

Delta Fair Village



Project Location: 3000 Delta Fair Boulevard (northeast corner of Buchanan Road and Delta Fair Boulevard)

Applicant: Chiu Family LLC

Existing General Plan: Regional Commercial

Proposed General Plan: Mixed Use

Existing Zoning: Regional Commercial (C-3)

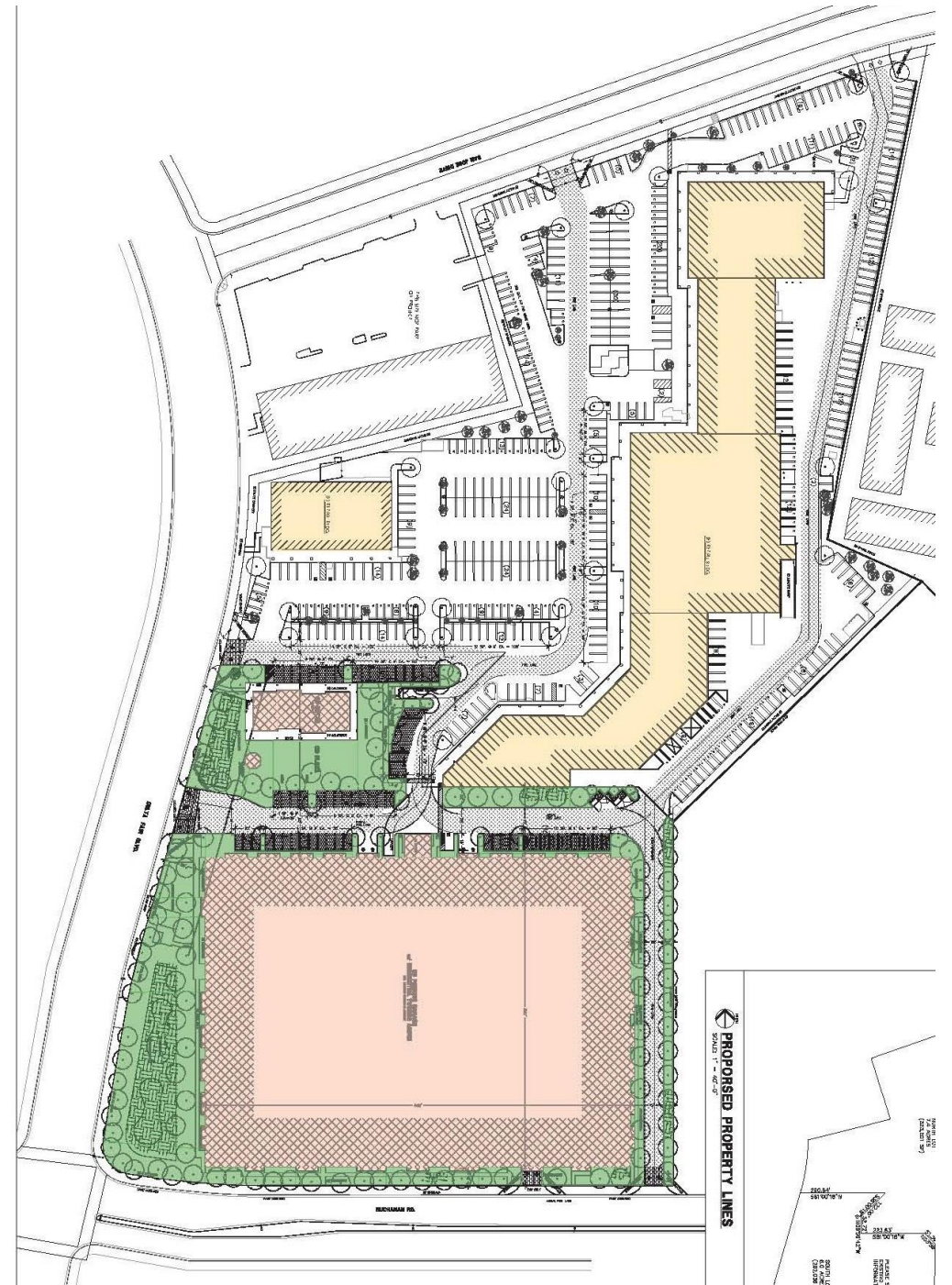
Proposed Zoning: Planned Development (PD)

Entitlements: General Plan Amendment, Rezone, Final Development Plan, Use Permit, and Design Review



Project Description

- Demolish 73,546 square feet of the existing Delta Fair Shopping Center
- Construct 210-unit apartment complex
 - Ground-level parking garage (324 spaces in garage, 68 out)
 - Five buildings above – three and four stories (54 and 65 feet high)
 - Total 411,511 square feet
- Construct 4,000 square foot retail building



General Plan Amendment

Regional Commercial to Mixed Use

- Blue = Mixed Use
- Red = Regional Commercial

Mixed Use not have specific residential density – proposed 35 units per acre is highest allowed in General Plan and consistent with recommendations during PDP process



Rezone

Rezone from Regional Commercial (C-3) to Planned Development (PD)

- C-3 not allow residential uses
- Proposed PD Standards most closely resemble R-35 zoning
- Density, lot coverage, setbacks same as R-35
- Height is difference – 45' in R-35, 70' proposed

Use Permit/Final Development Plan

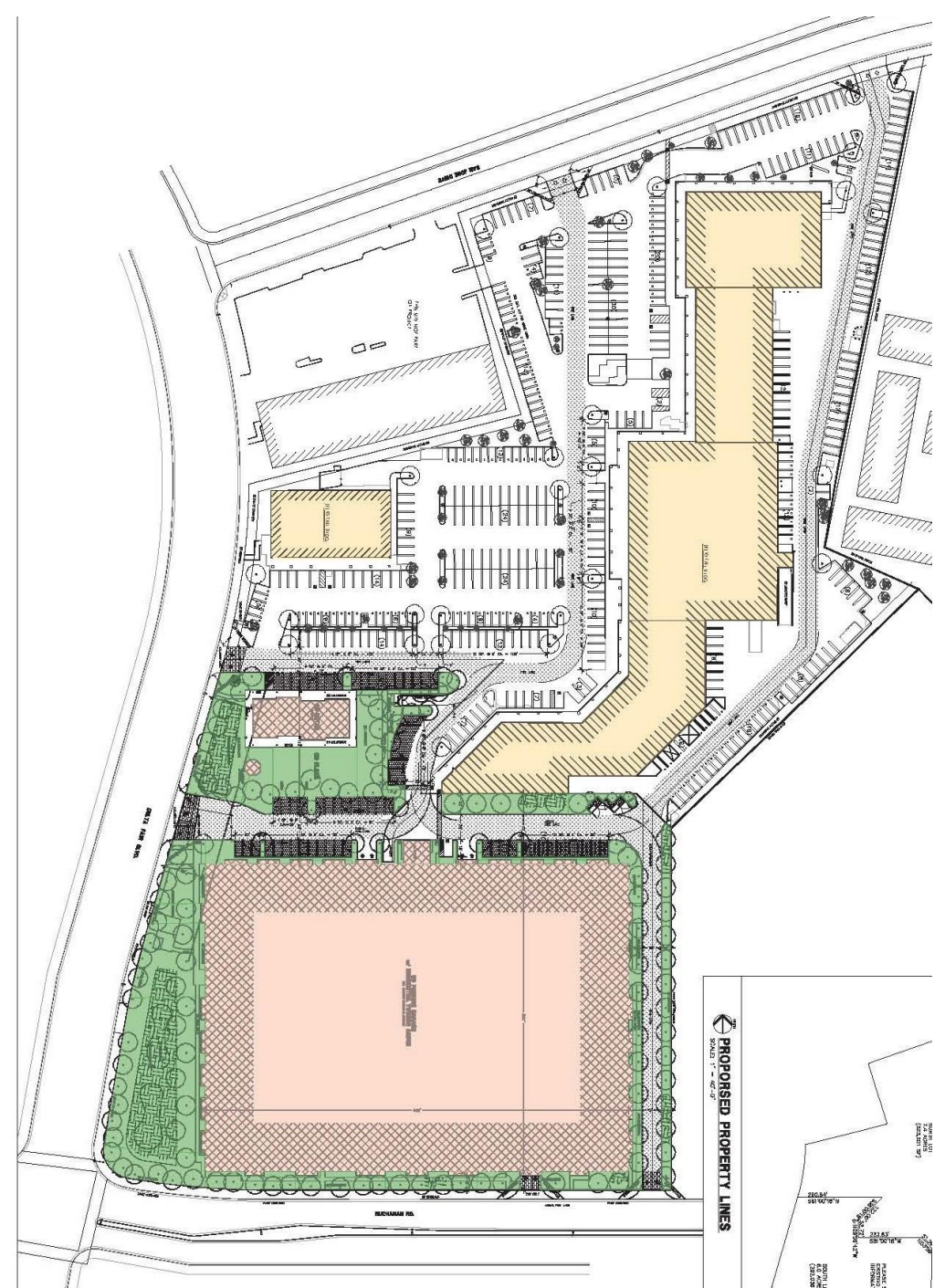
- Code requires Use Permit for all development in PD zone
- PD zone requires approval of a Final Development Plan which, in this case, would be the approved Site Plan

Design Review

- Peer review of the proposed design
- Complies with Citywide Design Guidelines in most cases, added conditions for minor items

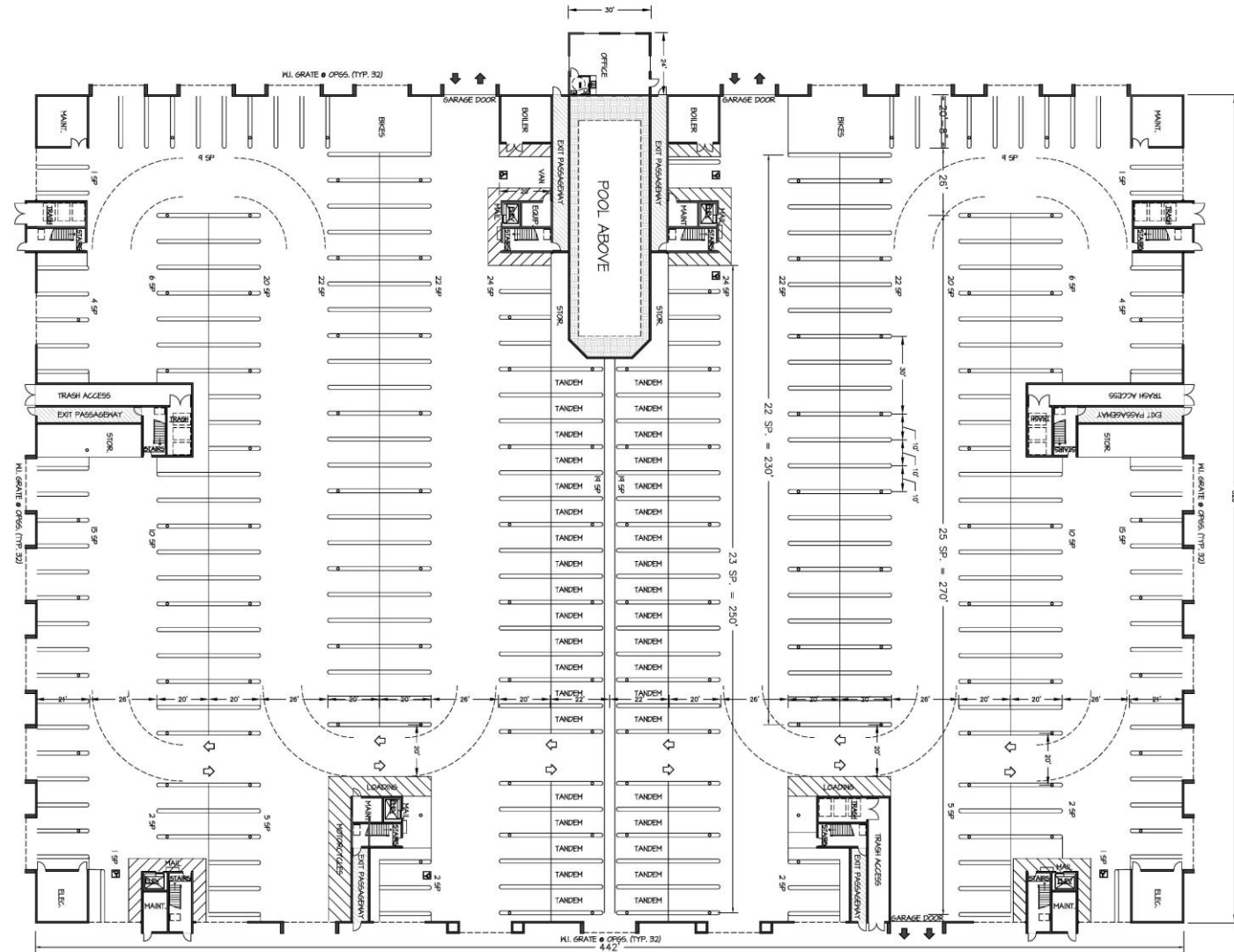
Site Design

- Internal drive aisle off Delta Fair Blvd.
 - Provides access to two parking garage entrance points
 - Connects to existing shopping center
- Parking garage exit only onto Buchanan Rd
- Second full-access driveway on Buchanan Rd
- All driveways have patterned concrete
- Landscape area along Delta Fair includes stormwater basin and community garden
- Landscaped plaza adjacent to retail building
- Trash enclosures at northeast corner of new building where driveways intersect



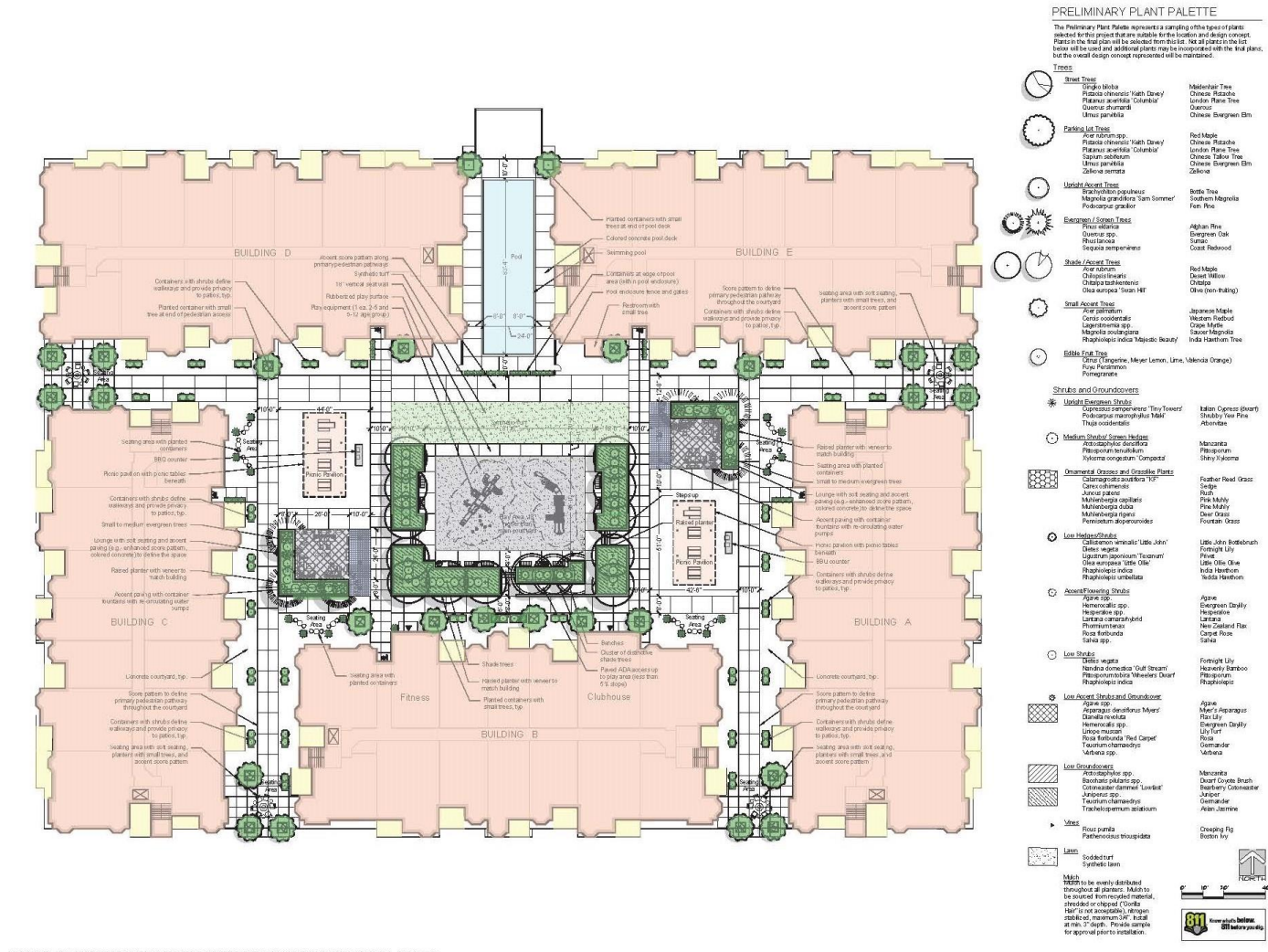
Parking

- 390 spaces required for residential and new retail
- 392 provided
- 324 spaces in gated parking garage
- 38 of parking garage tandem
- 68 spaces outside of building
- Parking Management Plan



Residential Building

- Office on ground floor between two parking garage entries
- Common area above garage in courtyard – fenced
 - 52,000 square feet
 - Pool
 - Picnic pavilions
 - Playground
 - BBQ grills
 - Several seating areas
- Clubhouse and Fitness Center off courtyard in Building B



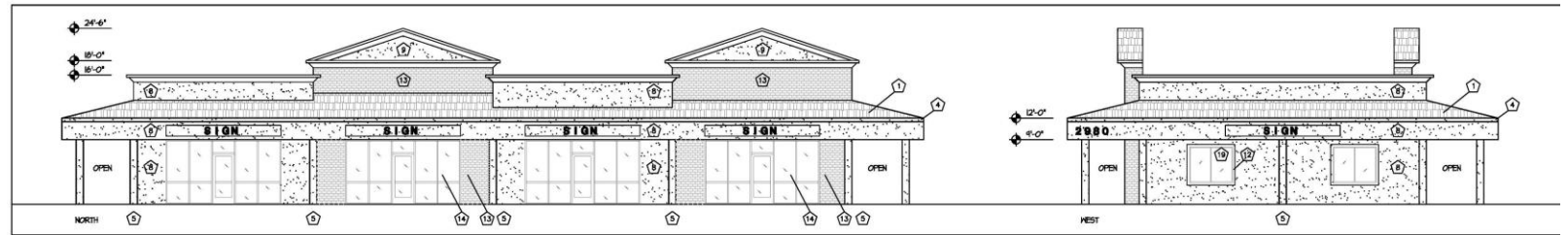
- Facade articulations
- Roofed projections over entrances
- Roof variations
- Recessed and projecting balconies
- Upper floors stepped back
- Exterior materials – stucco, stone veneer, CMU block
- Concrete Tile Roof





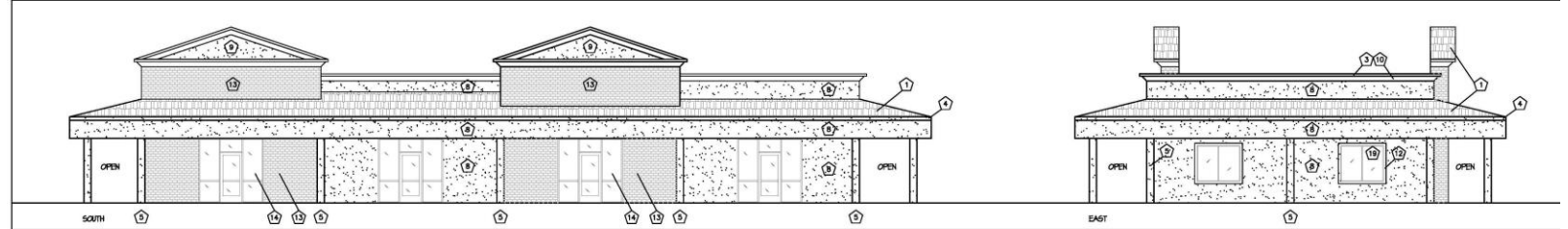
Retail Building

- 4,000 square feet
- Materials to match apartments
- No user at this time
- Condition separate design review



NEW RETAIL/DAYCARE ELEVATIONS

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



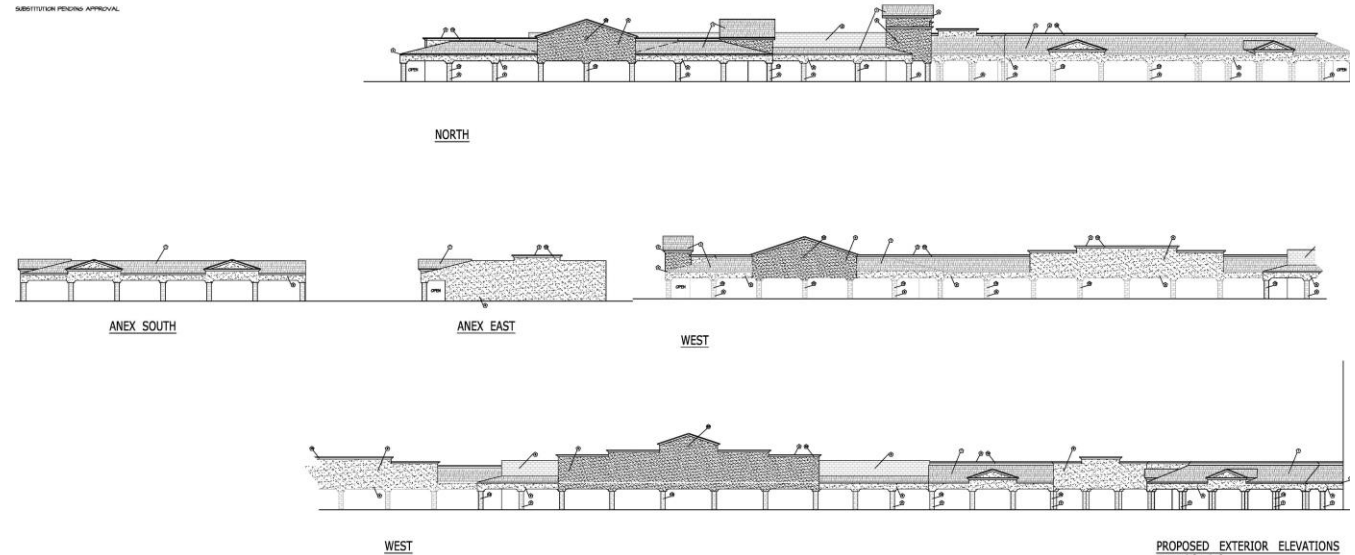
NEW RETAIL/DAYCARE ELEVATIONS

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

Shopping Center Renovation

- Realign parking drive aisles
- Upgrading parking area and landscaping
- Add roof variation and façade articulation
- Materials to match apartments
- Replace broken storefronts and remove unused signage
- Condition renovations to begin prior to apartment construction

SUBSTITUTION PENDING APPROVAL



PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/16" = 1'-0"

CEQA

- IS/MND prepared for project in accordance with the CEQA indicating the project will not have a significant effect on the environment
- Mitigation Measures address air quality, biological resources, cultural and tribal resources, geology and soils, hydrology and water quality, noise, and transportation
- Public review period for IS/MND from May 1 to June 1, 2020
- City received two comment letters which are attached to the staff report along with responses to comments
- Errata prepared to incorporate response to comments but not change conclusions in IS/MND or result in new significant information or impacts

Traffic Mitigation

- Somersville Road and Buchanan Road – requires construction of dual northbound left turn lanes on Somersville Road onto Buchanan Road and conversion of an eastbound through lane to a through-left turn lane
 - Applicant to be responsible for the construction of the improvements with partial reimbursement, once the City receives the Tuscany Meadows fair share payment
 - Construction has to begin prior to the issuance of building permits and be completed prior to occupancy of the first residential unit
- Somersville Road/Auto Center Drive at the SR4 westbound ramp – requires modification of the traffic signal timing and phasing
- Somersville Road and Delta Fair Boulevard – requires restriping to convert the eastbound left-through shared lane to an exclusive eastbound left lane

Planning Commission Recommendation

- On August 19, 2020 the Planning Commission held a public hearing via Zoom
- Planning Commission discussion included questions about the applicant agreeing to conditions of approval, height, Code enforcement, building height, and ownership vs. rental
- Planning Commission was in favor of a development that improved the site
- Planning Commission recommended City Council approve the entitlements for the Delta Fair Village project by a unanimous 5-0 vote, with one absent

City Council Actions

Planning Commission Recommends:

1. Approve the resolution adopting the Delta Fair Village Project Initial Study/Mitigated Negative Declaration (IS/MND) and the mitigation monitoring and reporting program
2. Approve the resolution approving a General Plan Amendment for purposes of amending the City of Antioch General Plan Land Use Map (GP-18-02)
3. Introduce the ordinance rezoning the property to Planned Development District (PD-18-03)
4. Approve the resolution approving the Final Development Plan, Use Permit (UP-18-19), and Design Review (AR-18-20)