

**PLANNING COMMISSION  
RESOLUTION NO. 2024-20**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE TO REZONE  
TO HILLSIDE PLANNED DEVELOPMENT FOR THE ALBERS RANCH PROJECT**

**WHEREAS**, the City of Antioch (“City”) received an application from Hillside Group, LLC (“Applicant”) seeking City approval of the following: a General Plan Amendment for purposes of amending the City of Antioch General Plan Land Use Map and General Plan Text Amendments; a Master Development Plan/Rezone; Vesting Tentative Subdivision Map; and Resource Management Plan for the development of 294 single-family residential units, a future assisted living facility, and neighborhood commercial uses on approximately 96.5 acres, known as the Albers Ranch Project (“Project”) (GP-19-04, MDP-19-01); and

**WHEREAS**, The Project site is in the southeastern section of the City, east of the Deer Valley Road and Deer Hill Lane intersection within the Sand Creek Focus Area (APNs 057-042-006 and 057-050-021); and

**WHEREAS**, the Project consists of a 294-unit planned residential community with future development of an assisted living facility and neighborhood commercial development upon issuance of a future Conditional Use Permit (CUP) on approximately 47.4 acres of the total 96.5-acre project site consisting of approximately 31.2 acres of single-family residences, 13.2 acres of private roadway improvements, and 3.0 acres for the assisted living facility and neighborhood commercial. The remaining 49.1 acres would be used for parks, open space, recreation, and water quality/detention purposes; and

**WHEREAS**, the City, as lead agency under the California Environmental Quality Act (“CEQA”), has completed the Final Environmental Impact Report (“Final EIR” or “EIR”) for the Project; and

**WHEREAS**, on November 20, 2024 the Antioch Planning Commission recommended City Council certify the Final EIR (SCH # 2019060012), its CEQA findings, and its statement of overriding considerations supporting approval of the Project considered in the EIR; and

**WHEREAS**, on November 20, 2024 the Antioch Planning Commission recommended City Council approve the General Plan Land Use Map Amendment to the Sand Creek Focus Area of the General Plan to redesignate the project site from Hillside, Estate and Executive Residential/Open Space and Commercial/Open Space to Medium Low Density Residential/Open Space and Commercial/Open Space and amendments to the General Plan Text to the Sand Creek Focus Area of the General Plan to add the Albers Ranch Sub Area to the Sand Creek Focus; and

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**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on October 4, 2024, for the Antioch Planning Commission public hearing held on October 16, 2024; and

**WHEREAS**, on October 16, 2024, the Antioch Planning Commission duly held a public hearing and continued the item to the November 20, 2024 Planning Commission Meeting;

**WHEREAS**, on November 20, 2024, the Antioch Planning Commission duly held a public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Antioch Planning Commission does hereby make the following findings for recommending City Council approval of the proposed zone change:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district. The Albers Ranch Project has been proposed as a master-planned community of different neighborhoods. The HPD and Master Development Plan have been established for the purpose of creating a sustainable community compatible with existing and proposed surrounding development.
2. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development. Arterial and collector streets through the project are designed to be consistent with the City's Growth Management Program as well as the General Plan Circulation Element. As shown in the project's Final EIR, adequate utility service can be supplied for all phases of the development.
3. Any commercial component is justified economically at the location(s) proposed. The proposed commercial use is three acres located at a primary intersection and is designed to be neighborhood serving retail for the proposed community.
4. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than permitted by the General Plan. The project includes a variety of lot sizes

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and housing types that are consistent with the overall intent of the Sand Creek Focus Area of the General Plan.

5. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain usual redeeming feature to compensate for any deviations that may be permitted. The proposed standards allow flexibility in development standards in order to accommodate the variety of lot types and to protect the on-site natural resources.
6. The area surrounding the HPD District can be planned and zoned in coordination and substantial compatibility with the proposed development. The proposed project future street access and trail access to surrounding areas in order to ensure future development consistent with the Sand Creek Focus Area.
7. The HPD District conforms with the General Plan of the City. The amendments to the General Plan for the proposed project center on allowing smaller lot sizes. However, the overall intent of the Sand Creek Focus Area and the maximum number of units allowed, is being maintained.

**NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED**, that the Antioch Planning Commission does hereby recommend the Antioch City Council APPROVE the draft Ordinance (Exhibit A) to rezone the approximately 96.5-acre project site located in the Sand Creek Focus Area of the General Plan, east of the Deer Valley Road and Deer Hill Lane intersection (APNs 057-042-006 and 057-050-021) from Study Zone (S) to Hillside Planned Development (HPD) for the Albers Ranch Project.

\* \* \* \* \*

**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 20th day of November 2024, by the following vote:

**AYES:** Commissioners Riley, Webber, Jones, Lutz, And Martin

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Hills

*Kevin Scudero*

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**KEVIN SCUDERO**  
**Secretary to the Planning Commission**

# EXHIBIT A

ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE THE APPROXIMATELY 95.6-ACRE PROJECT SITE (APNs 057-042-006 AND 057-050-021), FROM STUDY ZONE TO HILLSIDE PLANNED DEVELOPMENT (MDP-19-01) FOR THE ALBERS RANCH PROJECT

The City Council of the City of Antioch does ordain as follows:

### SECTION 1:

Pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act (CEQA), on \_\_\_\_\_, the Antioch City Council certified the Environmental Impact Report, Mitigation Monitoring and Reporting Program, AND Statement of Overriding Considerations for the Albers Ranch Project.

### SECTION 2:

At its regular meeting of November 20, 2024, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Study Zone (S) to Hillside Planned Development (HPD) District (MDP-19-01) for the Albers Ranch Project.

### SECTION 3:

The Master Development Plan, adopted by City Council Resolution No. 2024-\*\* establishes the land plan to implement the proposed HPD zoning. The real property is attached hereto in Exhibit B [attached hereto, is hereby rezoned from S to HPD District (MDP-19-01) for the Albers Ranch Project, and the zoning map is hereby amended accordingly.

### SECTION 4:

The development standards, as defined below, for the subject property (APNs 057-042-006 and 057-050-021), known as the Albers Ranch Project, are herein incorporated into this ordinance, and are binding upon said property.

### **ALBERS RANCH HILLSIDE PLANNED DEVELOPMENT DISTRICT**

#### **§ 9-5.xxxx Purpose.**

- A. The Albers Ranch Hillside Planned Development District ("Albers Ranch District") is intended to implement the General Plan's stated vision for the development of the land in the Sand Creek Focus Area east of Deer Valley Road, adjacent to Dozier Libby High School, the Aviano residential project, and the Vineyard residential project on Heidorn

Ranch Road, and inside the existing boundaries of the voter-approved Urban Limit Line (“ULL”).

- B. The Albers Ranch District provides flexible development standards designed to ensure the development of the District as a master planned community that preserves significant features of hillside areas such as drainage swales, streams, steep slopes, ridgelines, rock outcroppings, and native vegetation. The Albers Ranch District shall be defined principally by medium low-density single-family residential along with natural and recreational open spaces. The development standards applicable to the Albers Ranch District are provided below.

**§ 9-5.xxxx Residential Uses**

**A. Single-Family Medium Low-Density**

**1. Purpose and application**

- (a) 45’ x 80’ lots

This designation is for medium low-density lots with a minimum lot size of 3,600 square feet, on a combination of graded, partially graded, or sloping lots consistent with the retention of the natural character of the terrain.

- (b) 50’ x 90’ lots

This designation is for medium low-density lots with a minimum lot size of 4,500 square feet on a combination of graded, partially graded, or sloping lots consistent with the retention of the natural character of the terrain.

**2. Property development standards**

	<b>45’ x 80’ lots</b>	<b>50’ x 90’ lots</b>
<b>Minimum Lot Size</b>	3,600 sf	4,500 sf
Minimum width, internal lot	45 ft.	50 ft.
Minimum width, corner lot	50 ft.	55 ft.
Minimum lot depth	80 ft.	90 ft.
<b>Minimum setbacks<sup>1</sup></b>		
Front (covered porch)	10 ft.	10 ft.
Front (living area)	12 ft.	12 ft.
Front (garage w/o sidewalk)	18 ft.	18 ft.

Front (garage w/ sidewalk) <sup>2</sup>	20 ft.	20 ft.
Rear (average)	12 ft.	12 ft.
Rear	10 ft.	10 ft.
Side <sup>3</sup>	4 ft.	4 ft.
Side (corner lot)	9 ft.	9 ft.
Side (porch at corner lot)	5 ft.	5 ft.
Rear (covered patio)	5 ft.	5 ft.

Footnotes:

1. Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves, or similar architectural projections may encroach 2' into the required setback.
2. Second floor living space located above a garage may adhere to front setback guidelines.
3. Air conditioning condensers are allowed in side yard setbacks.

**3. Permitted uses**

<b>Home occupations</b>	<b>P</b>
<b>Second residential unit</b>	<b>P</b>
<b>Single-family dwelling</b>	<b>P</b>
<b>Age-restricted housing</b>	<b>P</b>
<b>Residential community amenity (community center, fitness center/pool)</b>	<b>P</b>
<b>Open space</b>	<b>P</b>
<b>Parks and park facilities, public and private</b>	<b>P</b>
<b>Trail/Trailhead facilities</b>	<b>P</b>
<b>Storm Drainage facilities</b>	<b>P</b>
<b>Resource protection / restoration</b>	<b>P</b>
<b>Model homes</b>	<b>P</b>
<b>Sales, leasing office, and trailers</b>	<b>P</b>
<b>Temporary construction building and uses</b>	<b>P</b>

**§ 9-5.xxxx Assisted Living/Neighborhood Commercial Uses**

**A. Assisted Living**

The Assisted Living zone is intended to serve primarily the Albers Ranch neighborhood and the immediate community

**1. Property development standards**

Determined through the conditional use permit process.

**2. Permitted uses**

Determined through the conditional use permit process.



## **B. Neighborhood Commercial**

### **1. Purpose and application**

The Neighborhood Commercial zone is intended to serve primarily the Albers Ranch neighborhood and the immediate community, providing retail goods, food/drug, eating establishments, professional services for daily needs, and other similar commercial uses.

### **2. Property development standards**

Consistent with the C-2 Neighborhood Commercial zoning district standards in the City's existing zoning ordinance or equivalent zoning district should the zoning ordinance be updated at the time of development.

### **3. Permitted uses**

Consistent with C-2 Neighborhood Commercial zoning district standards in the City's existing zoning ordinance or equivalent zoning district should the zoning ordinance be updated at time of development.

## **§ 9-5.xxxx Open Space Uses**

### **A. Open Space/Recreation**

#### **1. Purpose and application**

The Open Space/Recreation zone is to provide for the establishment of open space areas to protect natural resources, provide stormwater drainage, to create parks for recreation and community gathering, and key landscape areas to provide community enhancement and connectivity.

#### **2. Property development standards**

N/A

#### **3. Permitted uses**

<b>Open space</b>	<b>P</b>
<b>Trail/Trailhead facilities</b>	<b>P</b>

<b>Storm Drainage facilities</b>	<b>P</b>
<b>Resource protection / restoration</b>	<b>P</b>

**SECTION 5:**

The City Council finds that the public necessity requires the proposed zone change; that the subject property is suitable to the uses permitted in the proposed zone change; that said permitted uses are not detrimental to the surrounding property; and that the proposed zone change is in conformance with the Antioch General Plan, as amended.

**SECTION 6:**

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

\* \* \* \* \*

**I HEREBY CERTIFY** that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_\_ of \_\_\_\_\_, 2024, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_\_ of \_\_\_\_\_, 2024, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Mayor of the City of Antioch

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Antioch

## **EXHIBIT B**

### **REZONE LEGAL DESCRIPTION**

#### **LEGAL DESCRIPTION**

The land referred to is situated in the County of Contra Costa, City of Antioch, State of California, and is described as follows:

Parcel D, as shown on the Parcel Map M.S. 55-83, filed May 14, 1985, Book 116 of Parcel Maps, Page 1, Contra Costa County Records.

EXCEPTING THEREFROM the parcel of land described in the Deed to John T. Camara et ux, recorded July 23, 1987, Book 13791, Page 835, Official Records; said parcel of land being also shown on the Record of Survey Lot Line Adjustment filed June 30, 1987, Book 83 of Licensed Surveyor's Maps, Page 50, Contra Costa County Records.

FURTHER EXCEPTING THEREFROM: That portion of land as described in the Final Order of Condemnation by the Contra Costa County Flood Control and Water Conservation District, recorded August 16, 2012, Series No. 2012-0198173, Official Records.

Also Excepting therefrom:

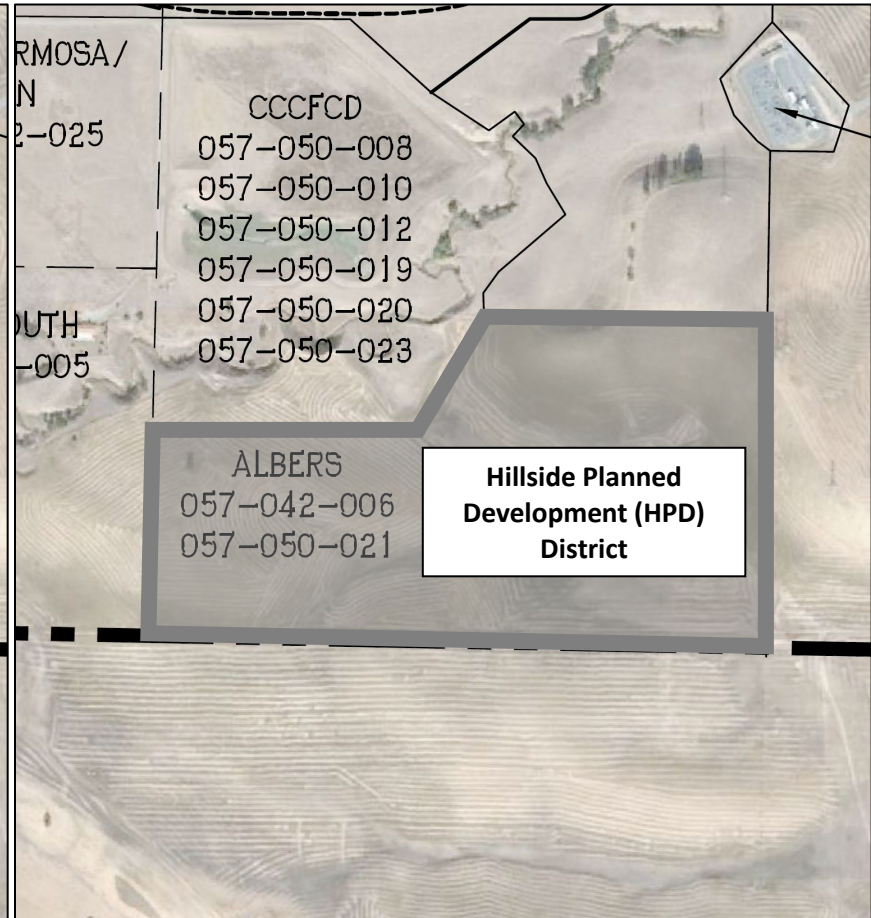
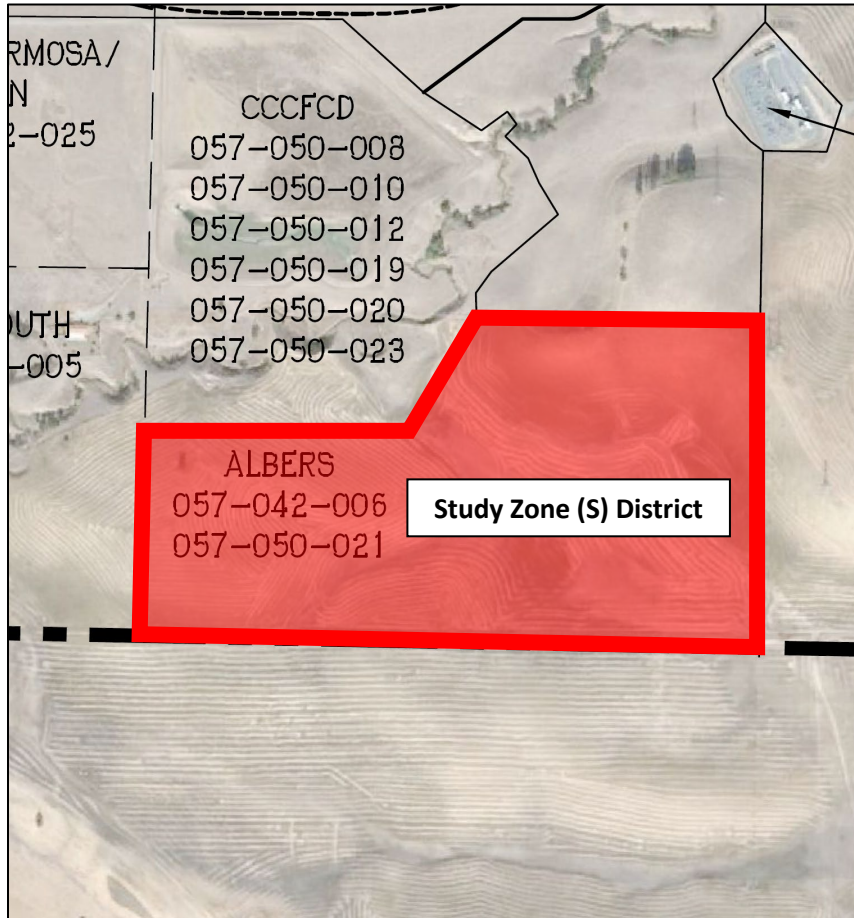
All oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas and minerals, now or hereafter found, situated or located in all or any part or portion of the lands described herein lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas and minerals, lying below a depth of 500 feet (500') below the surface thereof; but without rights whatsoever to enter upon the surface thereof, as reserved in the Grant Deed recorded August 31, 2010, Series No. 2010-0182953, Official Records.

APN: 057-050-021 and 057-042-006

# Proposed Rezone Exhibit

Existing Zoning

Proposed Zoning








# 2024-20 Albers Ranch\_Rezone

Final Audit Report

2024-12-11

Created:	2024-12-05
By:	Monique Villagrana (mvillagrana@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaSNp1snyg5T2Og-satjWx5vFYQ7ezZ0I

## "2024-20 Albers Ranch\_Rezone" History

-  Document created by Monique Villagrana (mvillagrana@antiochca.gov)  
2024-12-05 - 9:20:36 PM GMT
-  Document emailed to Kevin Scudero (kscudero@ci.antioch.ca.us) for signature  
2024-12-05 - 9:20:43 PM GMT
-  Email viewed by Kevin Scudero (kscudero@ci.antioch.ca.us)  
2024-12-11 - 9:09:45 PM GMT
-  Document e-signed by Kevin Scudero (kscudero@ci.antioch.ca.us)  
Signature Date: 2024-12-11 - 9:09:58 PM GMT - Time Source: server
-  Agreement completed.  
2024-12-11 - 9:09:58 PM GMT