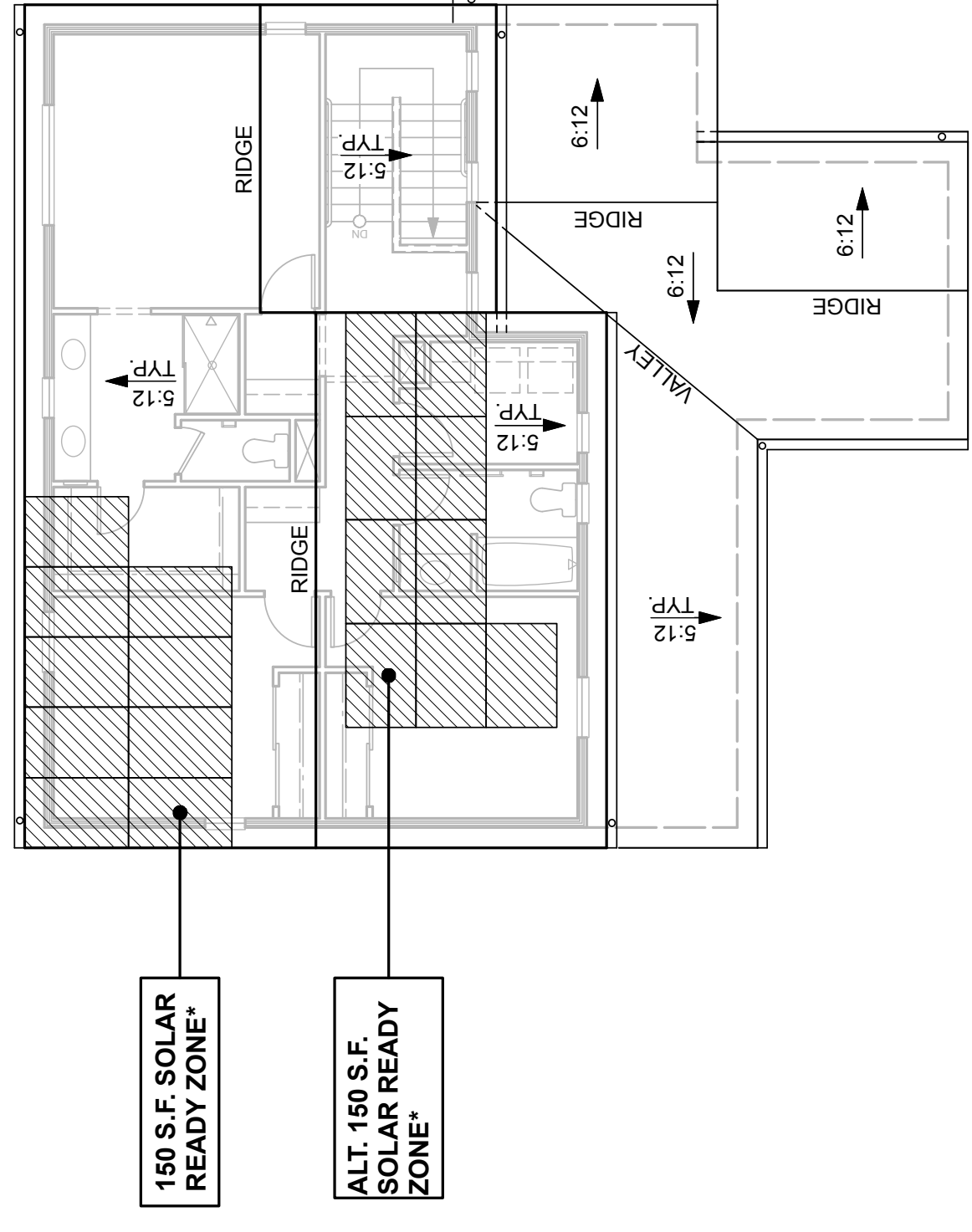
TRIM

- STUCCO OVER FOAM TRIM

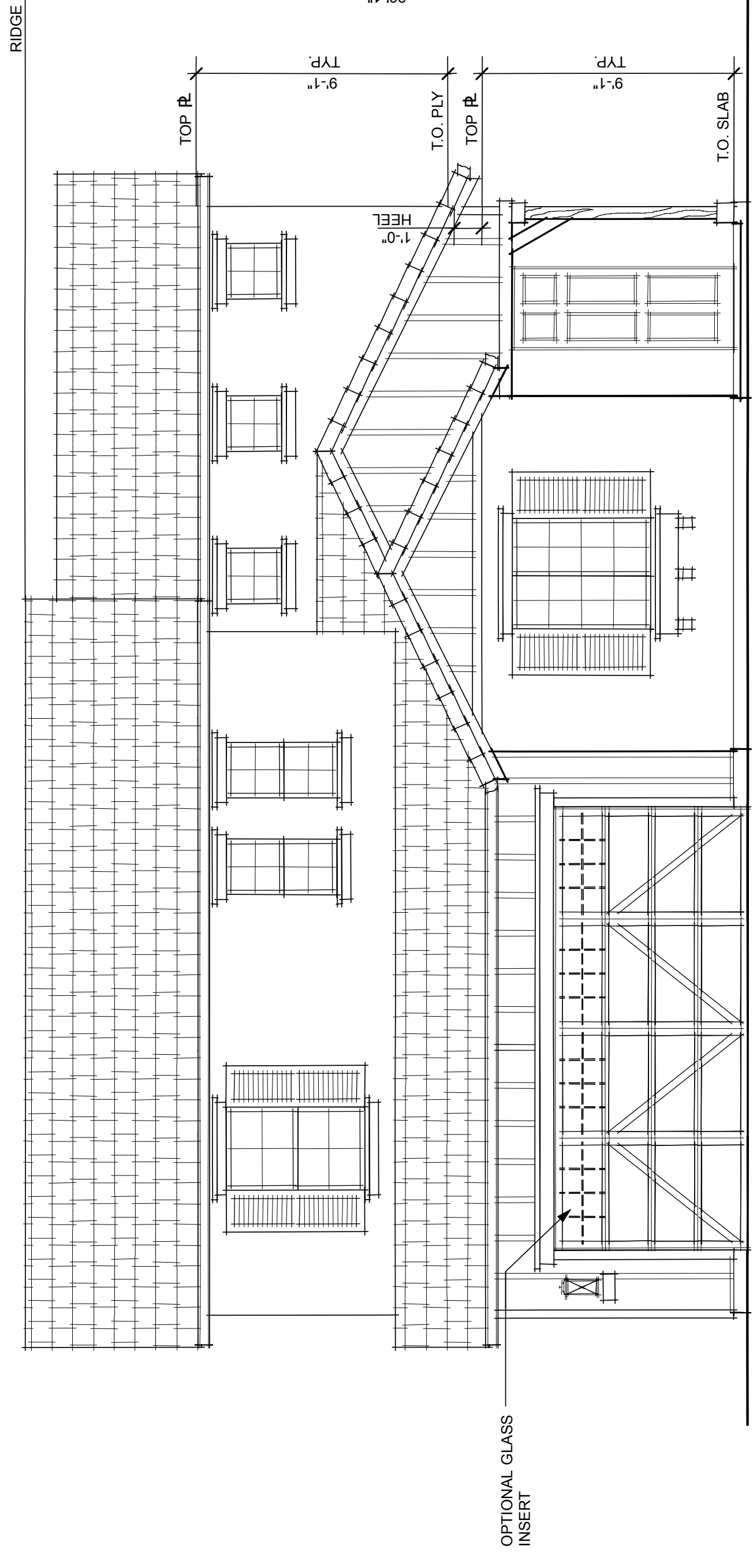
ENHANCEMENTS

- WINDOW GRID ON STREET FACADES
- DECORATIVE POSTS AT ENTRY
- CULTURED STONE (WHERE OCCURS)
- ENHANCED GABLE END TRIM
- SHAPED FOAM OUTLOOKERS
- THEME SPECIFIC GARAGE DOOR
- DUTCH GABLE END AT FRONT ENTRY

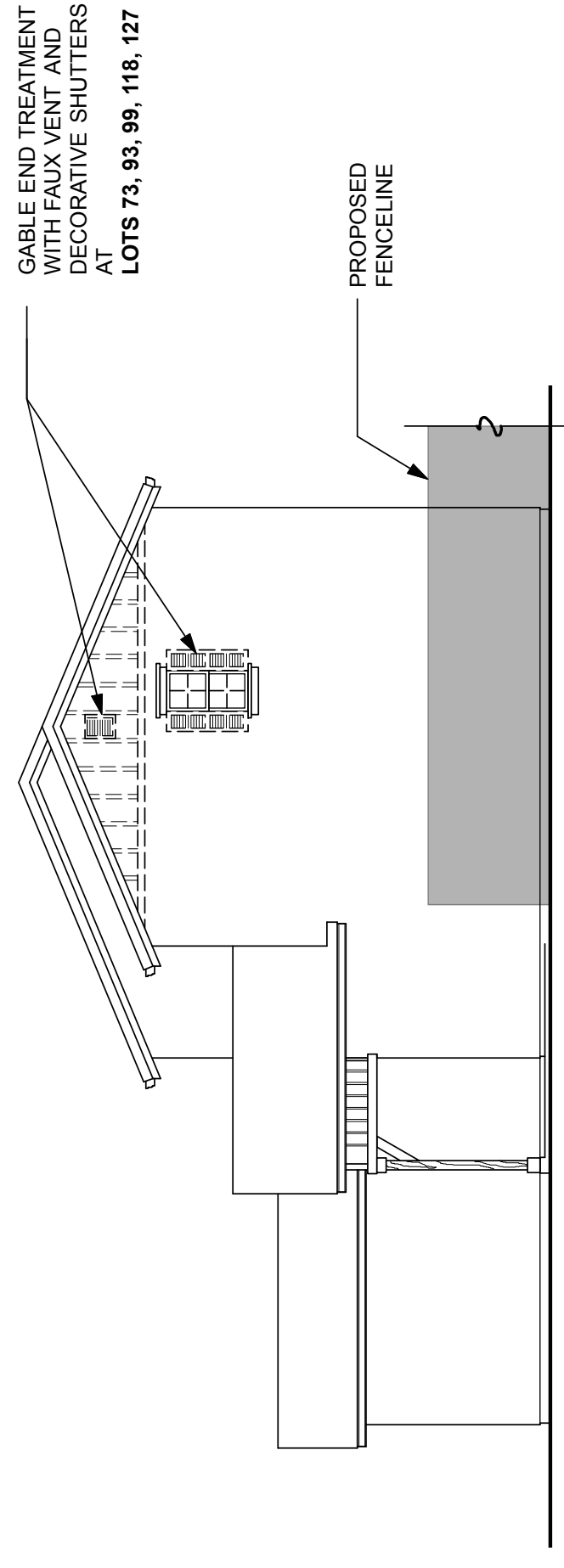
FARMHOUSE CHARACTERISTICS
<ul style="list-style-type: none"> • PREDOMINANTLY GABLE ROOFS • ENHANCED ENTRY WAYS • THEME SPECIFIC GARAGE DOOR
<p>ROOF</p> <ul style="list-style-type: none"> • TYPICAL 6:12 PITCH ROOFS • CONCRETE "SLATE" ROOFING • VARIED PLATE HEIGHTS • 12 INCH EAVES • 12 INCH RAKES • OGEE GUTTERS <p>ENTRY WAYS</p> <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • BOARD AND BATTEN WITH STUCCO WAINSCOT <p>WINDOWS</p> <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES <p>EXTERIOR MATERIALS</p> <ul style="list-style-type: none"> • STUCCO SIDING • BOARD AND BATTEN SIDING ACCENT <p>TRIM</p> <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM • WOOD TRIM AT BOARD AND BATTEN <p>ENHANCEMENTS</p> <ul style="list-style-type: none"> • SHUTTERS AT ENTRY AND STREET CORNER FACADES • ENHANCED GABLE END VERTICAL BOARD AND BATTEN SIDING AT ENTRY WAYS • FAUX GABLE END VENTS



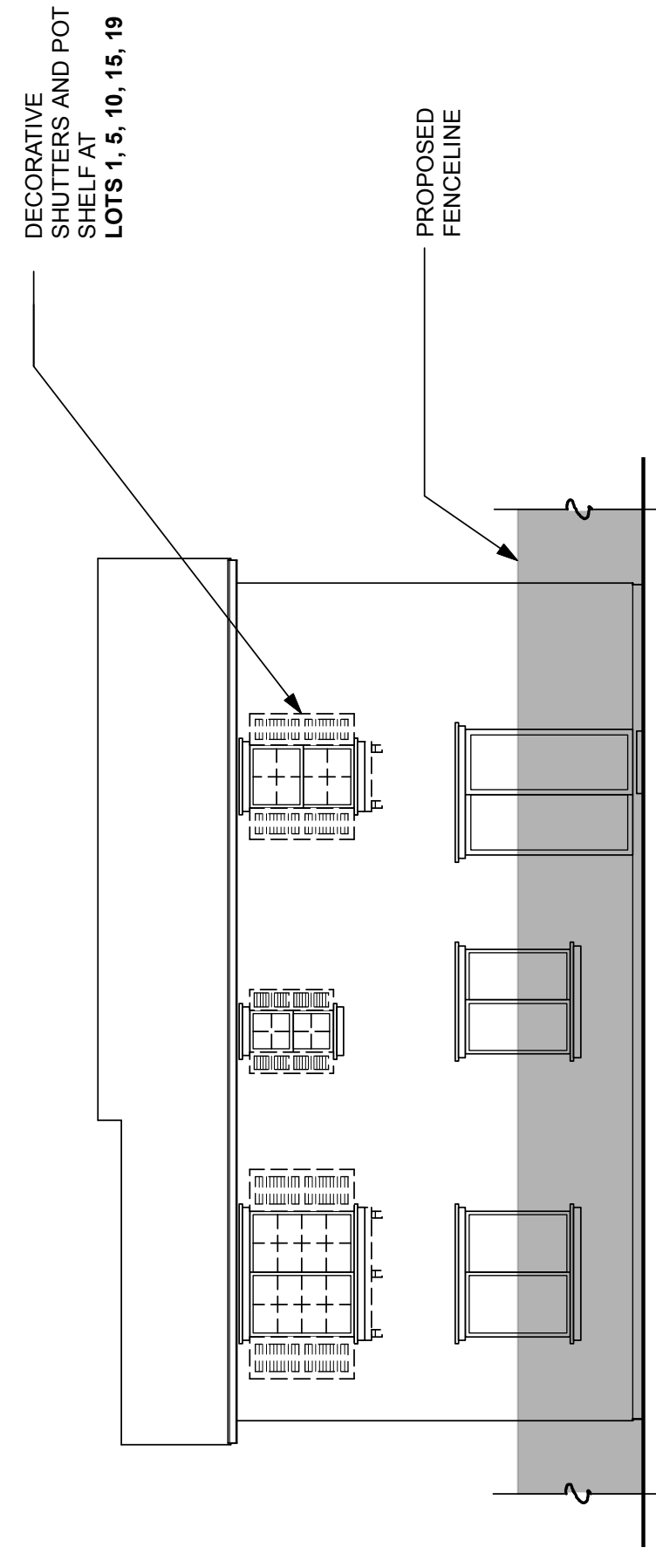
ROOF PLAN "C"



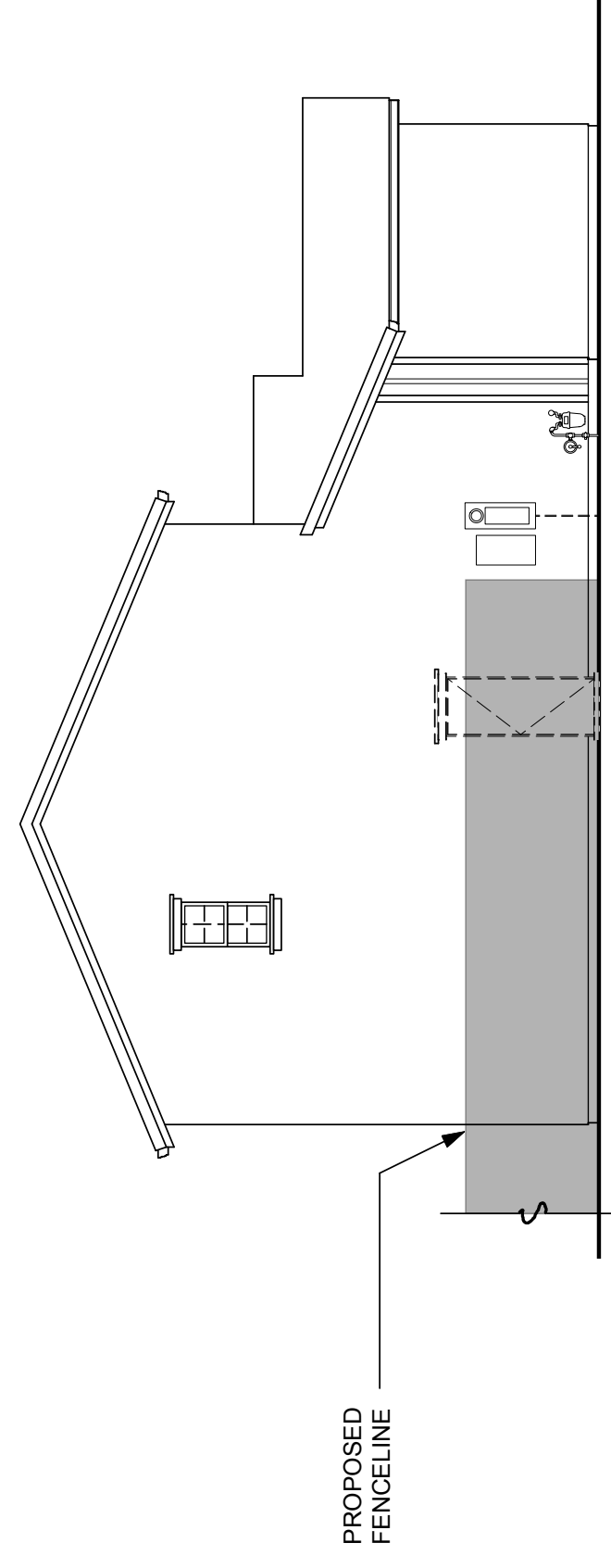
FRONT ELEVATION "C"
(FARMHOUSE)



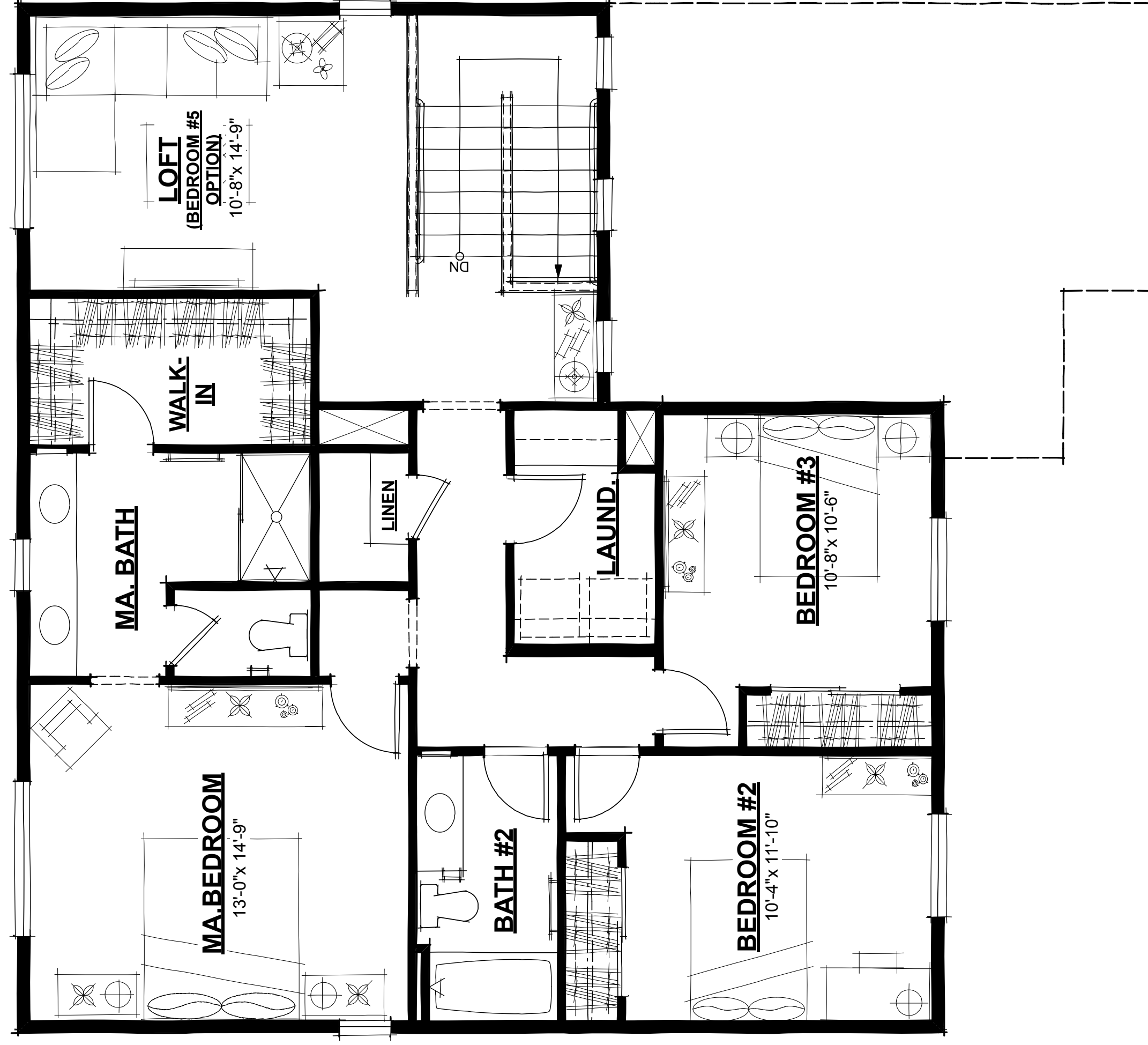
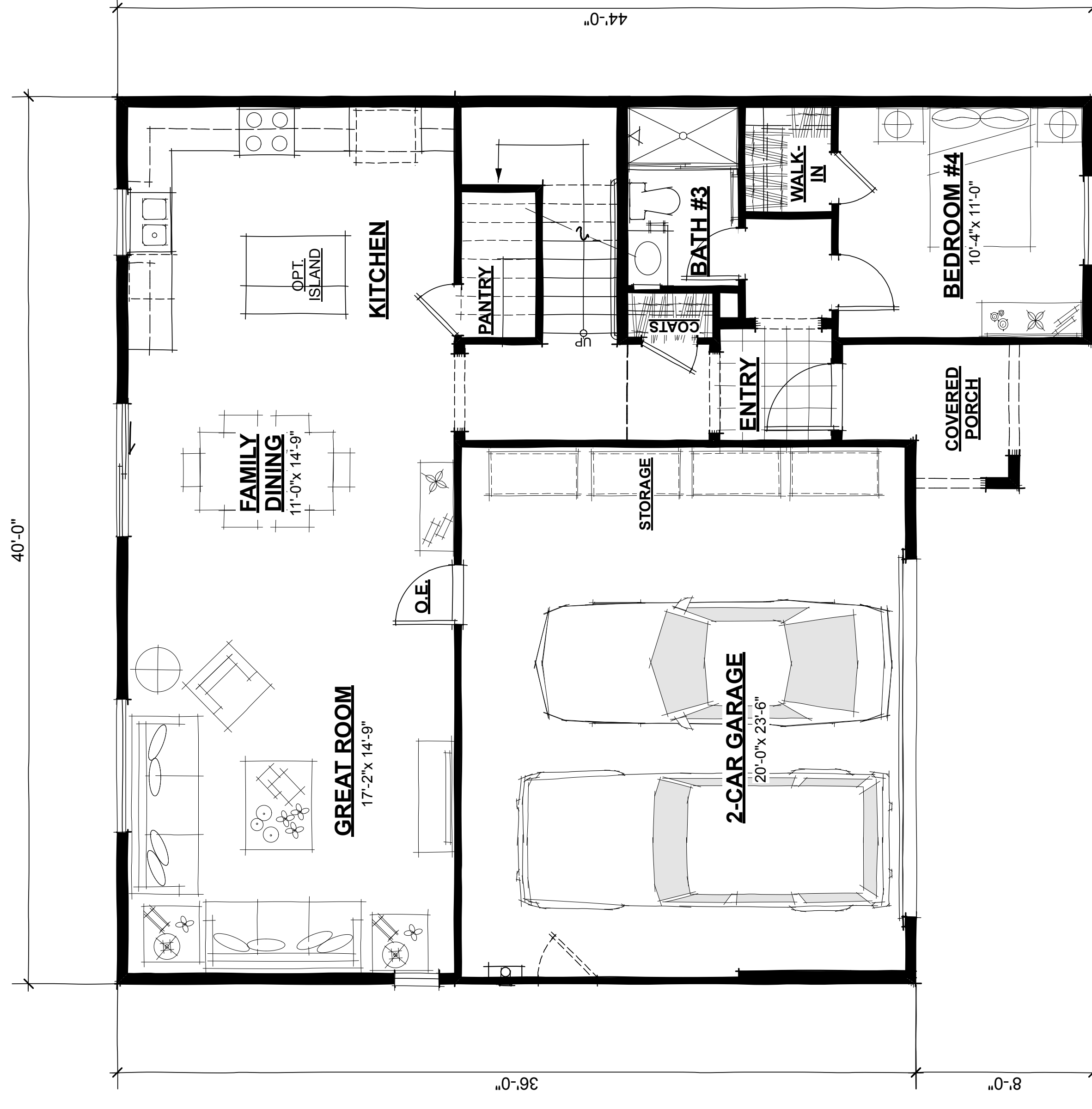
RIGHT SIDE "C"



REAR "C"

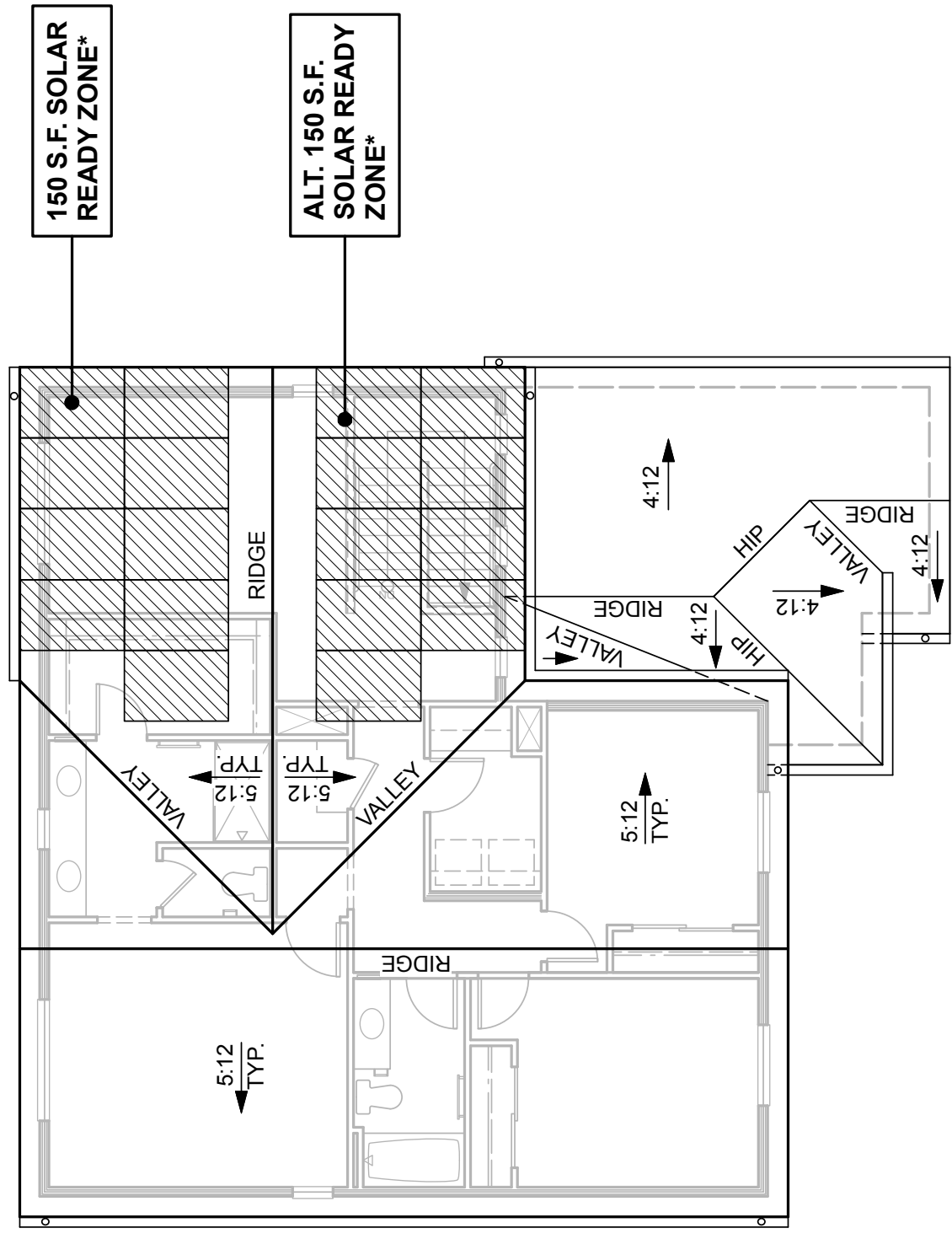


LEFT SIDE "C"

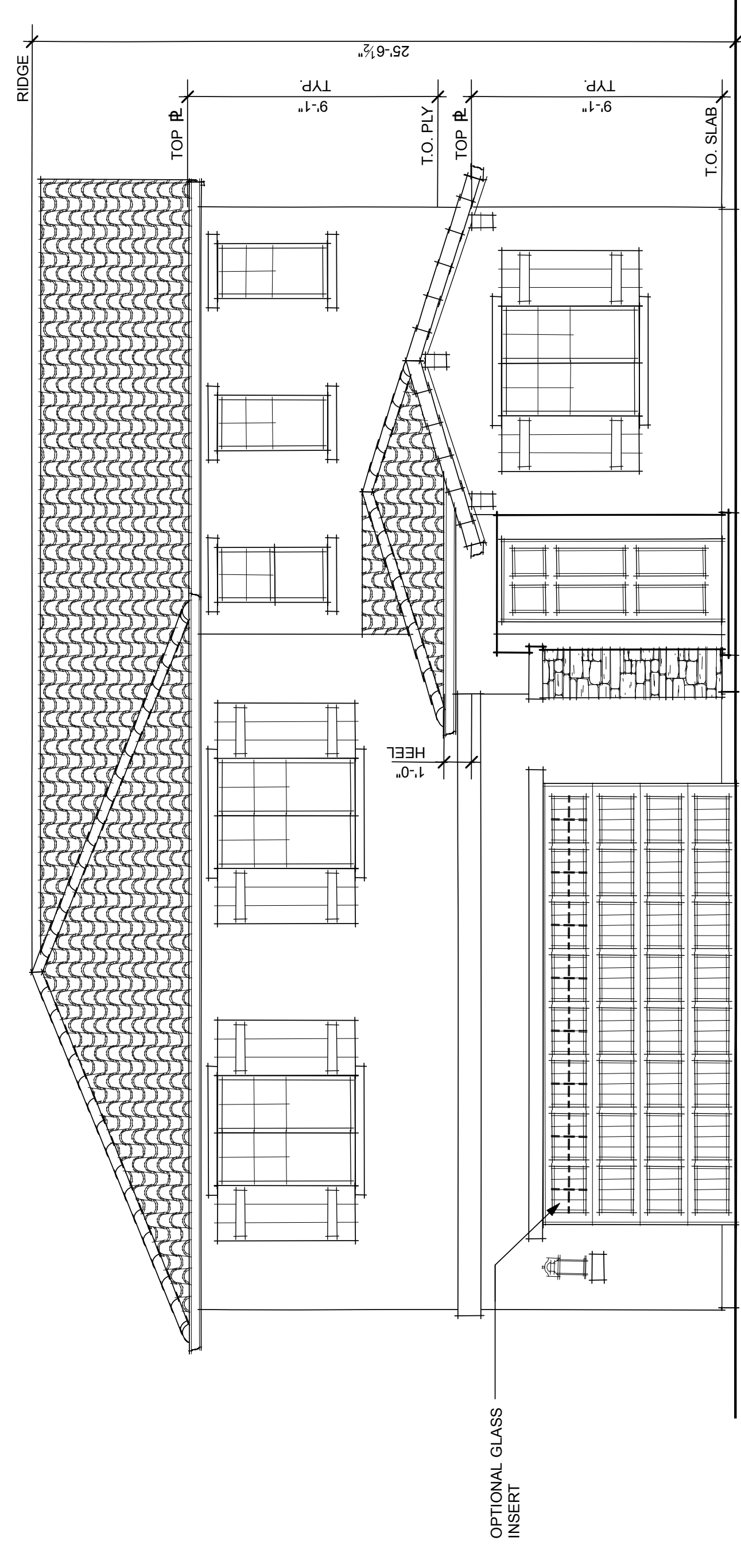


PLAN 16 (240-2179)

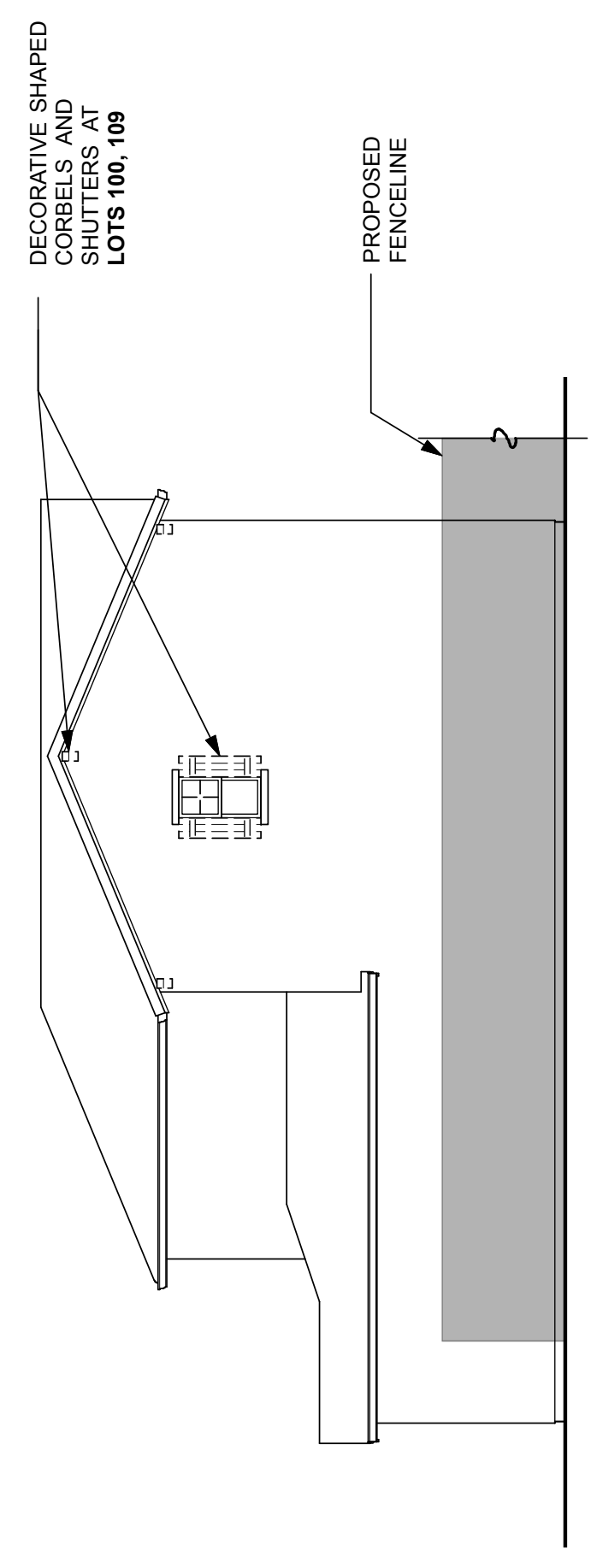
TUSCAN CHARACTERISTICS
<ul style="list-style-type: none"> • PREDOMINANTLY HIP ROOFS • ENHANCED ENTRY WAYS • THEME SPECIFIC GARAGE DOOR
<p>ROOF</p> <ul style="list-style-type: none"> • HIP ROOFS • CONCRETE TILE ROOFING - "LOW PROFILE "S" • 12 INCH LEAVES • 12 INCH RAKES • 6" OGEEE GUTTERS
<p>ENTRY WAYS</p> <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • PORCH POSTS (WHERE OCCURS)
<p>WINDOWS</p> <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES
<p>EXTERIOR MATERIALS</p> <ul style="list-style-type: none"> • STUCCO SIDING • STONE VENEER (WHERE OCCURS)
<p>TRIM</p> <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM
<p>ENHANCEMENTS</p> <ul style="list-style-type: none"> • WINDOW GRID ON STREET FACADES • DECORATIVE POST AT ENTRY • DECORATIVE STONE VENEER AT ENTRY'S AND STREET CORNER FACADES • DECORATIVE PLANK & BATTEN SHUTTERS AT ENTRY AND STREET CORNER FACADES • FAUX CORBELS AT ENTRY GABLE ENDS • THEME SPECIFIC GARAGE DOOR



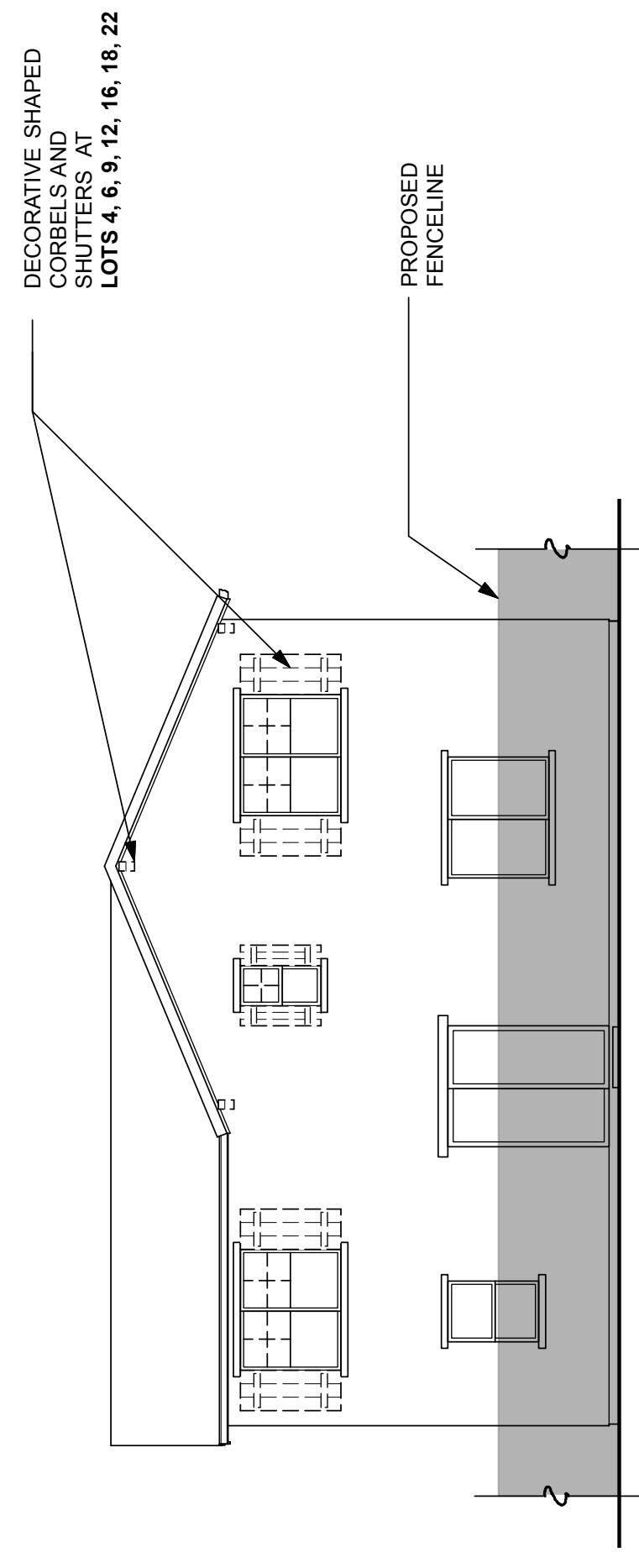
ROOF PLAN "A"



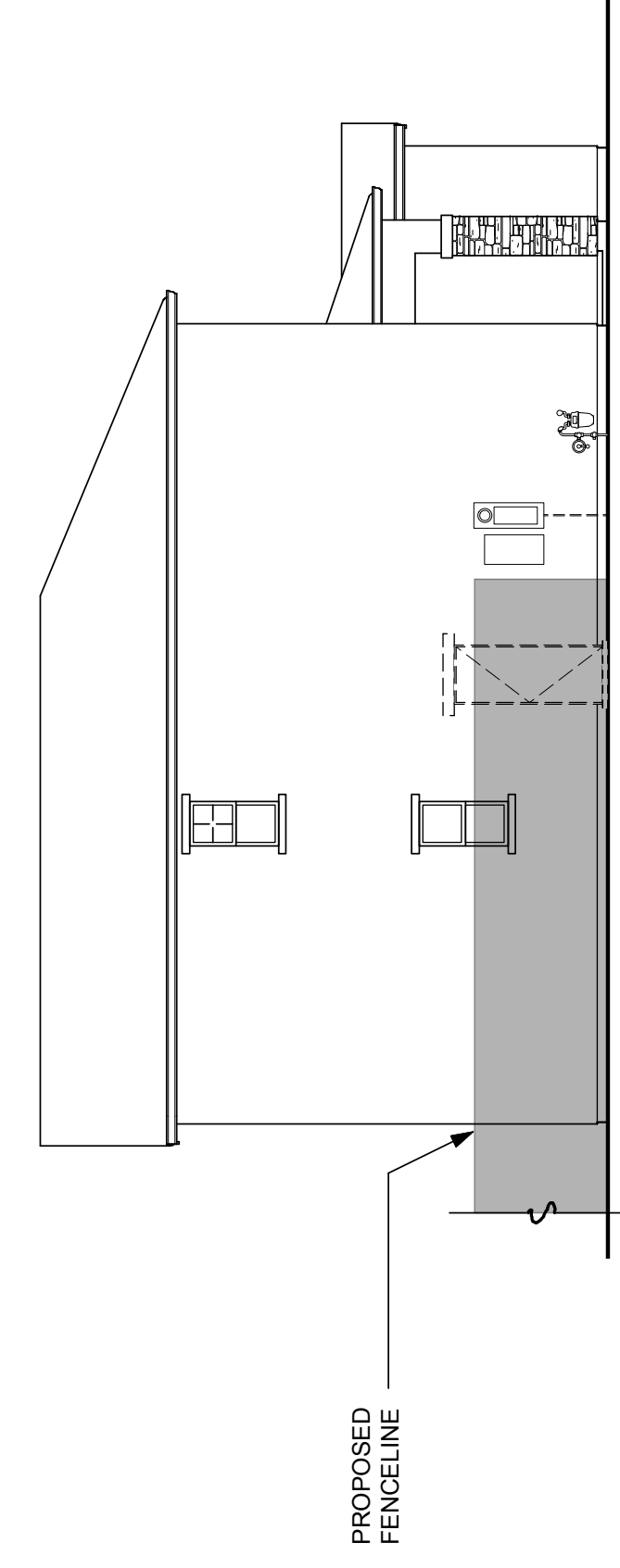
**FRONT ELEVATION "A"
(TUSCAN)**



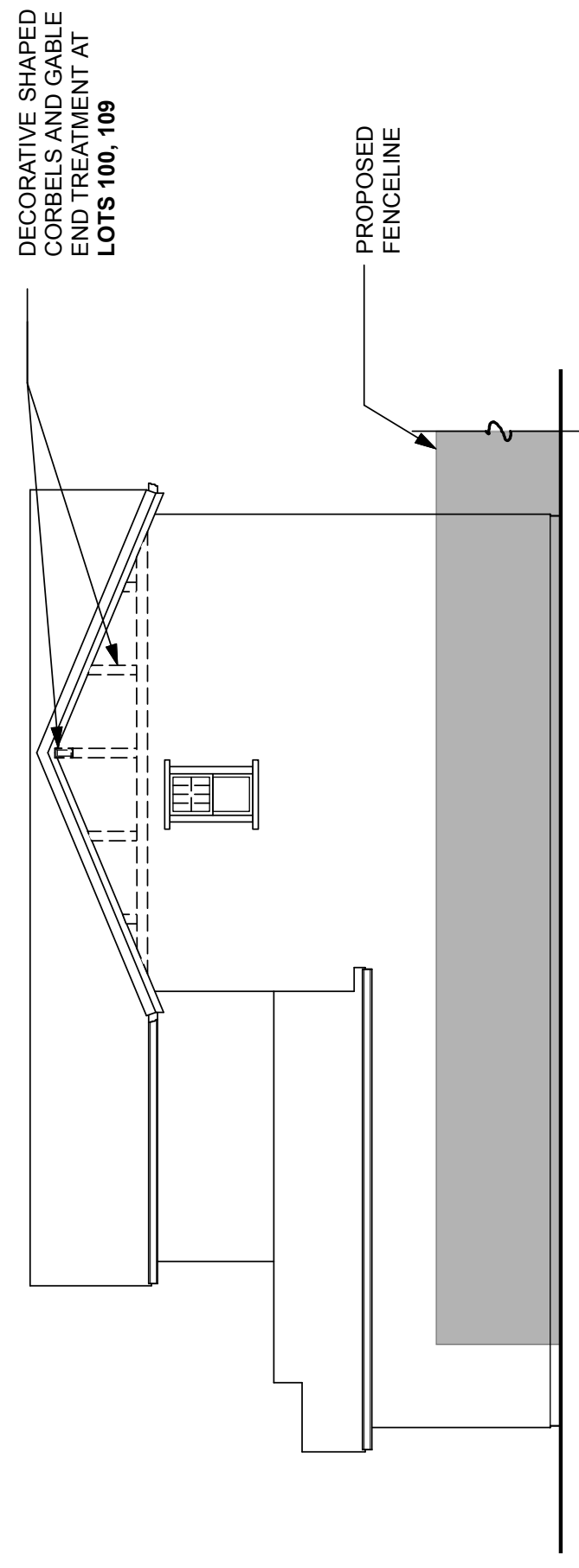
RIGHT SIDE "A"



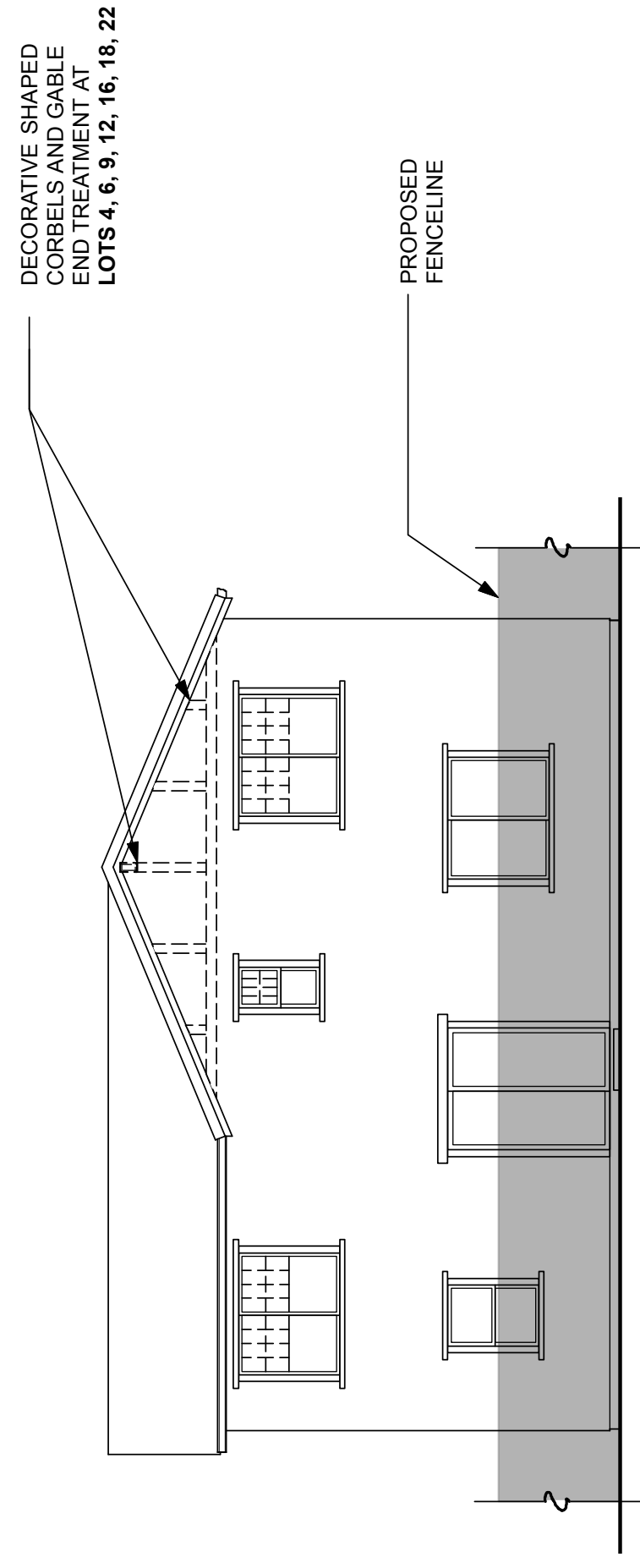
REAR "A"



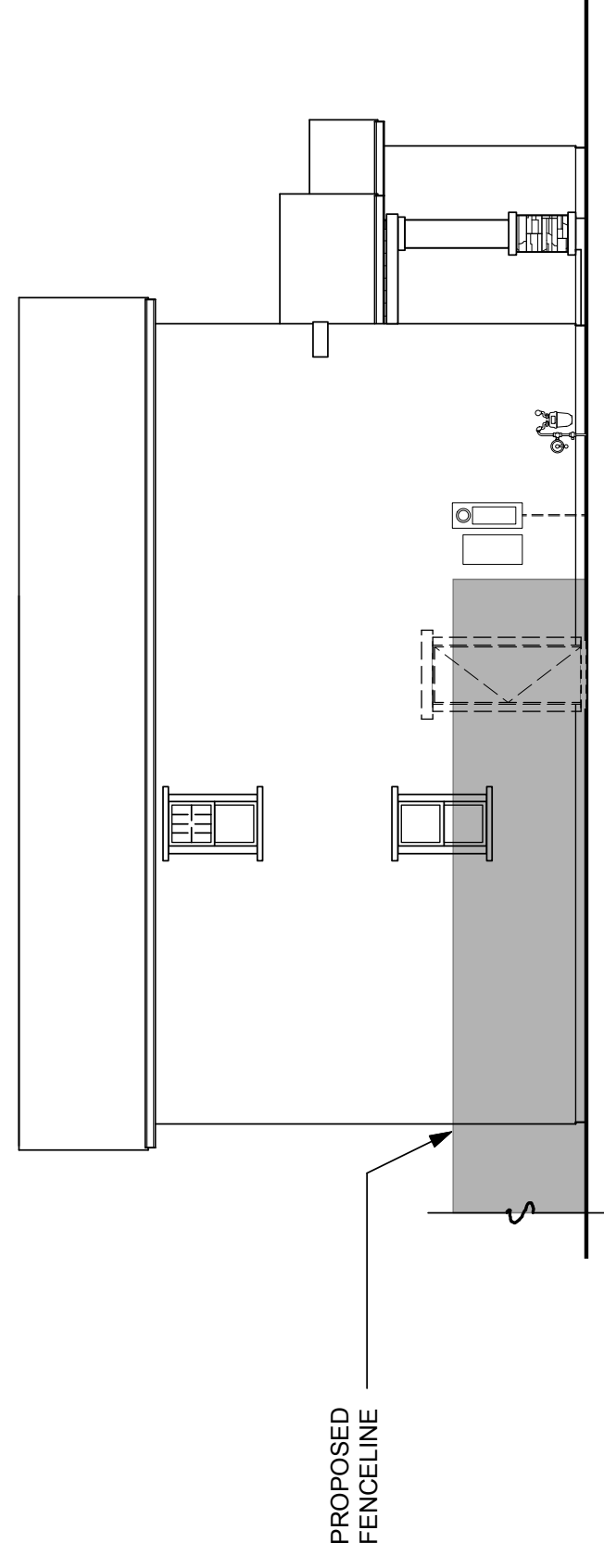
LEFT SIDE "A"



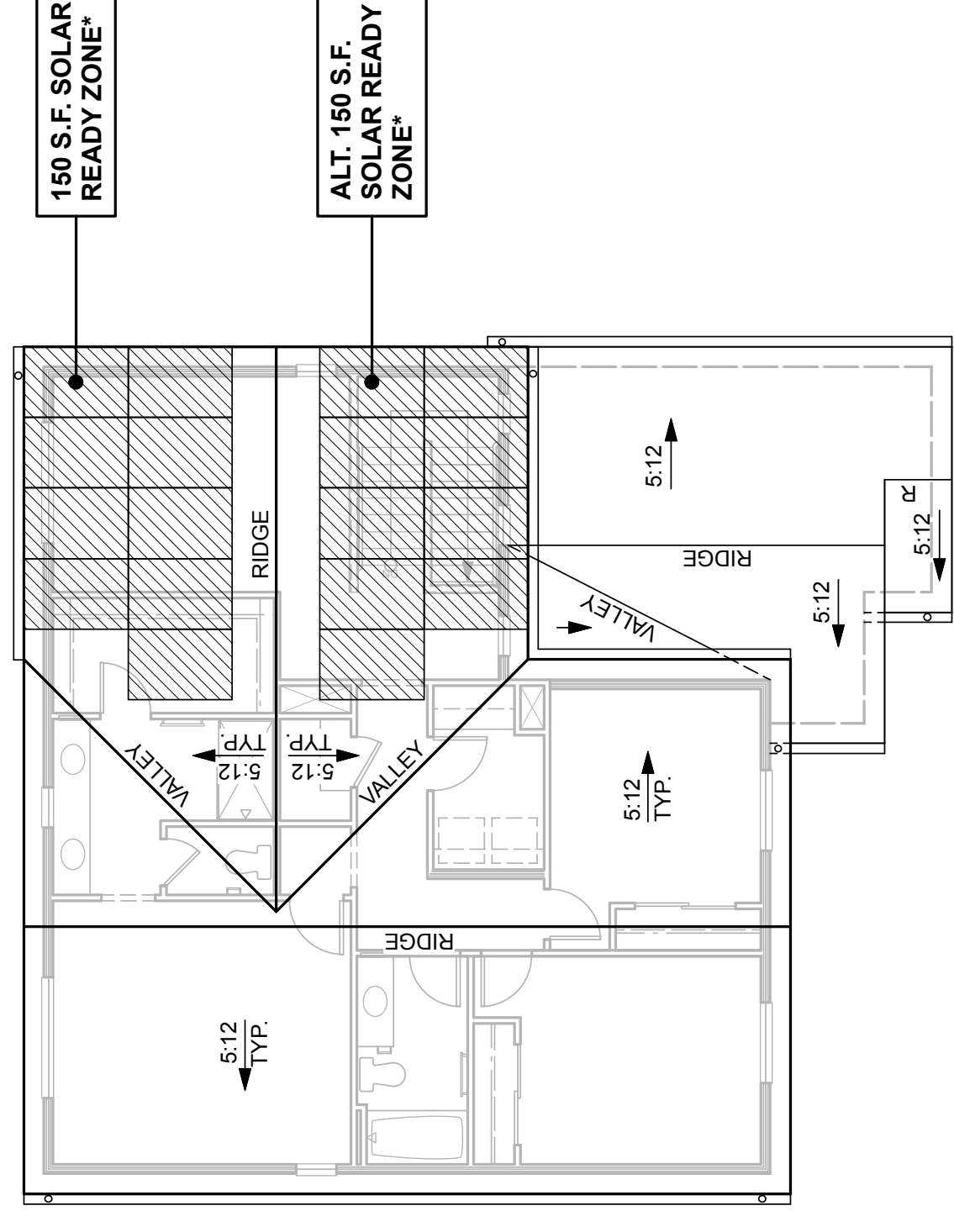
RIGHT SIDE "B"



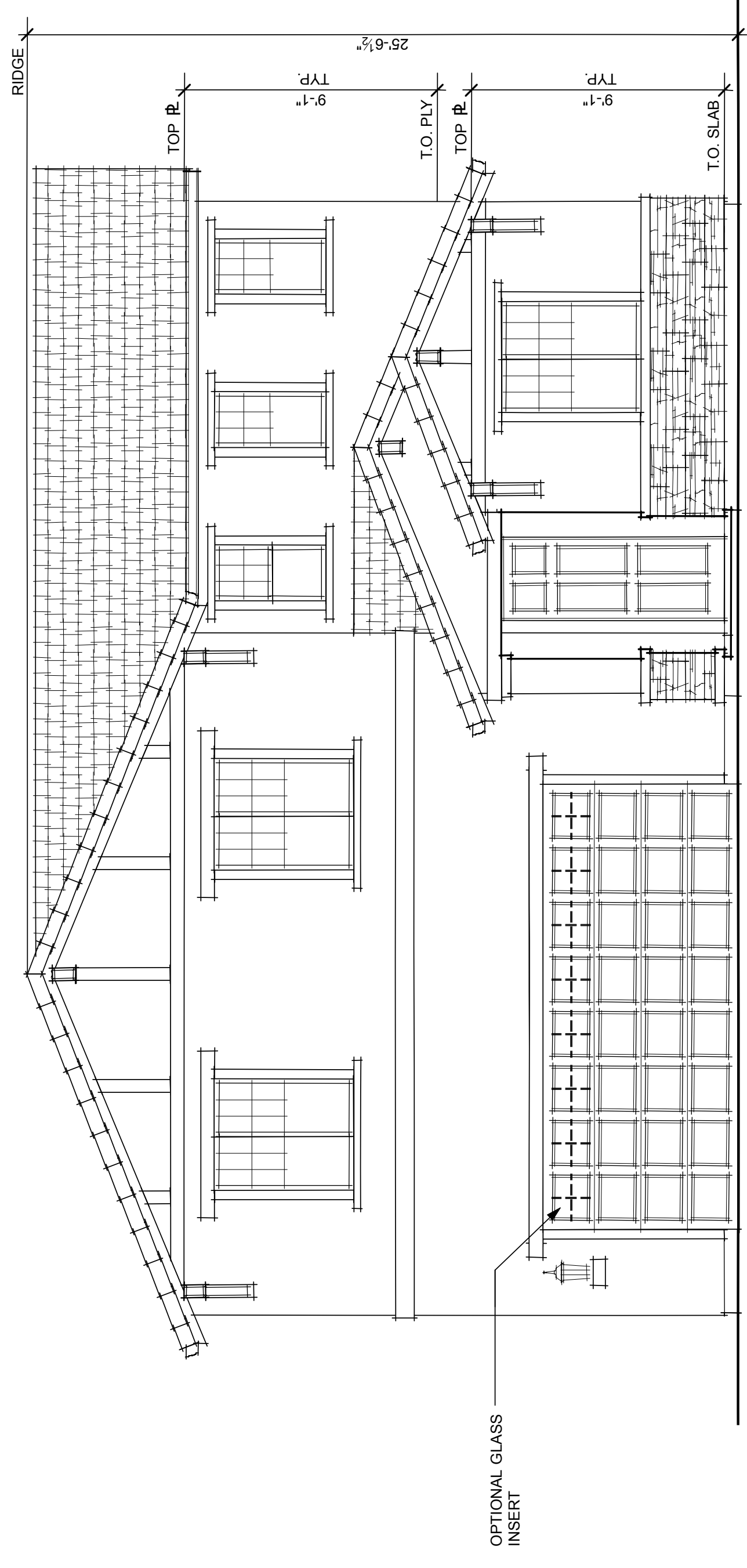
REAR "B"



LEFT SIDE "B"



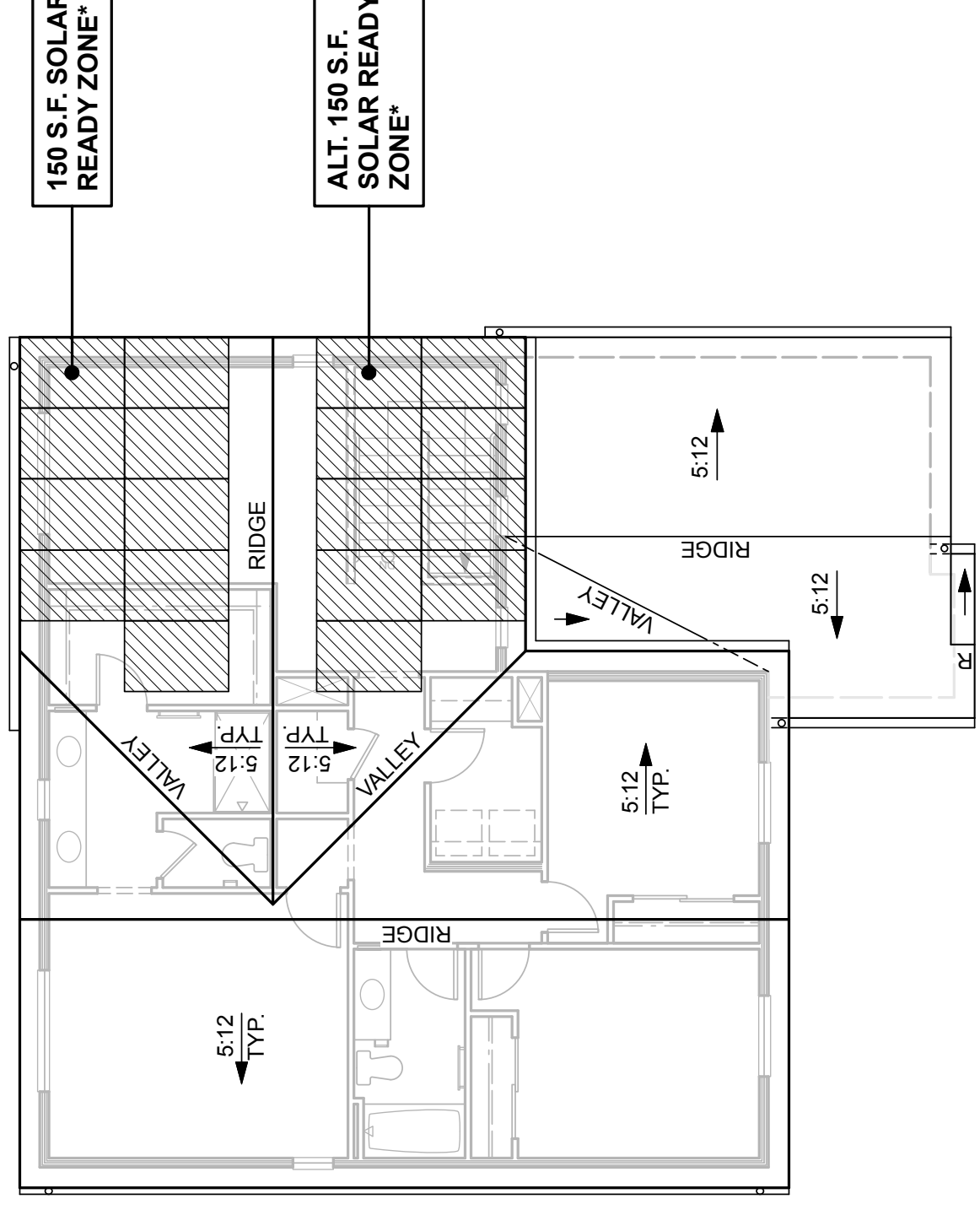
ROOF PLAN "B"



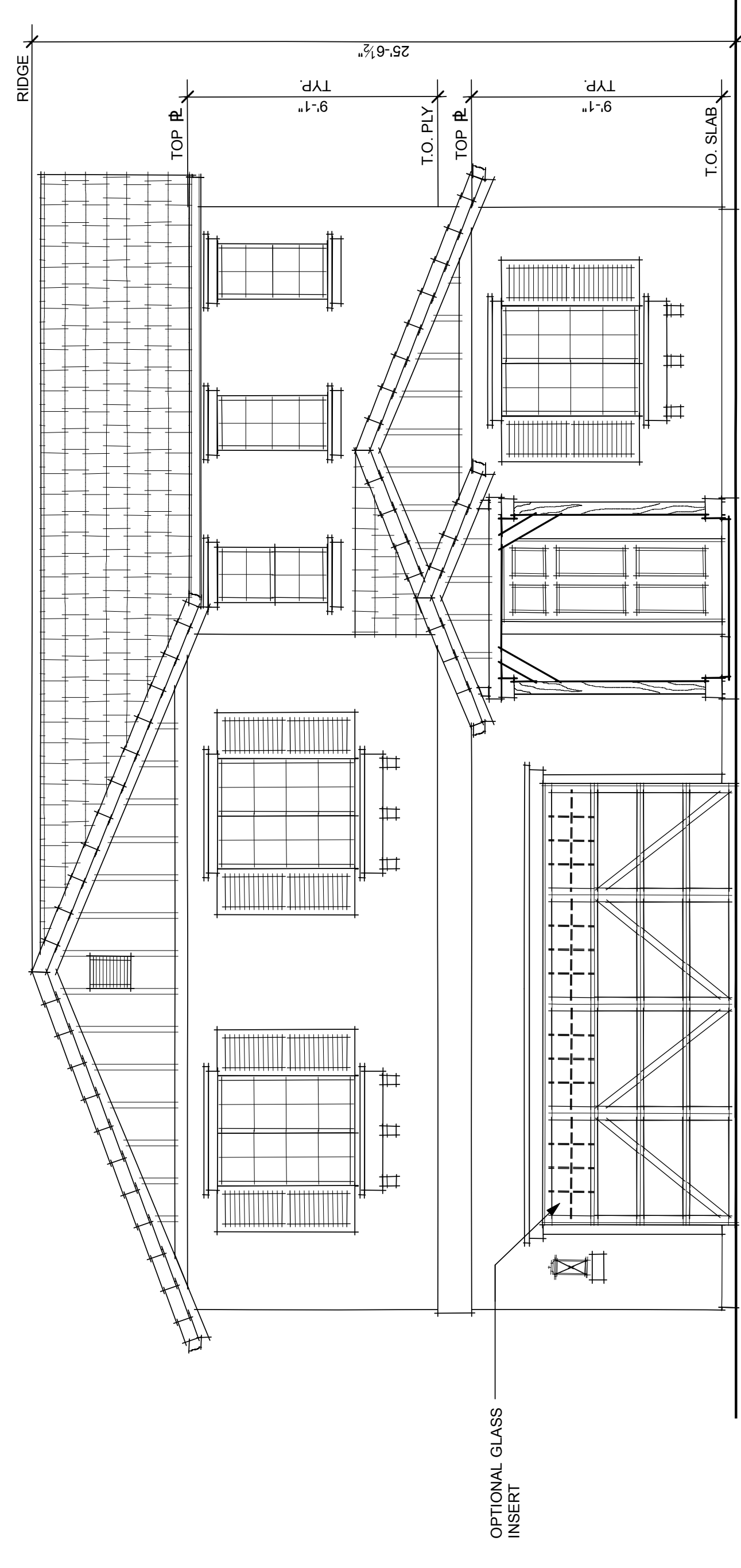
FRONT ELEVATION "B"
(CRAFTSMAN)

CRAFTSMAN CHARACTERISTICS	
<ul style="list-style-type: none"> • PREDOMINANT GABLE ROOF • ENHANCED ENTRYWAYS • THEME SPECIFIC GARAGE DOOR 	
ROOF <ul style="list-style-type: none"> • GABLE ROOFS • CONCRETE "SHAKE" ROOFING • OGEE GUTTERS 	
ENTRYWAYS <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • PORCH POSTS W/ OPTIONAL STONE 	
WINDOWS <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES 	
EXTERIOR MATERIALS <ul style="list-style-type: none"> • STUCCO SIDING • CULTURED STONE VENEER (WHERE OCCURS) 	
TRIM <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM 	
ENHANCEMENTS <ul style="list-style-type: none"> • WINDOW GRID ON STREET FACADES • DECORATIVE POSTS AT ENTRY • CULTURED STONE (WHERE OCCURS) • ENHANCED GABLE END TRIM • SHAPED FOAM OUTLOOKERS • THEME SPECIFIC GARAGE DOOR • DUTCH GABLE END AT FRONT ENTRY 	

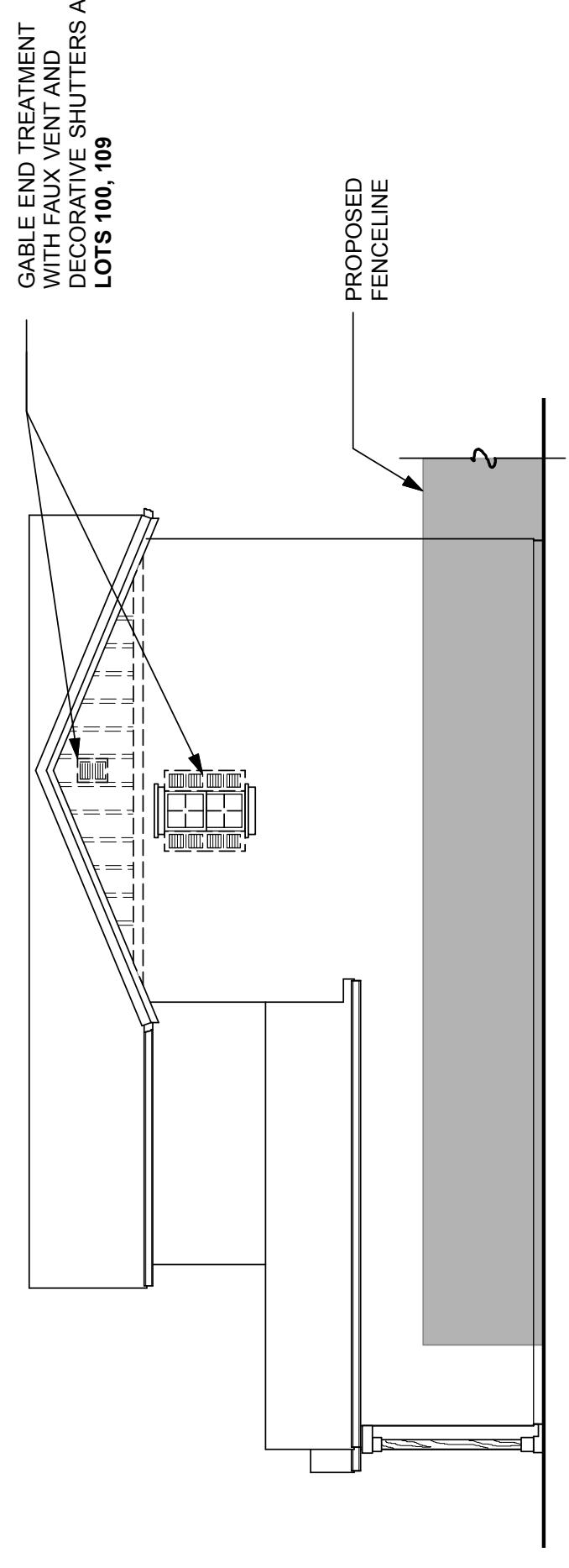
FARMHOUSE CHARACTERISTICS
<ul style="list-style-type: none"> • PREDOMINANTLY GABLE ROOFS • ENHANCED ENTRY WAYS • THEME SPECIFIC GARAGE DOOR
<p>ROOF</p> <ul style="list-style-type: none"> • TYPICAL 6:12 PITCH ROOFS • CONCRETE "SLATE" ROOFING • VARIED PLATE HEIGHTS • 12 INCH EAVES • 12 INCH RAKES • OGEE GUTTERS <p>ENTRY WAYS</p> <ul style="list-style-type: none"> • ACCENT PAINTED ENTRY DOORS • BOARD AND BATTEN WITH STUCCO WAINSCOT <p>WINDOWS</p> <ul style="list-style-type: none"> • WINDOWS WITH THEME SPECIFIC WINDOW GRIDS AT STREET FACADES <p>EXTERIOR MATERIALS</p> <ul style="list-style-type: none"> • STUCCO SIDING • BOARD AND BATTEN SIDING ACCENT <p>TRIM</p> <ul style="list-style-type: none"> • STUCCO OVER FOAM TRIM • WOOD TRIM AT BOARD AND BATTEN <p>ENHANCEMENTS</p> <ul style="list-style-type: none"> • SHUTTERS AT ENTRY AND STREET CORNER FACADES • ENHANCED GABLE END VERTICAL BOARD AND BATTEN SIDING AT ENTRY WAYS • FAUX GABLE END VENTS



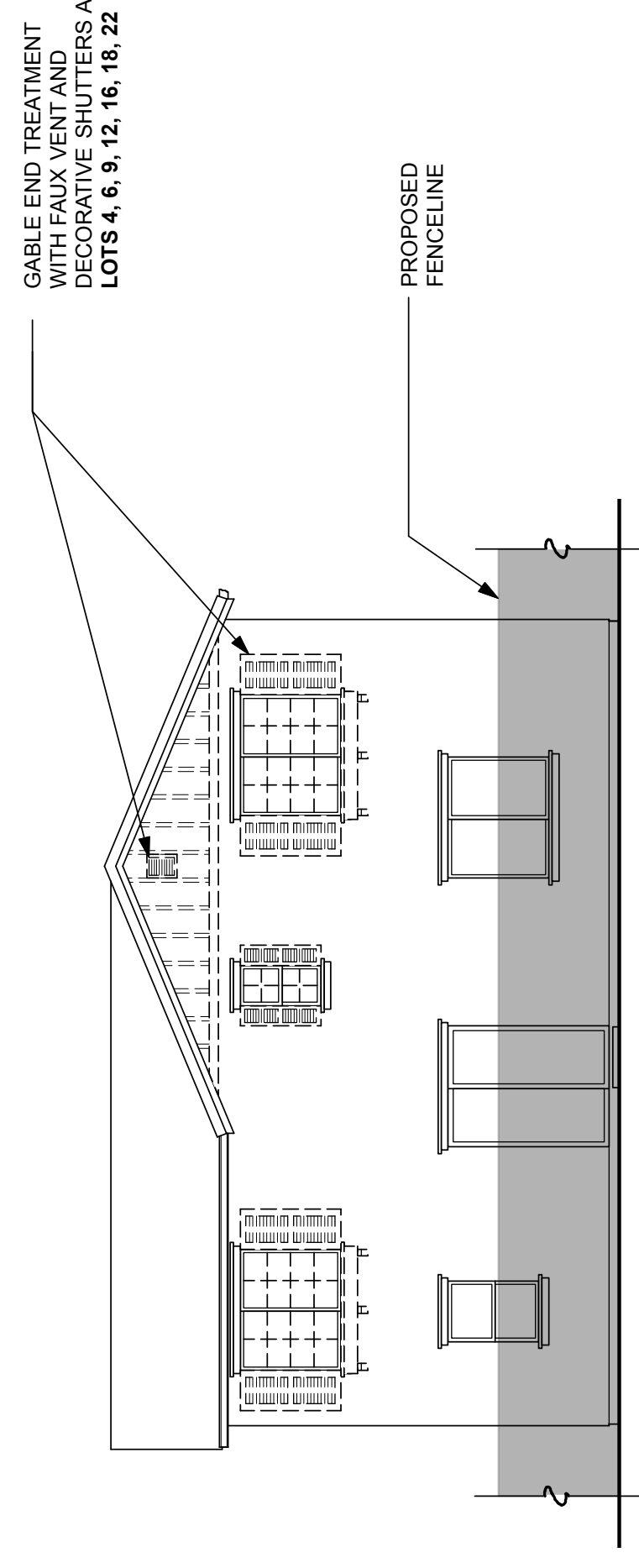
ROOF PLAN "C"



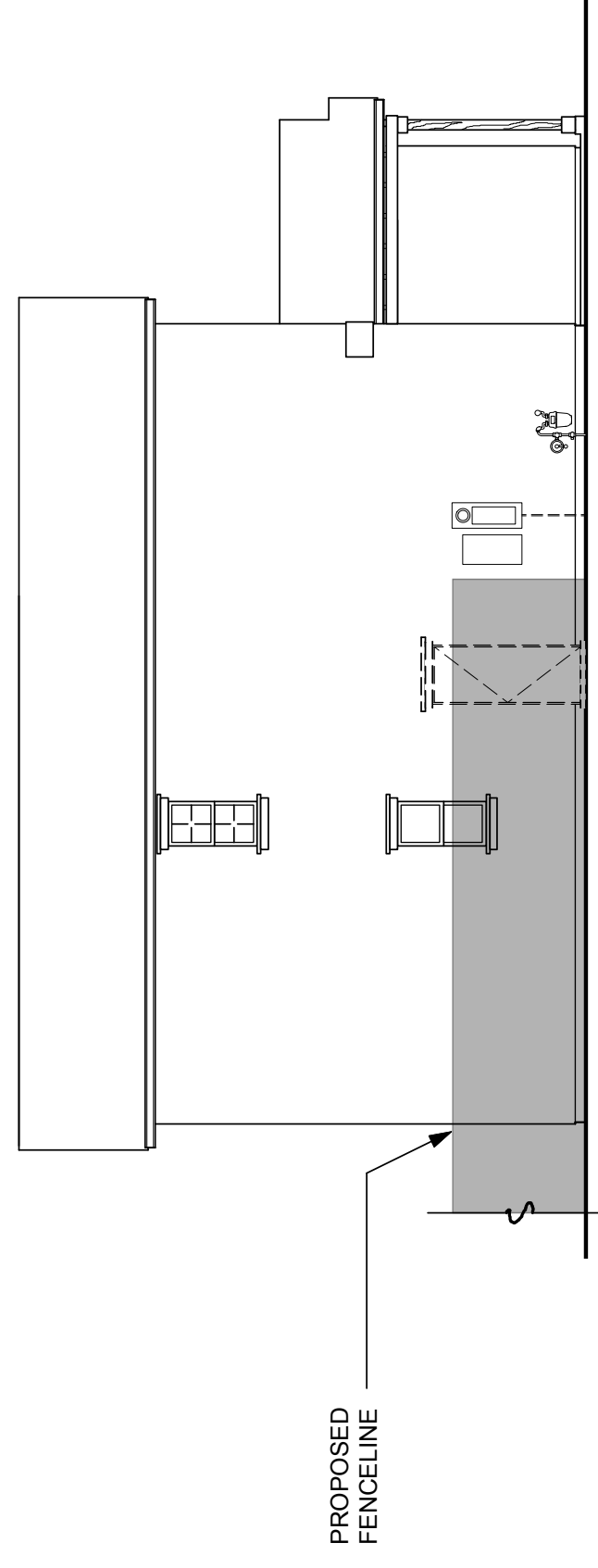
FRONT ELEVATION "C"
(FARMHOUSE)



RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"

ATTACHMENT “D”

DeNOVA AT AVIANO

BY



Building a Better Community®

**COLOR SCHEMES
STONE VENEER
ROOF MATERIALS**

NOVEMBER 15, 2019



940 Tyler Street, #19 • Benicia, CA 94510 • (707) 746-6586 • fax (707) 746-5448

D1

COLOR APPLICATIONS

TUSCAN SCHEMES 1, 2, & 3 (ELEVATIONS "A")

COLOR 1 – STUCCO BODY & DOWNSPOUTS

COLOR 2 – TRIM, FASCIA, GUTTERS & OUTLOOKER CORBELS

COLOR 3 – SHUTTERS, ENTRY DOOR & GARAGE DOOR

CRAFTSMAN SCHEMES 4, 5, & 6 (ELEVATIONS "B")

COLOR 1 – BODY

COLOR 2 – TRIM, FASCIA, KICKERS, CORBELS, & POSTS

COLOR 3 – SIDING, GARAGE DOOR

COLOR 4 – FRONT ENTRY DOOR

FARMHOUSE SCHEMES 7, 8, & 9 (ELEVATIONS "C")

COLOR 1 – STUCCO BODY & DOWNSPOUTS AT BODY

COLOR 2 – ACCENT BOARD & BATTEN SIDING, DOWNSPOUTS AT BOARD & BATTEN

COLOR 3 – TRIM, FASCIA, POSTS, GARAGE DOOR

COLOR 4 – SHUTTERS & FRONT ENTRY DOOR

SCHEME 1 (Tucan – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

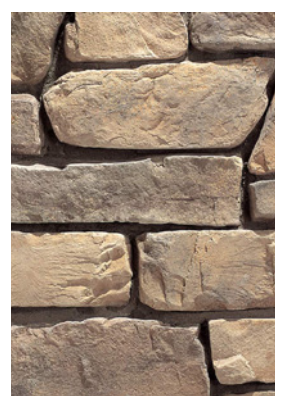
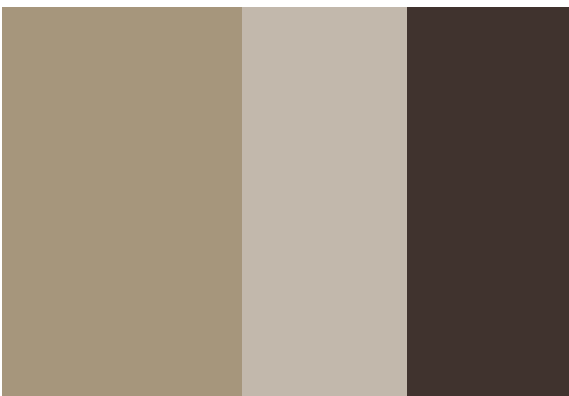
COLOR 1	SW 6106	Sands of Time (Primary Body)
COLOR 2	SW 6099	Sand Dollar (Trim, Fascia, Gutters)
COLOR 3	SW 2856	Fairfax Brown (Shutters, Entry Dr, Garage Dr)
EAGLE ROOFING:	2636	Piedmont
ELDORADO STONE:	Fieldledge	Meseta Fieldledge



SCHEME 2 (Tuscan – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

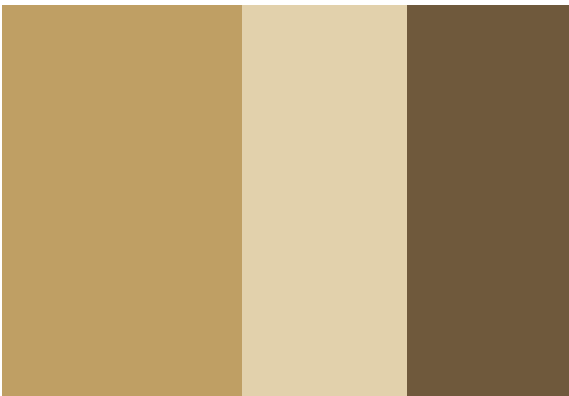
COLOR 1	SW 2827	Colonial Revival Stone (Primary Body)
COLOR 2	SW 6072	Versatile Gray (Trim, Fascia, Gutters)
COLOR 3	SW 6006	Black Bean (Shutters, Entry Dr, Garage Dr)
EAGLE ROOFING:	2578	Ramona
ELDORADO STONE:	Fieldledge	Umbria Fieldledge



SCHEME 3 (Tuscan – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

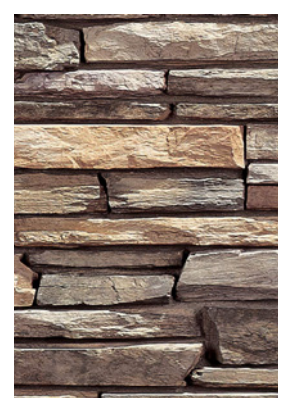
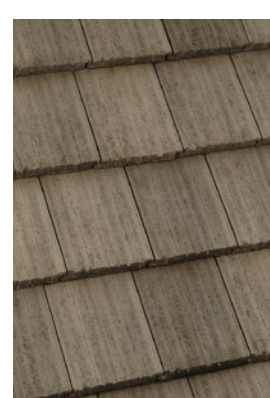
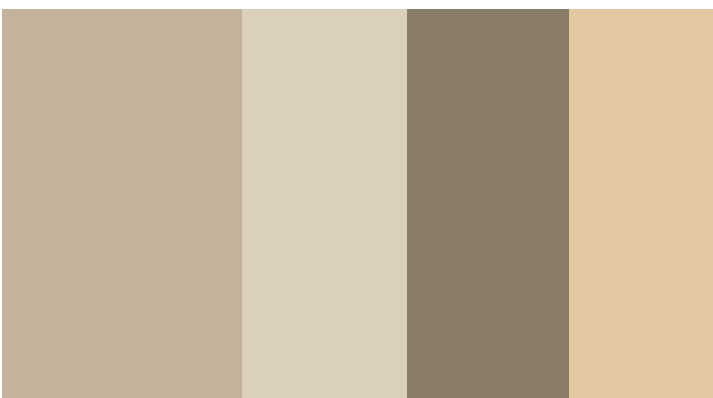
COLOR 1	SW 6130	Mannered Gold (Primary Body)
COLOR 2	SW 6127	Ivoirie (Trim, Fascia, Gutters)
COLOR 3	SW 6111	Coconut Husk (Shutters, Entry Dr, Garage Dr)
EAGLE ROOFING:	2581	Canyon Brown
ELDORADO STONE:	Fieldledge	Padova Fieldledge



SCHEME 4 (Craftsman – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

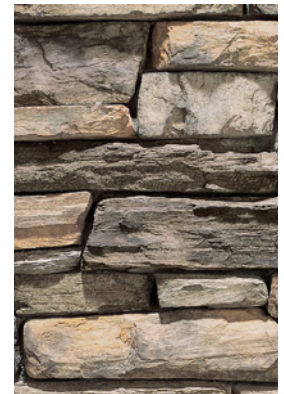
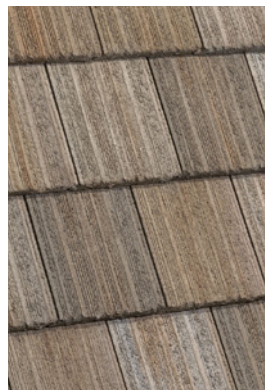
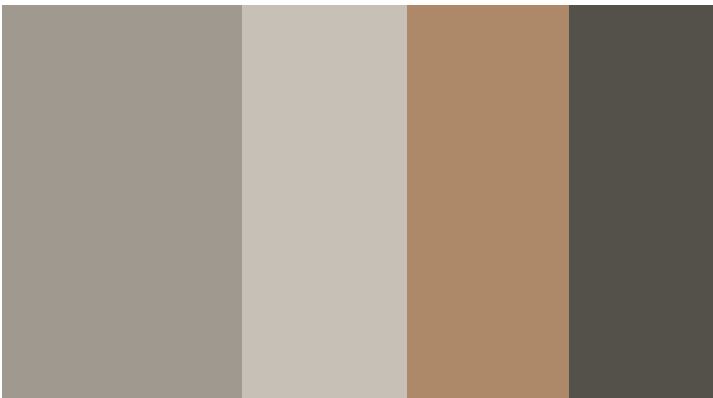
COLOR 1	SW 7530	Barcelona Beige (Primary Body)
COLOR 2	SW 7565	Oyster Bar (Accent, Gable End)
COLOR 3	SW 7039	Virtural Taupe (Trim, Fascia, Gutters, Outlookers, Garage Dr)
COLOR 4	SW 7691	Biltmore Buff (Entry Door)
EAGLE ROOFING:	5689	Brown Range
ELDORADO STONE:	Rustic Ledge	Cascade Rustic Ledge



SCHEME 5 (Craftsman – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

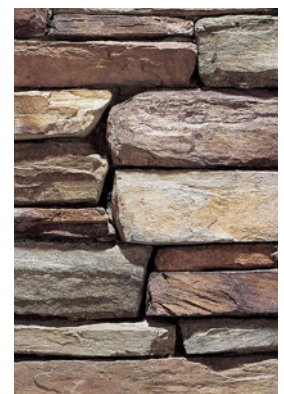
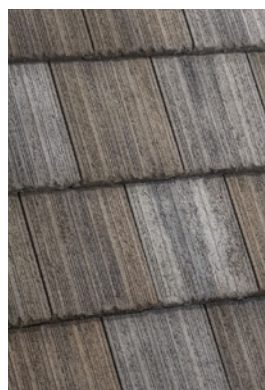
COLOR 1	SW 7642	Pavestone (Primary Body)
COLOR 2	SW 7641	Colonnade Grey (Accent, Gable End)
COLOR 3	SW 7725	Yearling (Trim, Fascia, Gutters, Outlookers, Garage Dr)
COLOR 4	SW 7048	Urbane Bronze (Entry Door)
EAGLE ROOFING:	5808	Tombstone Blend
ELDORADO STONE:	Rustic Ledge	Saratoga Rustic Ledge



SCHEME 6 (Craftsman – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7046	Anonymous (Primary Body)
COLOR 2	SW 7045	Intellectual Gray (Accent, Gable End)
COLOR 3	SW 6089	Grounded (Trim, Fascia, Gutters, Outlookers, Garage Dr)
COLOR 4	SW 6172	Hardware (Entry Door)
EAGLE ROOFING:	5810	Avondale Blend
ELDORADO STONE:	Fieldledge	Saddleback Rustic Ledge



SCHEME 7 (Modern Farmhouse – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 9165	Gossamer Veil (Primary Body)
COLOR 2	SW 7622	Homburg Gray (Accent Board & Batten)
COLOR 3	SW 7005	Pure White (Trim, Fascia, Posts, Gutters, Garage Dr)
COLOR 4	SW 7594	Carriage Door (Shutters, Entry Door)
EAGLE ROOFING:	4697	Slate Range



SCHEME 8 (Modern Farmhouse – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7023	Requisite Gray (Primary Body)
COLOR 2	SW 6074	Spalding Gray (Accent Board & Batten)
COLOR 3	SW 7005	Pure White (Trim, Fascia, Posts, Gutters, Garage Dr)
COLOR 4	SW 2739	Charcoal Blue (Shutters, Entry Door)
EAGLE ROOFING:	4743	Cocoa Range





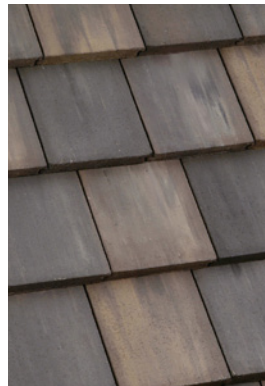
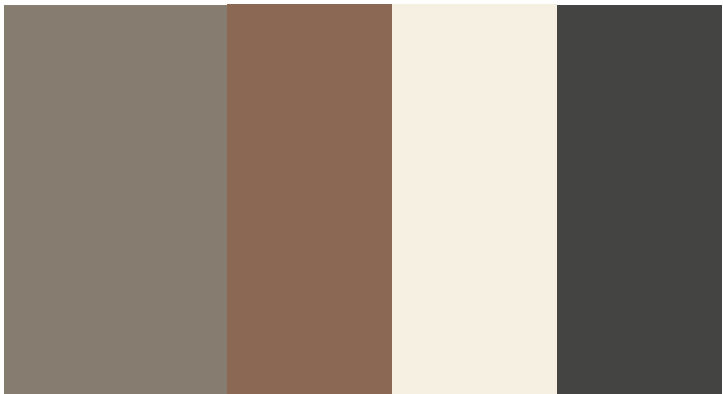
DeNOVA AT AVIANO



SCHEME 9 (Modern Farmhouse – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

- COLOR 1 SW 7025 Backdrop (Primary Body)
- COLOR 2 SW 6061 Tanbark (Accent Board & Batten)
- COLOR 3 SW 7562 Roman Column (Trim, Fascia, Posts, Gutters, Garage Dr)
- COLOR 4 SW 7069 Iron Ore (Shutters, Entry Door)
- EAGLE ROOFING:** 202 BL Concord Blend



ATTACHMENT “E”



PLAN 6
TUSCAN

PLAN 2
FARMHOUSE

PLAN 1
TUSCAN

PLAN 7
CRAFTSMAN



PLAN 3
FARMHOUSE

PLAN 8
CRAFTSMAN

PLAN 4
FARMHOUSE

PLAN 5
TUSCAN



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ATTACHMENT “F”

Aviano, Application Summary

Aviano (Subdivision 9249) is a fully entitled & approved project containing 533 residential lots (5,000 & 6,000 square foot typical lot sizes). The project is broken up into three phases:

- Phase 1 contains 127 lots...all improvements are nearly complete with finished lots ready to build upon by the end of 2019.
- Phase 2 contains 227 lots...the majority of the underground improvements are completed(including storm, sewer and water).
- Phase 3 contains 179 lots...completing infrastructure for this phase depends on build-out pace in Phases 1 & 2.

Aviano currently has twelve approved house plans with three elevations per plan: Farmhouse, Tuscan, & Craftsman. The square footages of these approved homes range from 1,804 sq. ft. to 3,758 sq. ft. and all 533 lots.

DeNova Homes would like to introduce four new house plans with the twelve previously approved plans; allowing sixteen different plan types for the entire community in order to bring more diversity of house types into the community while meeting current market needs and demands.

The new homes being proposed follow the same design themes already approved to maintain quality and integrity throughout Aviano. Summary of the new plans as follows:

- Plan 1 – Single Story – 1,444 square feet – 3 beds, 2 baths
- Plan 2 – Single Story – 1,661 square feet – 4 beds, 2 baths
- Plan 3 – Two Story – 1,876 square feet – 4 beds, 3 baths
- Plan 4 – Two Story – 2,179 square feet – 4 beds (optional 5th), 3 baths

All of these new plans being introduced are designed to fit on all 533 lots (along with plans 1 through 8 of the previously approved architecture with homes no more than 40'). The previously approved 50' wide houses (4 plans) fit on 188 lots, or 35% of the project (those lots are 23-27, 45, 46, 71-85, 92, 95-110, 111-113, 120, 121, 128-129, 168, 194-257, 260-283, 285-299, 311-314, 329-332, 337-346, 368-369, 349-352, 355-358, 387, 400-403, 406-409, 422).

We are excited to introduce these new plans for your consideration and hopeful approval so we can create homes for a variety of family sizes & needs to serve and house generations of Antioch residents to come!

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