



STAFF REPORT

Approved and forwarded to City Council


Bryan H. Montgomery, City Manager

Date: September 9, 2014
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: Orchard at Emerson Neighborhood 3 Design Review (DR 10-13)

Summary

This is a request by Brookfield Homes ("Applicant") for design review approval of one neighborhood totaling 86 single family homes within the Emerson Ranch Subdivision (TM 9032) for the project known as "Orchard at Emerson Neighborhood 3 Design Review (DR 10-13) ("Project)". Plans include house floor plans and architectural elevations, color and material palette, conceptual landscaping plan, street tree selections, neighborhood development plan, street light specification, and subdivision neighborhood map. The project is located within Emerson Ranch Subdivision 9032, on the northwest corner of Sellers Avenue and East Cypress Road: APN 037-192-026.

Staff recommends the City Council adopt the resolution approving Orchard at Emerson Neighborhood 3 Design Review (DR 10-13), as conditioned.

Background and Project Description

General Plan and Zoning

Excluding the 24 acre commercial site located on the southeast corner of the subdivision, the project site includes three residential General Plan Land Use Designations as follow:

- *Single Family Residential, High Density (SH)*
- *Single Family Residential, Medium Density (SM)*
- *Multi-Family Residential, High Density (MH)*

The site is zoned P-1 (Planned Development) District. Although the project includes land designated for multi-family residential development, the adopted P-1 District zoning blends all three residential designations in a manner that remains consistent with the net density allowed by all three. This application does not result in any additional proposed uses.

Existing Entitlements and Development

In 2010, New Urban Communities Partners, Inc. received the following entitlements for the Emerson Ranch Subdivision 9032:

- Certification of the Emerson Property Environmental Impact Report SCH 2007052073 (City Council Resolution No. 105-10);
- General Plan Amendment to expand the “Commercial” designated land from 10 acres to 24 acres (City Council Resolution No. 106-10);
- Rezone from A-3 (Heavy Agriculture) District to P-1 (Planned Development) District (Ordinance No. 18-10);
- A Vesting Tentative Map to subdivide 140 acres into 567 single family lots, a 24 acre commercial site, a park, detention pond, trails, and other associated improvements (City Council Resolution 107-10); and
- Design Review approval of the proposed homes and commercial development plan (City Council Resolution No. 107-10).

In 2013 and 2014, Brookfield Homes and DeNova Homes received the following entitlements for the Emerson Ranch Subdivision 9032:

- Amendment to the Final Development Plan (City Council Resolution No. 35-13);
- Design Review for Neighborhoods 1 and 2a (City Council Resolution No. 91-13); and
- Design Review for Neighborhood 2b (City Council Resolution No. 40-14).

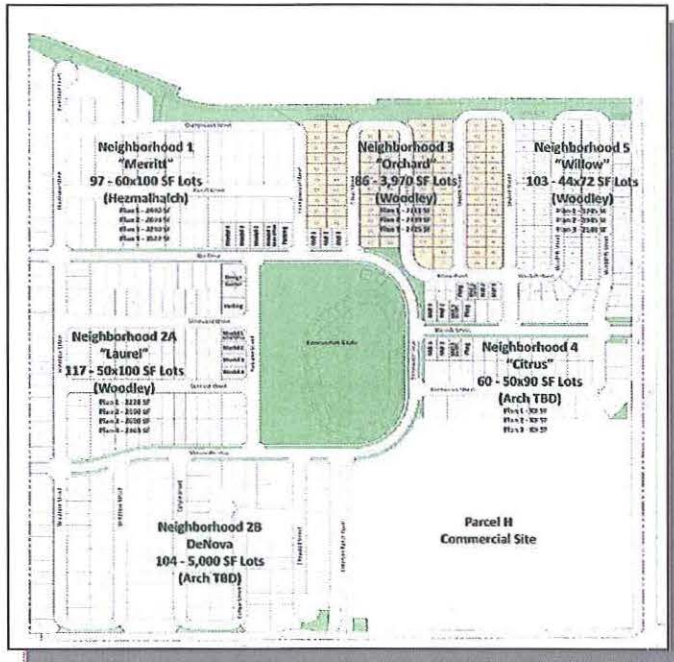
Although the original applicant (NUCP Inc.) received design review approval of the proposed homes for the entire subdivision, the current applicant, Brookfield Homes, has different house plans and seeks a new design review approval, just as has been approved for Neighborhoods 1, 2a, and 2b.

Proposed Design Review Plans

Neighborhood 3 (marketed as “Orchard”) consists of 86 homes with three floor plans ranging from 2,211-2,720 sf. of livable area, each with three elevations. Due to the smaller size of the lots (average lot size is 3,970) and narrow frontages of 45 feet, all three floor plans are proposed to be two-story homes. The architectural styles for the three elevations are the same for each of the floor plans and are titled “French Country” (Elevation A), “English Country” (Elevation B), and “Farmhouse” (Elevation C).

The applicant’s plans are attached and include color front, side, and rear elevations of all floor plan and architectural style combinations, house floor plans, color and material palette, conceptual landscaping plan, street tree selections, neighborhood development plan, street light specification, and subdivision neighborhood map. Figure 1 depicts the subdivision neighborhood map and shows the location of each of the neighborhoods all of the lots and streets, the park and open space areas, and the commercial parcel.

Figure 1. Subdivision Neighborhood Map



On the Subdivision Neighborhood Map, Neighborhood 3 is in the upper middle portion of the map between Neighborhood 1 (largest lots) and Neighborhood 5 (smallest lots). As previously mentioned, and updated from what is depicted on Figure 1, revised design review for Neighborhoods 1, 2a, and 2b has been approved, Neighborhood 5 is being processed, and Neighborhood 4 has yet to be submitted.

When considering all three floor plans, each with three elevations, there are a total of nine combinations of floor plans and elevations, excluding the number of color/material options available. Figure 2 provides one example of the front

elevation from each floor plan and each architectural type.

Figure 2. Examples of Front Elevations

Plan 1 – French Country (A)	Plan 2 – English Country (B)	Plan 3 – Farmhouse (C)

Environmental Review

The request for design review approval does not constitute changes to the physical impacts associated with the project and falls within the scope of the Emerson Ranch Subdivision

9032 Environmental Impact Report ("EIR") (includes the Draft EIR, Partially Recirculated Draft EIR and Final EIR) (SCH# 2007052073).

Analysis

The project plans were analyzed for consistency with the adopted City of Oakley Residential Guidelines ("Guidelines"). Since, the Vesting Tentative Map and Final Development Plan were previously analyzed and approved, Staff has focused this analysis on residential siting and lot design of the neighborhoods, and architectural character and details of each house.

Residential Siting and Lot Design

Staff analyzed the variation in setbacks for front yards and between two-story elements of adjacent homes on side yards. The applicant has plotted the homes to provide setback variations, but due to the smaller lots, the variations will be less than provided in the larger lot neighborhoods; however, some variation is achieved through the design of the homes. For example, Plan 1 has a garage dominated front elevation with a recessed front entry; Plans 2 has a garage setback significantly from the front porch area, yet still in front of the front entry; and Plan 3 has a garage setback slightly from the front porch and even with the entry; however, the front study projects even with the porch. This variation in front yard setbacks and house designs will help avoid long, straight "walls" of buildings along the street frontages and create visual interest within the front yards. The narrow lots will not allow for the applicant to plot homes so that a 15 foot setback is maintained between second story elements. However, that applicable design guideline is intended for at least 6,000 sf lots, and Staff does not recommend strictly enforcing it for this specific neighborhood.

Building mass is an element of lot siting and design. The covered porches, projecting architectural elements, and varying roof plans within the same footprints all add to the diversity of the house styles. Also, as a result of the smaller lot sizes resulting in all two-story house plans, the applicant is unable to provide at least 20% of the lots and 50% of the corner lots plotted with one-story homes. Corner lot driveways are located on the interior side of the lots to reduce visual prominence and allow landscaping to wrap around the corner yard.

Overall, the applicant has taken into account many of the residential guidelines when plotting and designing the homes, and varying setbacks, resulting in a diverse and interesting streetscape.

Architectural Character

The architectural character and design of the proposed homes have several consistencies with the guidelines. Although there has been a trend by home builders to enhance only the front elevations of homes in order to save cost, the applicant has integrated many of the front elevation elements, such as horizontal siding, board and batten, and wall shingles (or shake) onto the second story gables and sidings on all four sides. Side and rear elevation

windows on all plans are shown to share the same window trimming as front windows, and the applicant has added shutters to some windows on side and rear elevations of homes visible from a public streets or public areas (noted on plans as “enhanced elevation”).

Depending on the specific architectural style, a variety of colors and materials are used to enhance porches, window treatments, wainscots, and gables. For example, the French Country style includes window shutters and a stone veneer wainscot; the English Country style includes board and batten siding, a brick veneer wainscot, window shutters, and window muntins; and the Farmhouse style includes board and batten to break up the second story element, and stone veneer wainscot.

Street Trees

The street tree plans meet the intent of the guidelines by proposing tree species included in the guidelines “Street Tree List” of trees suitable for use in Oakley. Pursuant to and consistent to the Emerson Final Development Plan, Orchard Neighborhood 3 shows a minimum of one street tree per interior lot and three street trees per corner lot.

Findings

Draft findings are included in the attached resolution.

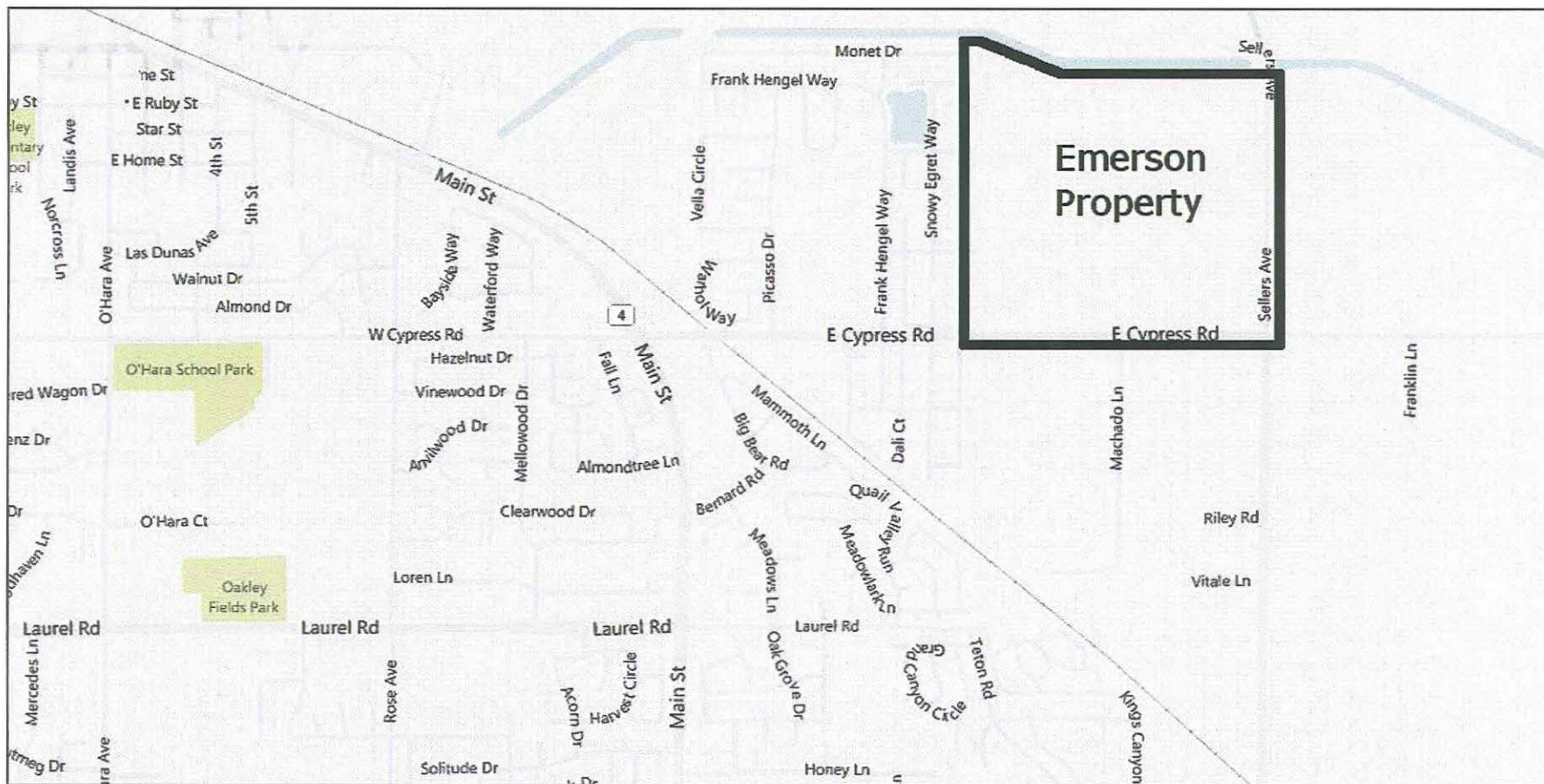
Recommendation

Staff recommends the City Council adopt the resolution approving Orchard at Emerson Neighborhood 3 Design Review (DR 10-13), as conditioned.

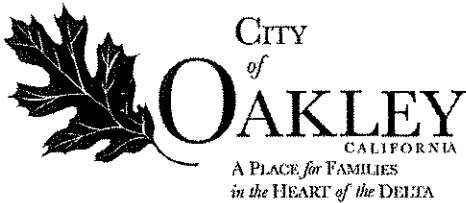
Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant’s Plans: Floor Plans and Elevations, Neighborhood Development Plan (Plotting Plan), Conceptual Landscaping and Street Tree Plan, Color and Material Palette, and Street Light Specification
4. Subdivision Neighborhood Map
5. Draft Resolution

Vicinity Map Emerson Property Project



Source: Bing Maps



City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on September 9, 2014 at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for design review approval.

Project Name: Orchard at Emerson Design Review NH 3 (DR 10-13)

Project Location: Emerson Subdivision TM 9032, northwest corner of Cypress Road and Sellers Avenue, APN 037-192-026 (see enclosed vicinity map)

Applicant: Nicole Moore of Brookfield Homes, 500 La Gonda Way, Suite 100, Danville, CA 94526. Nicole.moore@brookfieldhomes.com. (925) 743-8000.

Request: This is a public hearing on a request for Design Review approval of one neighborhood totaling 86 single family homes (entire subdivision has 567 homes). Plans include house floor plans and architectural elevations, including color and material palettes, and neighborhood plot plan map. The project consists of three floor plans ranging from 2,211 – 2,725 sf. of livable area, each with three elevations on approximately 4,000 sf lots.

The Staff Report and its attachments will be available for public review, on or after September 4, 2014 at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com.

Interested persons are invited to submit written comments prior to and may testify at the public hearing. **Written comments may be submitted to Ken Strelow, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelow@ci.oakley.ca.us.**

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Council Secretary at, or prior to, the Public Hearing.



Orchard

EMERSON RANCH

CITY OF OAKLEY
Planning Department
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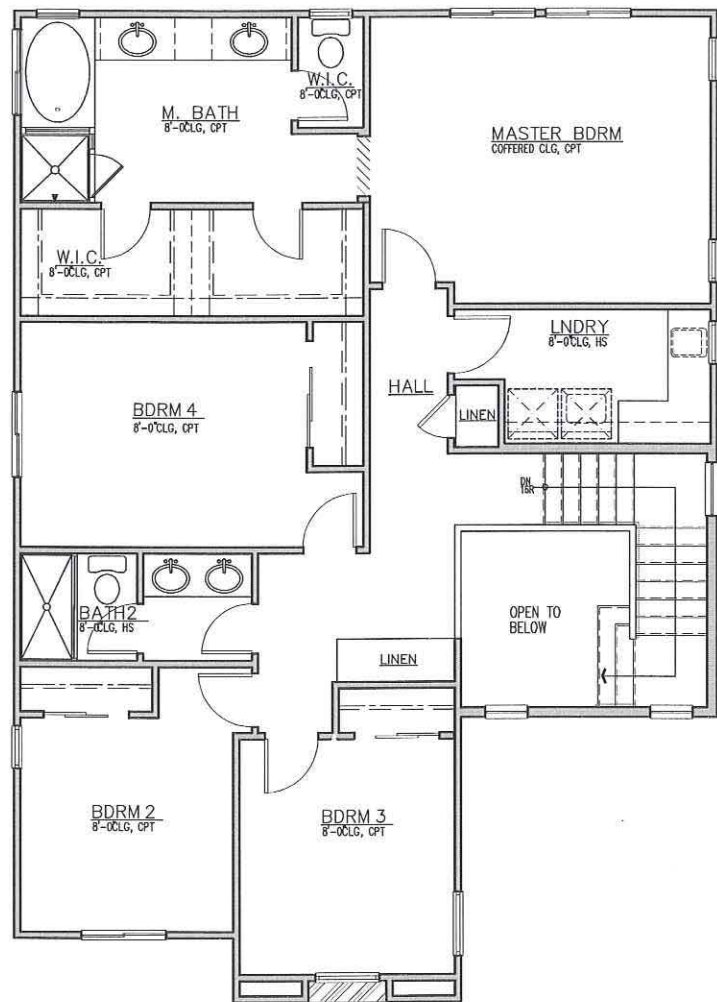
PMS 484



PMS 729

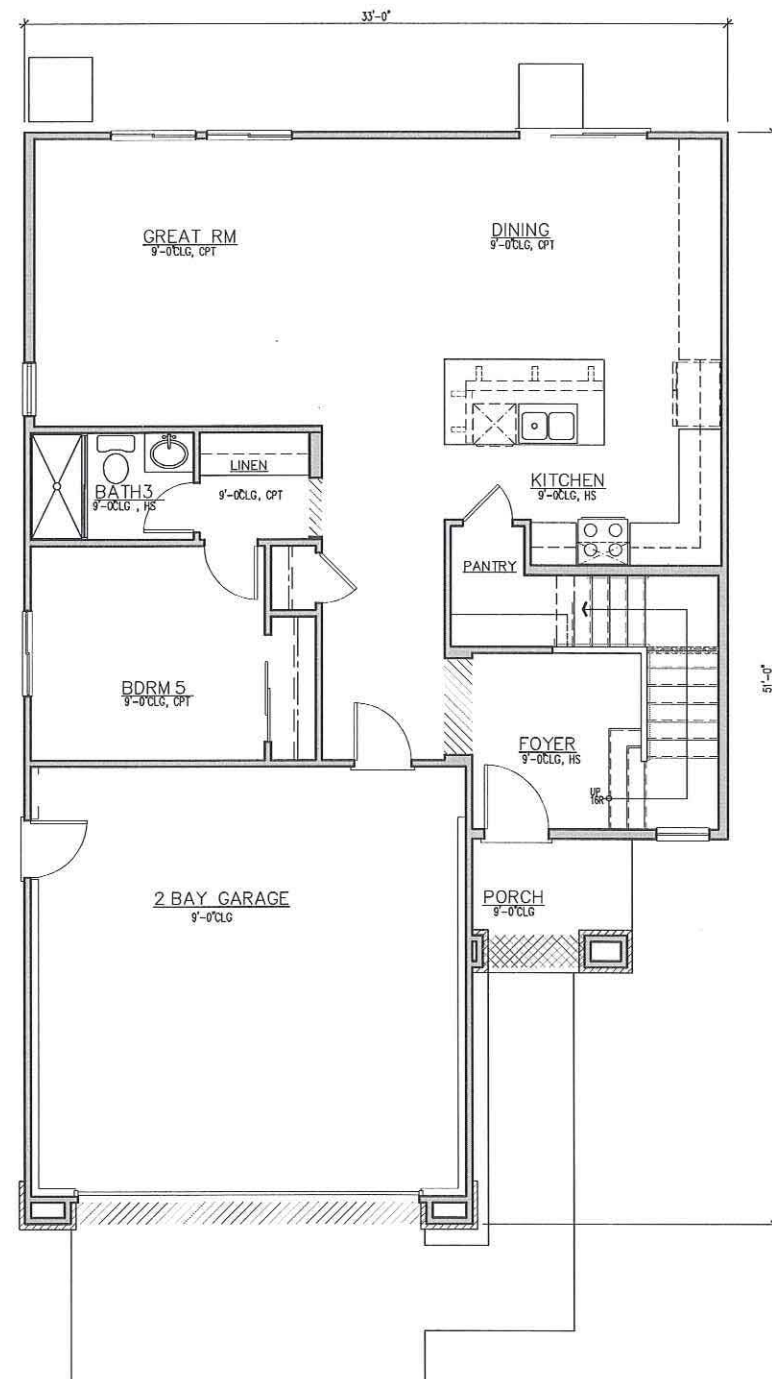


Warm Grey 11



secondFLOOR

scale: 1/4"=1'



firstFLOOR

scale: 1/4"=1'

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planONE

first floor: 1019 sf
second floor: 1192 sf
total living: 2211 sf

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scale: 1/4"=1'

elevationA



scale: 1/4"=1'

elevationB



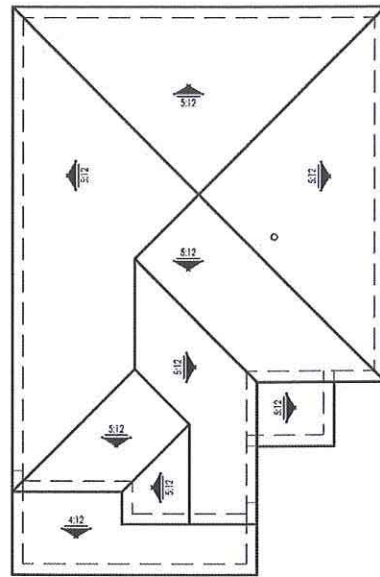
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elevationC

planONE

ORCHARD @ EMERSON

brookfield homes



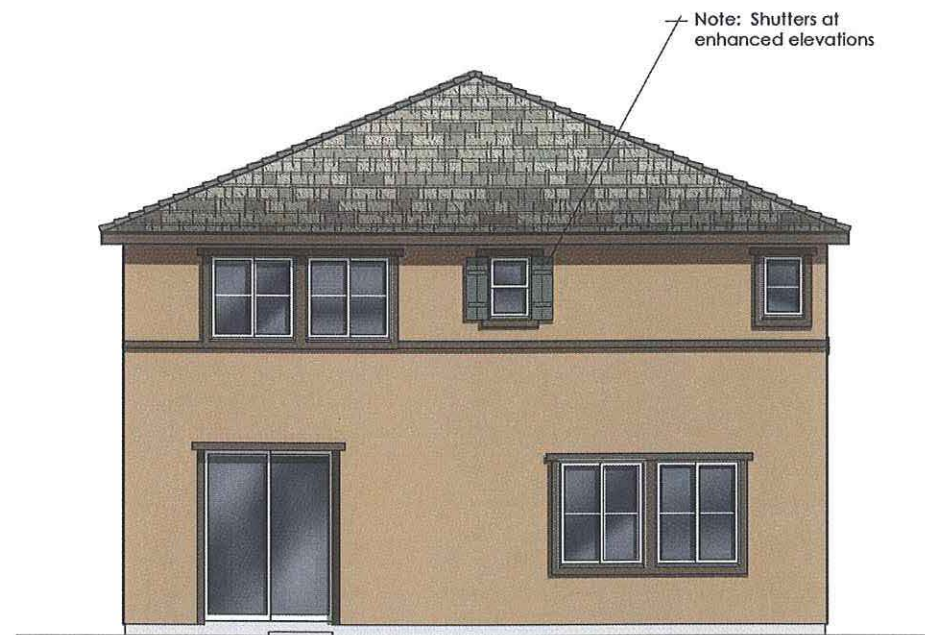
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scale: 1/8"=1'



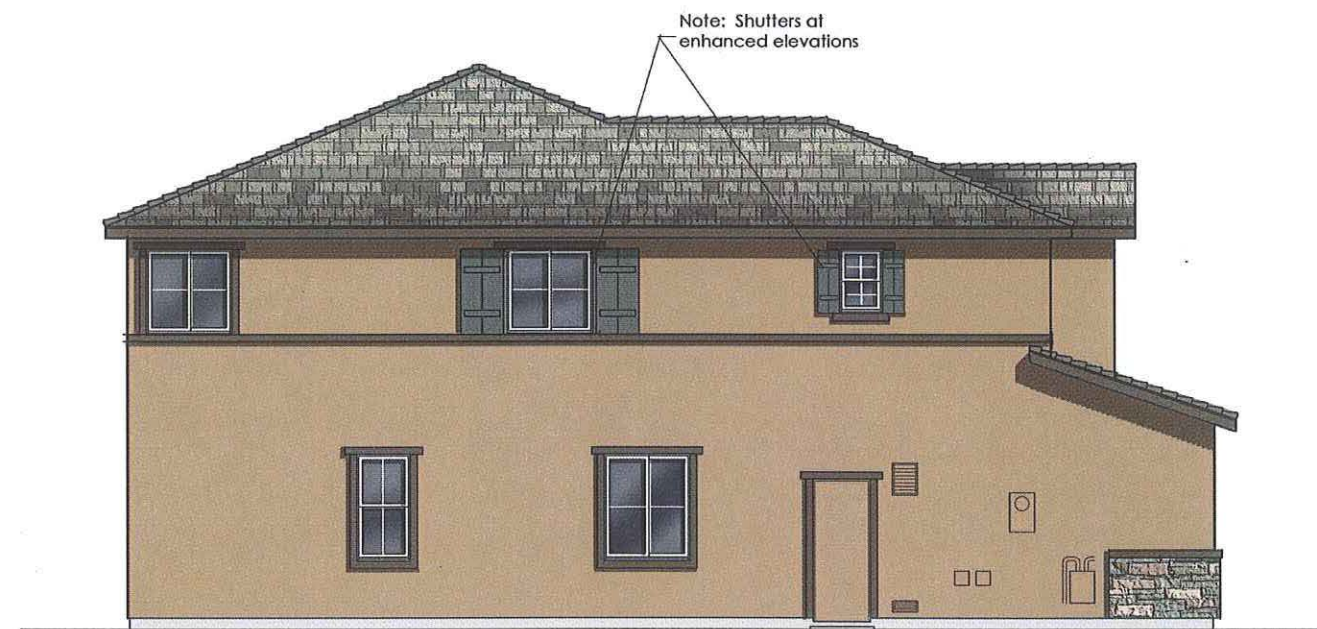
rightELEVATION

scale: 1/4"=1'



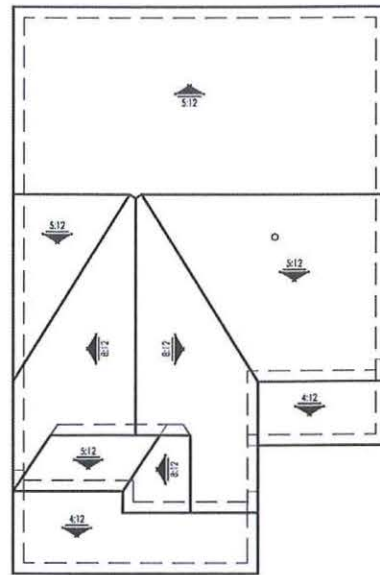
rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'



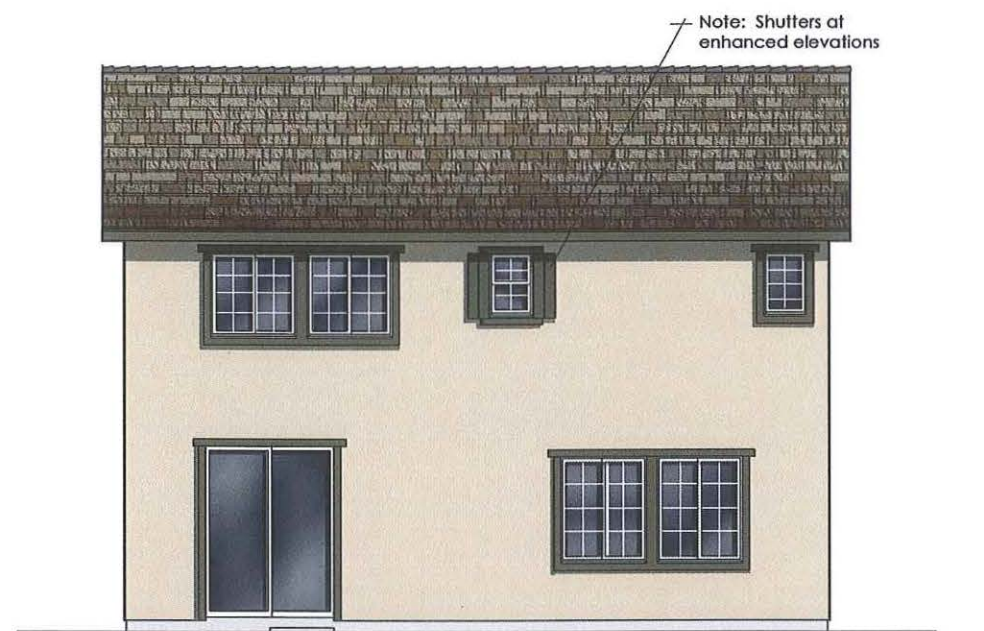
roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



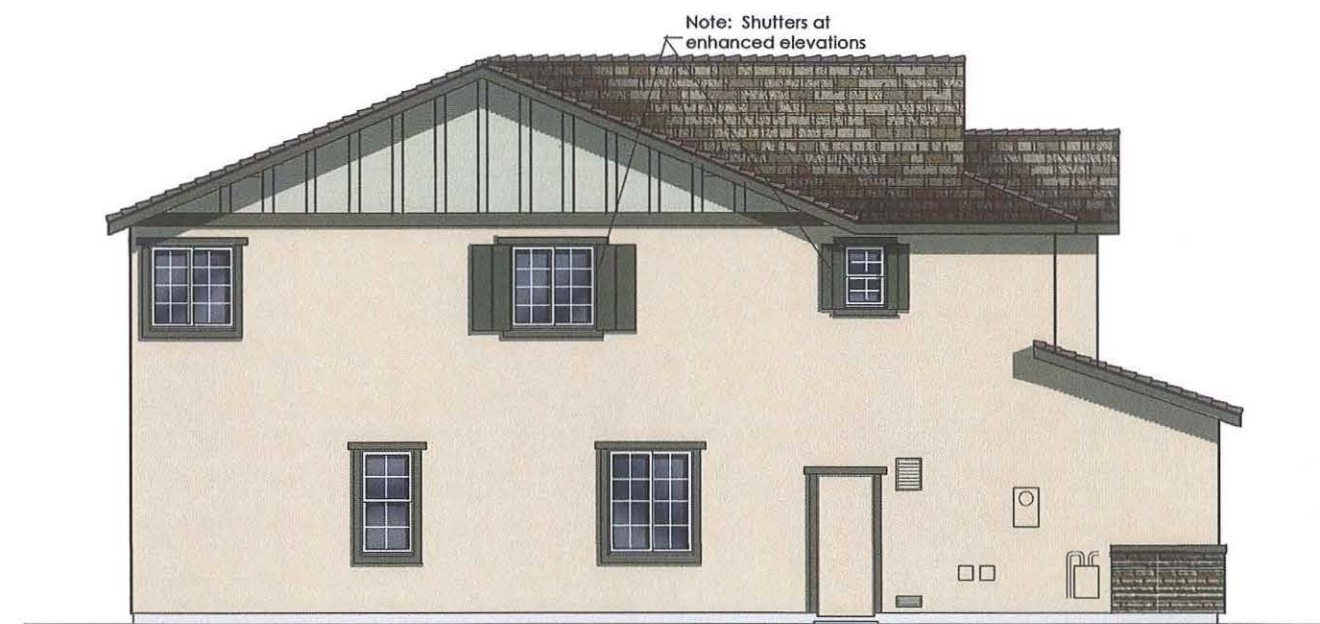
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planONE - B

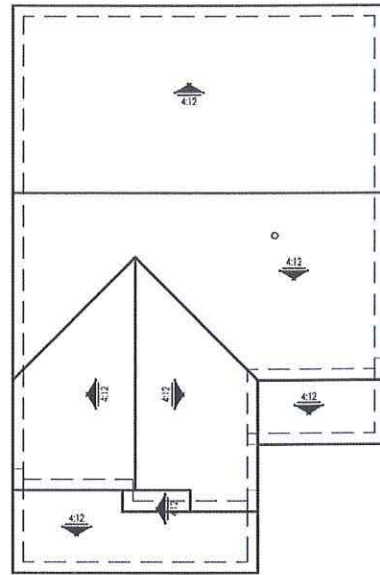
elevationB

englishCOUNTRY

ORCHARD @ EMERSON

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roofPLAN (all pitches 4:12 u.n.o.)

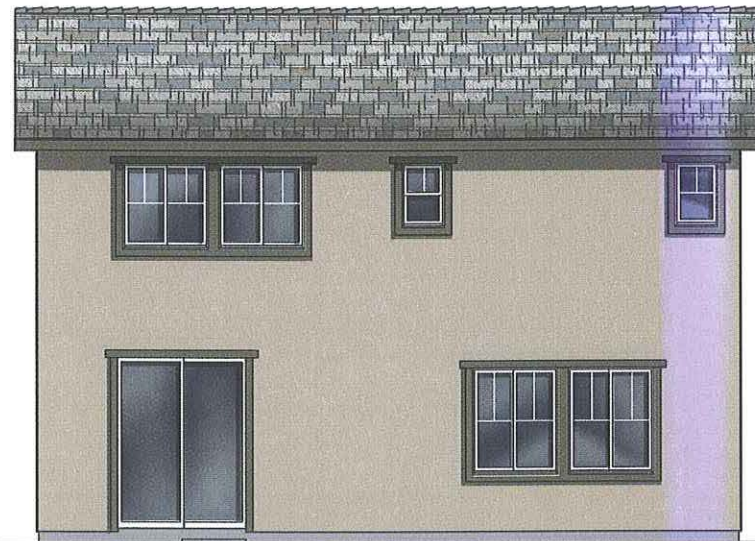
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rightELEVATION

scale: 1/4"=1'

Note: board & batten wraps at enhanced elevations



rearELEVATION

scale: 1/4"=1'



leftELEVATION

Note: board & batten wraps at enhanced elevations

Note: Wrap stone to fence (typ.) scale: 1/4"=1'

planONE - C

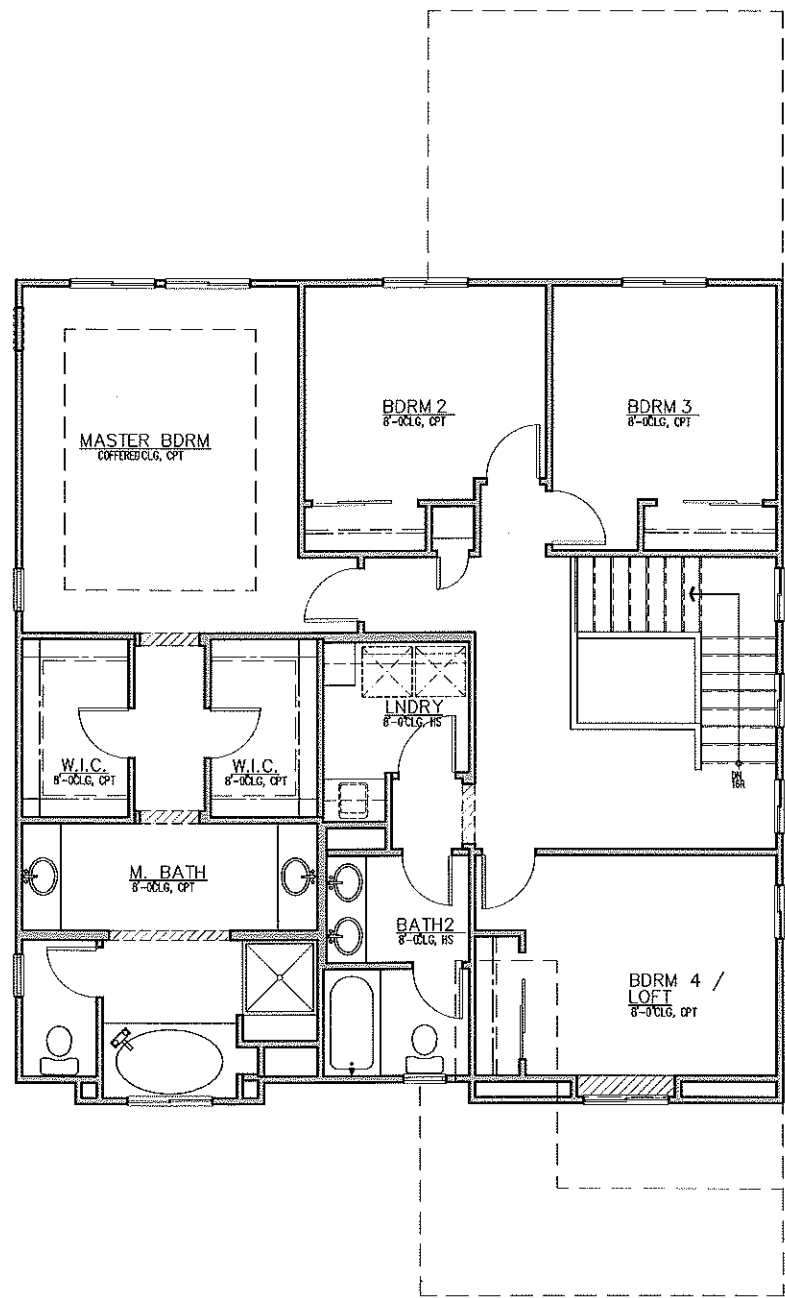
elevationC

farmhouse

ORCHARD @ EMERSON

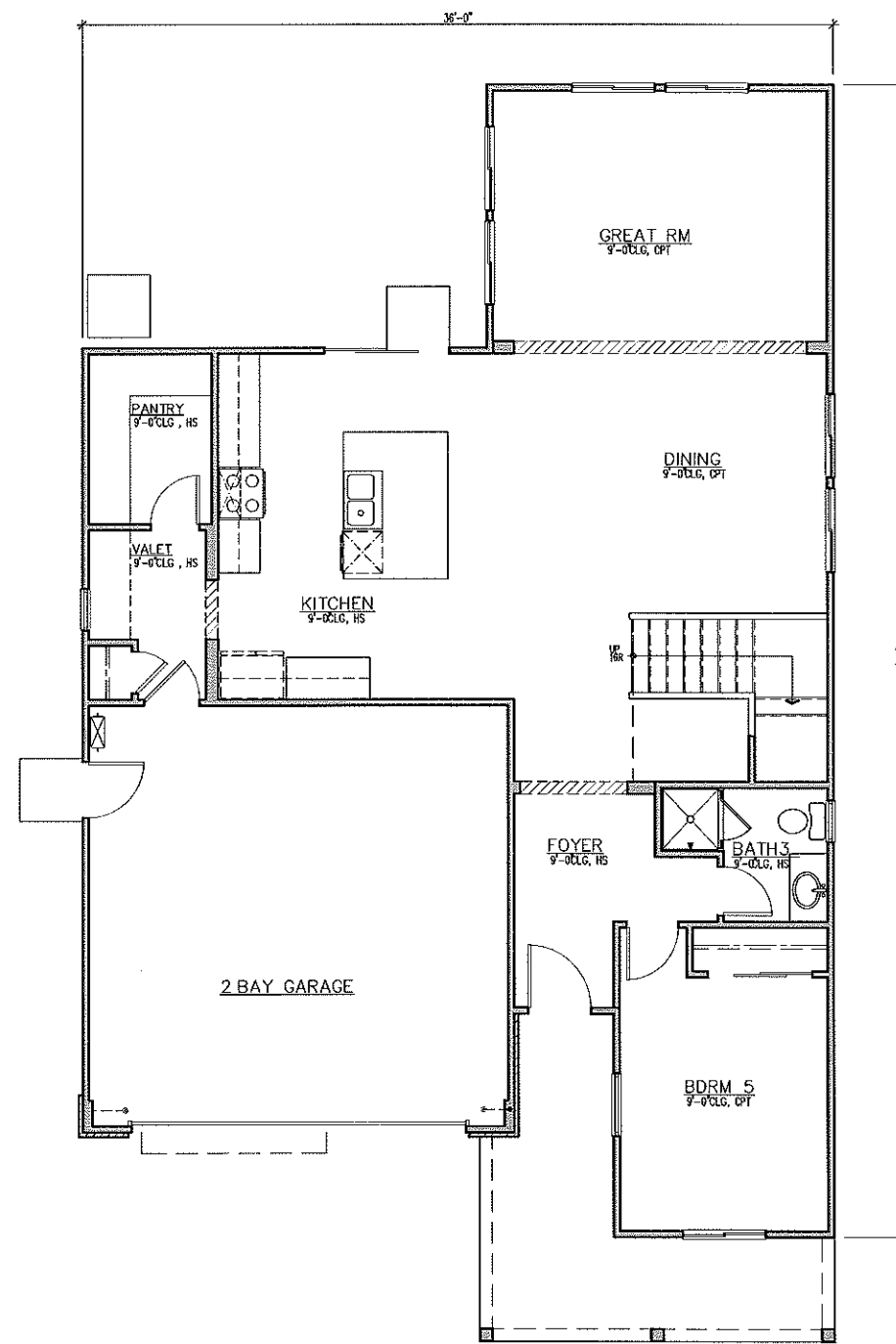
brookfield

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secondFLOOR

scale: 1/4"=1'



firstFLOOR

scale: 1/4"=1'

planTWO

first floor: 1166 sf
 second floor: 1273 sf
 total living: 2439 sf

ORCHARD @ EMERSON

brookfield

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elevationA

scale: 1/4"=1'



elevationB

scale: 1/4"=1'



elevationC

scale: 1/4"=1'

planTWO

ORCHARD @ EMERSON

brookfield homes

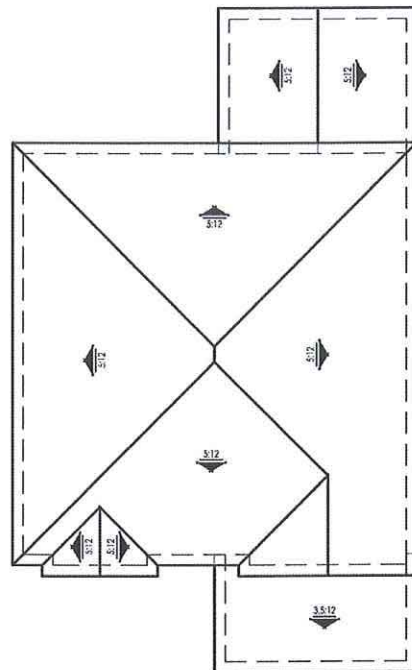


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california: 2943 pullman st. suite A / santa ana, ca 92705 / 949 553.8919 / 949 553.8909

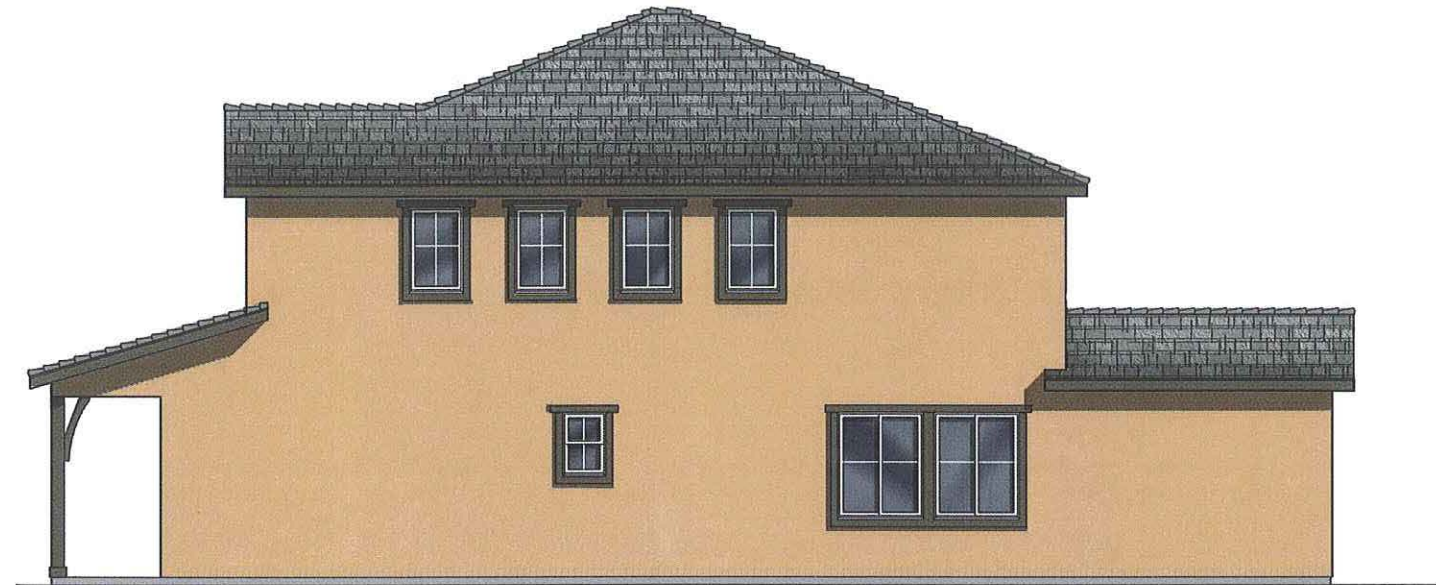
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roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

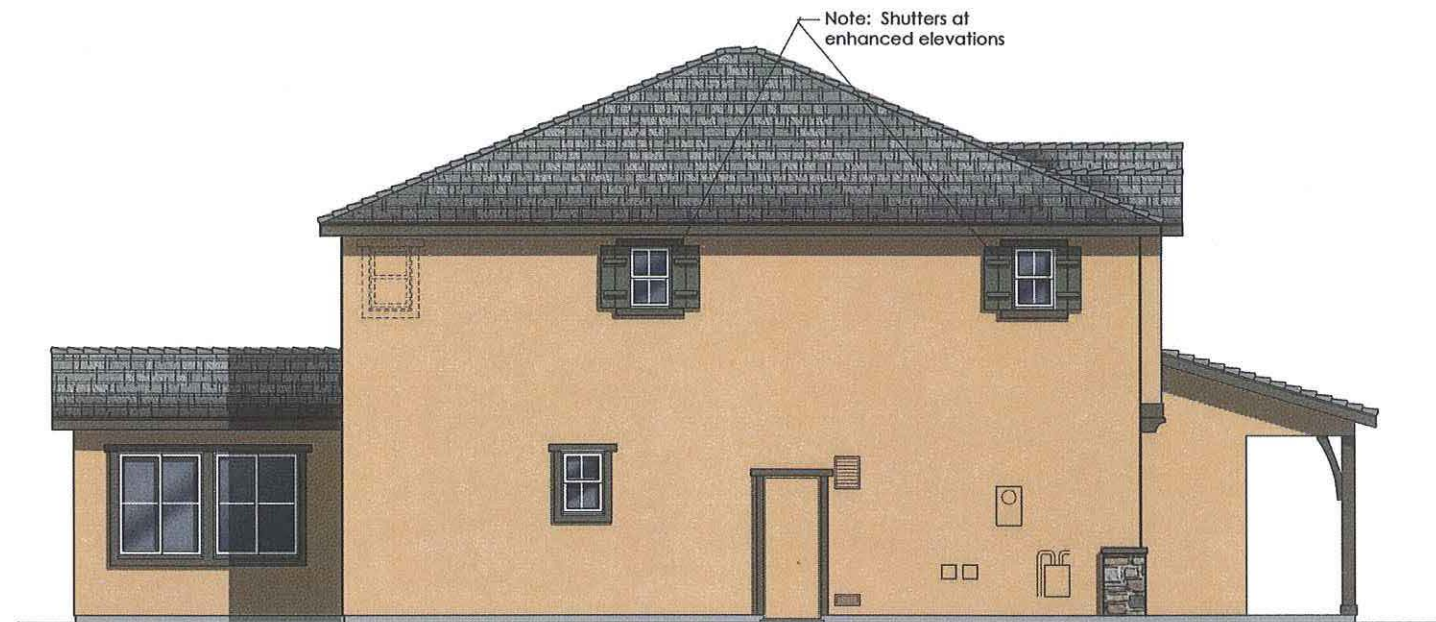
scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'

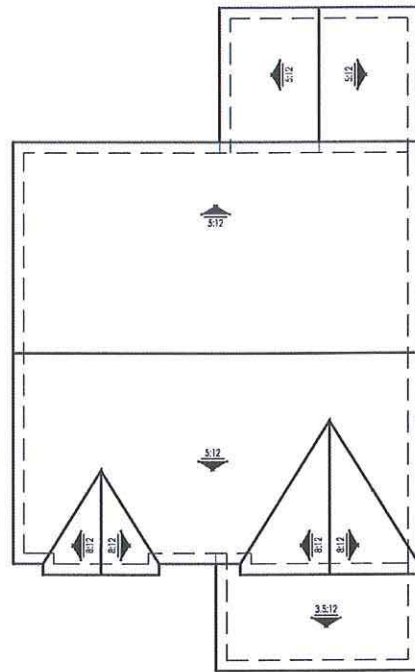
Note: Shutters at enhanced elevations



leftELEVATION

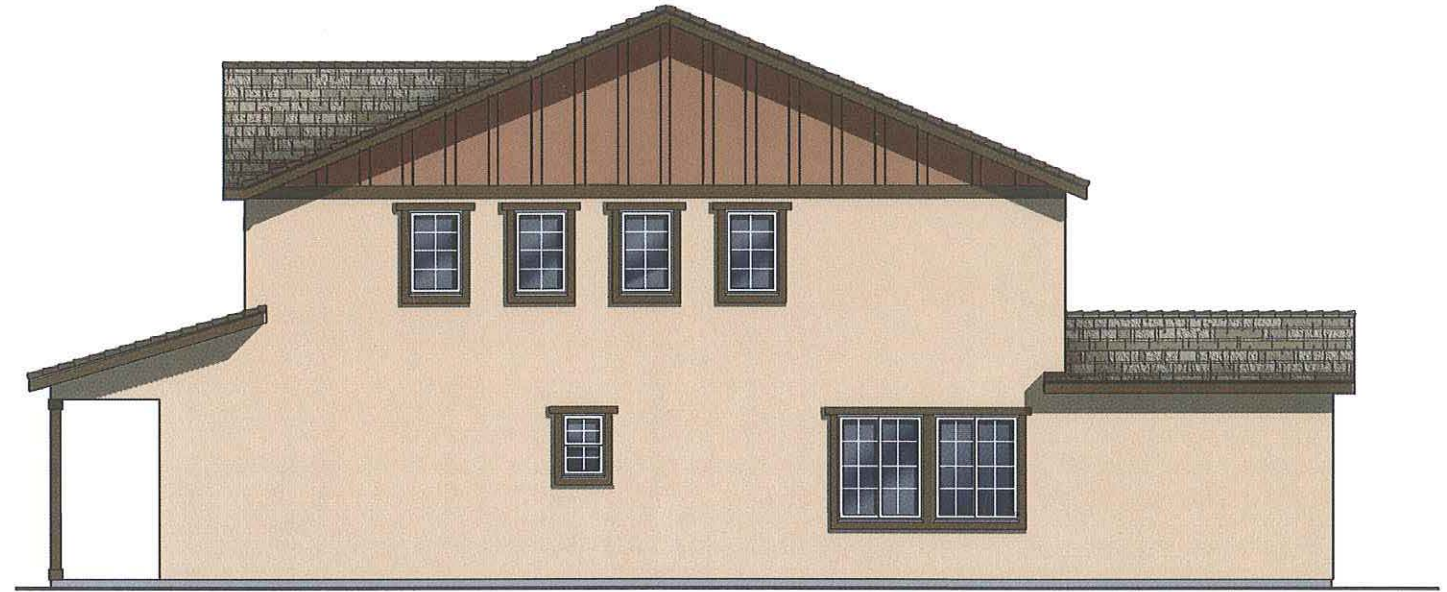
Note: Wrap stone to fence (typ.) scale: 1/4"=1'

Note: Shutters at enhanced elevations



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



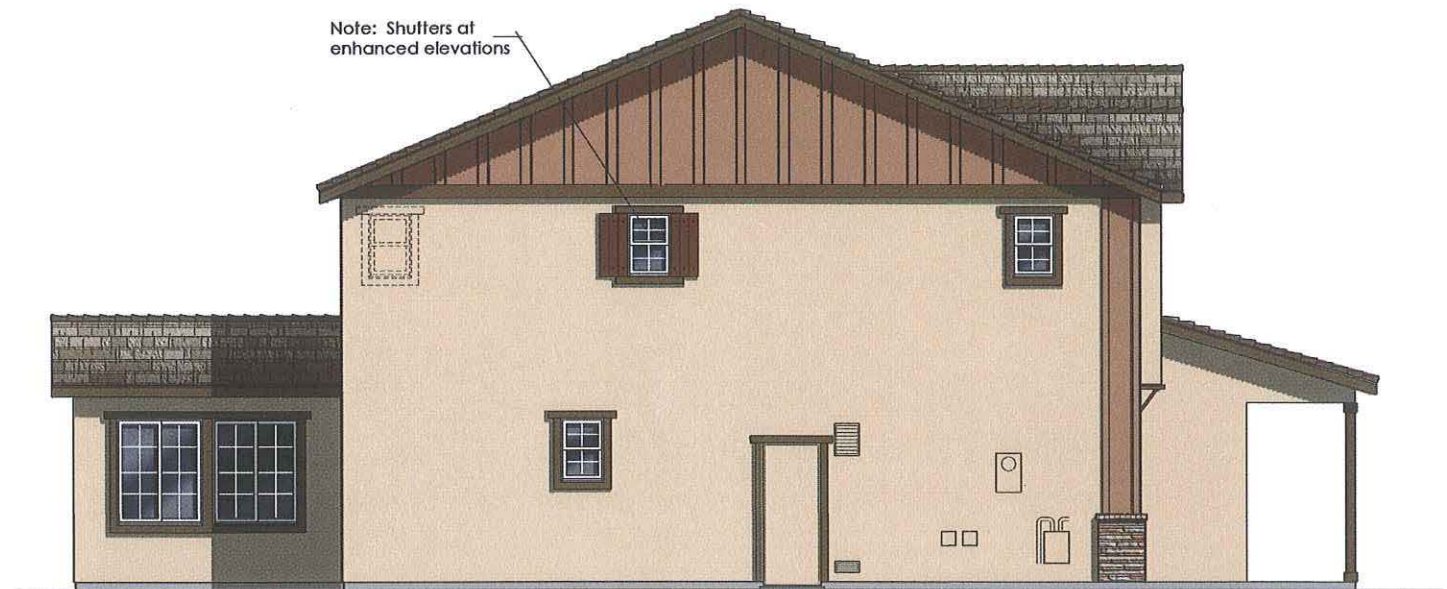
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planTWO - B

elevationB

englishCOUNTRY

ORCHARD @ EMERSON

brookfield

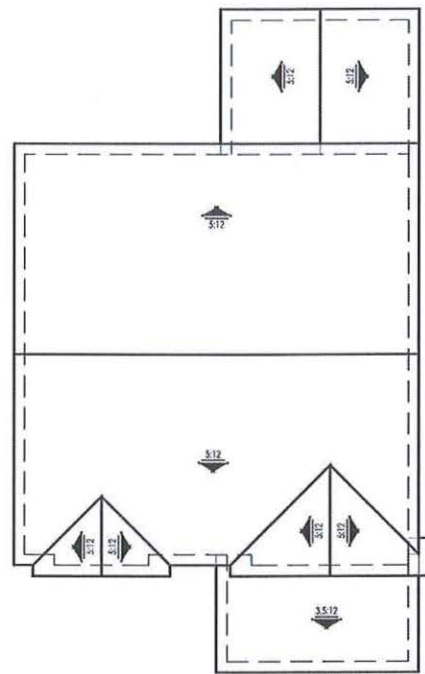
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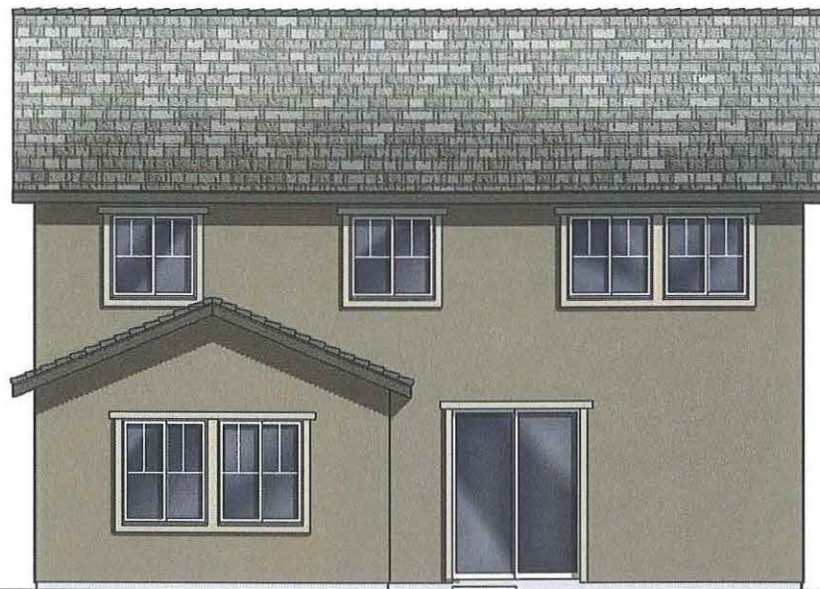
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scale: 1/8"=1'



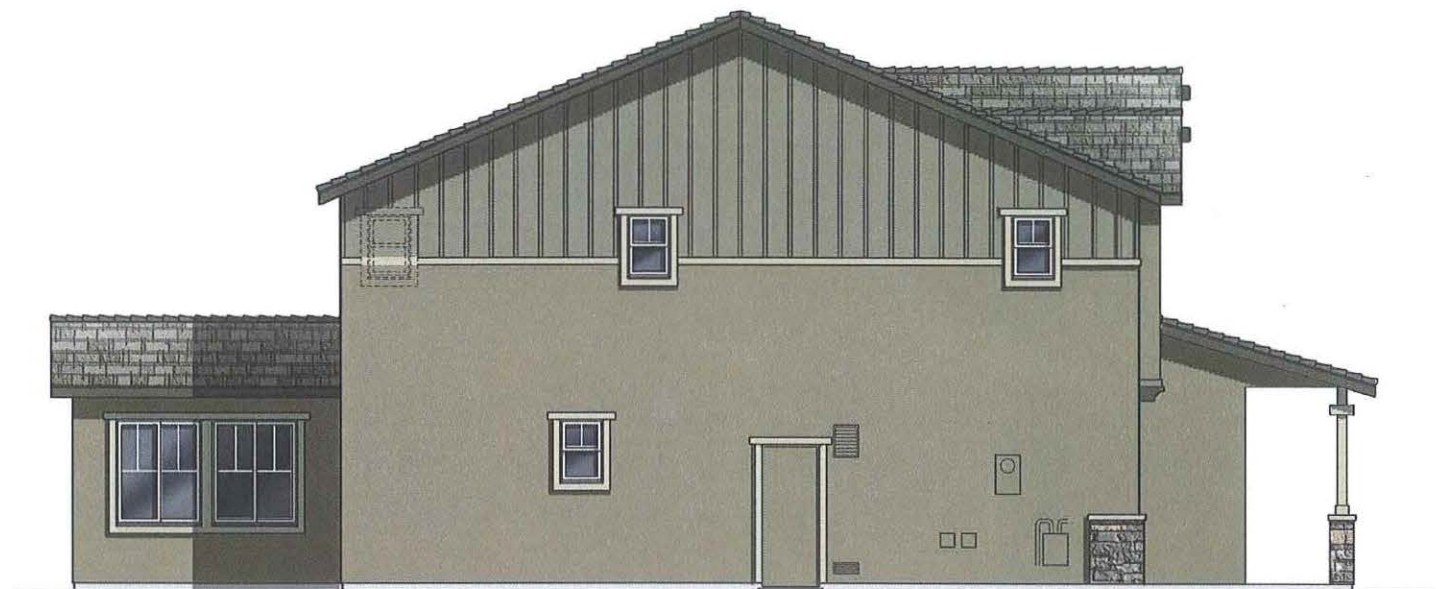
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

Note: Wrap stone to fence (typ.) scale: 1/4"=1'

planTWO - C

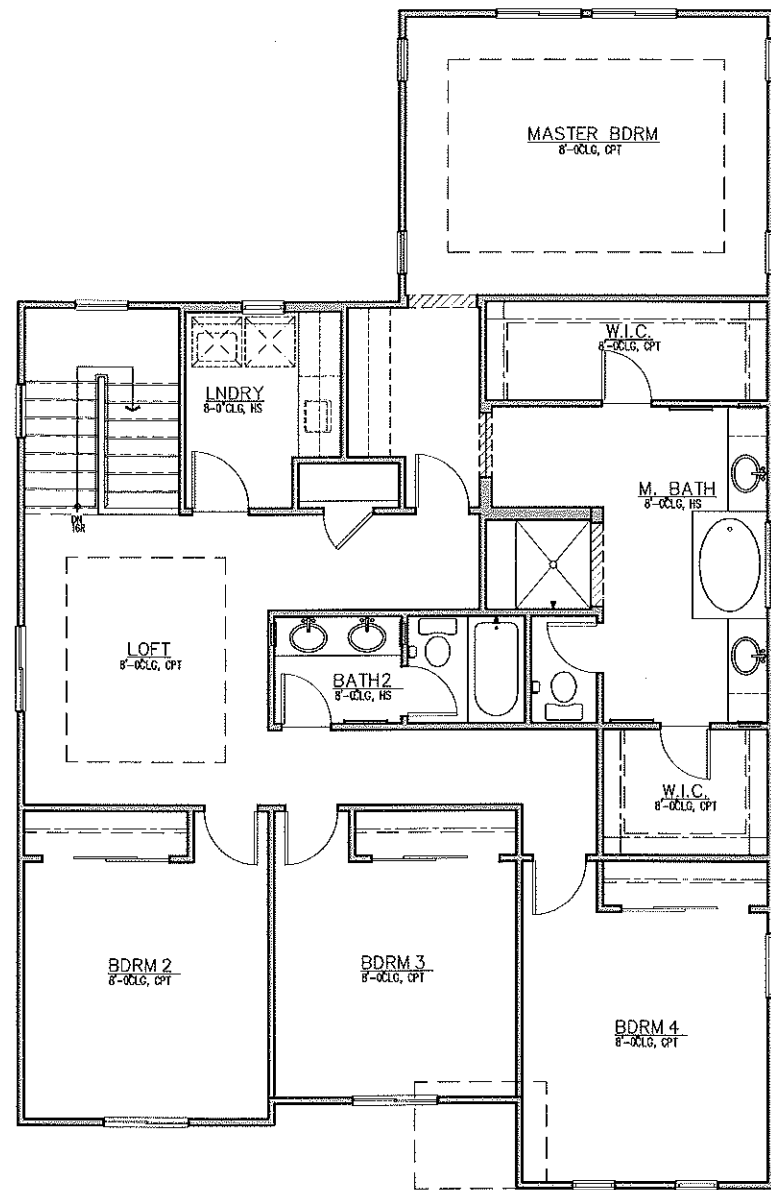
elevationC

farmhouse

ORCHARD @ EMERSON

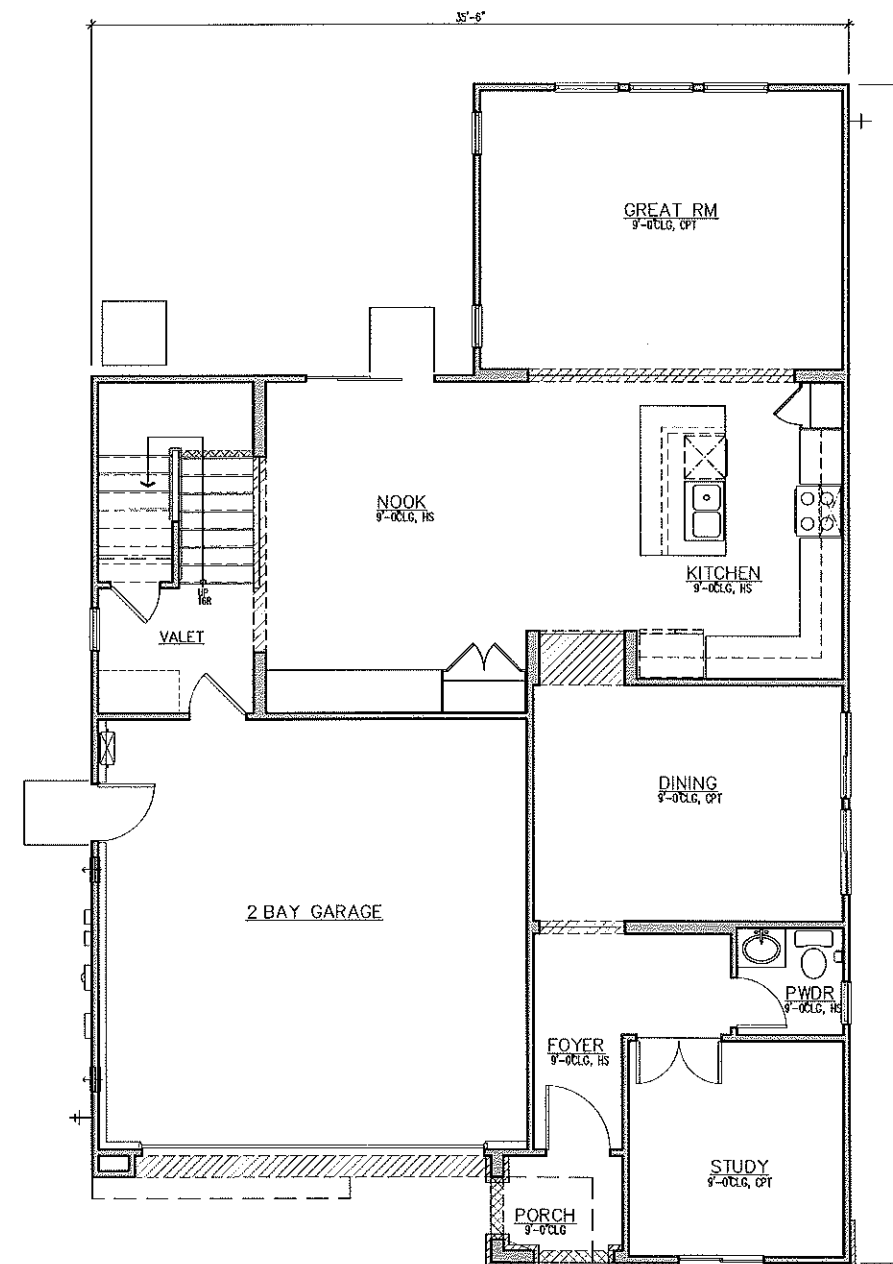
brookfield

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scale: 1/4"=1'

secondFLOOR



scale: 1/4"=1'

firstFLOOR

planTHREE

first floor: 1165 sf
 second floor: 1555 sf
 total living: 2720 sf

ORCHARD @ EMERSON

brookfield

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scale: 1/4"=1'

elevationA



scale: 1/4"=1'

elevationB



scale: 1/4"=1'

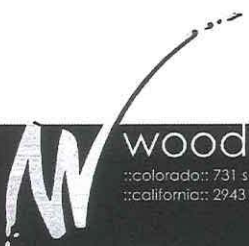
elevationC

planTHREE

ORCHARD @ EMERSON

brookfield homes

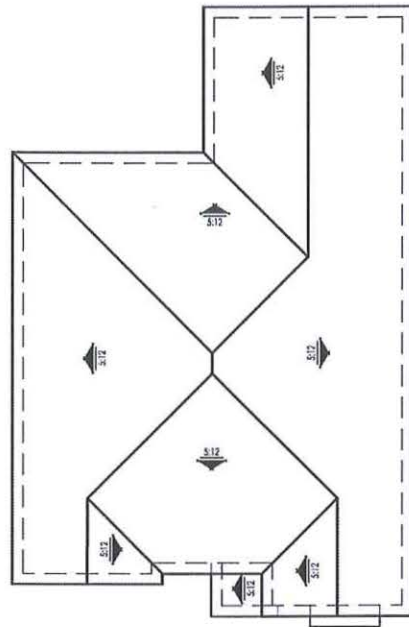
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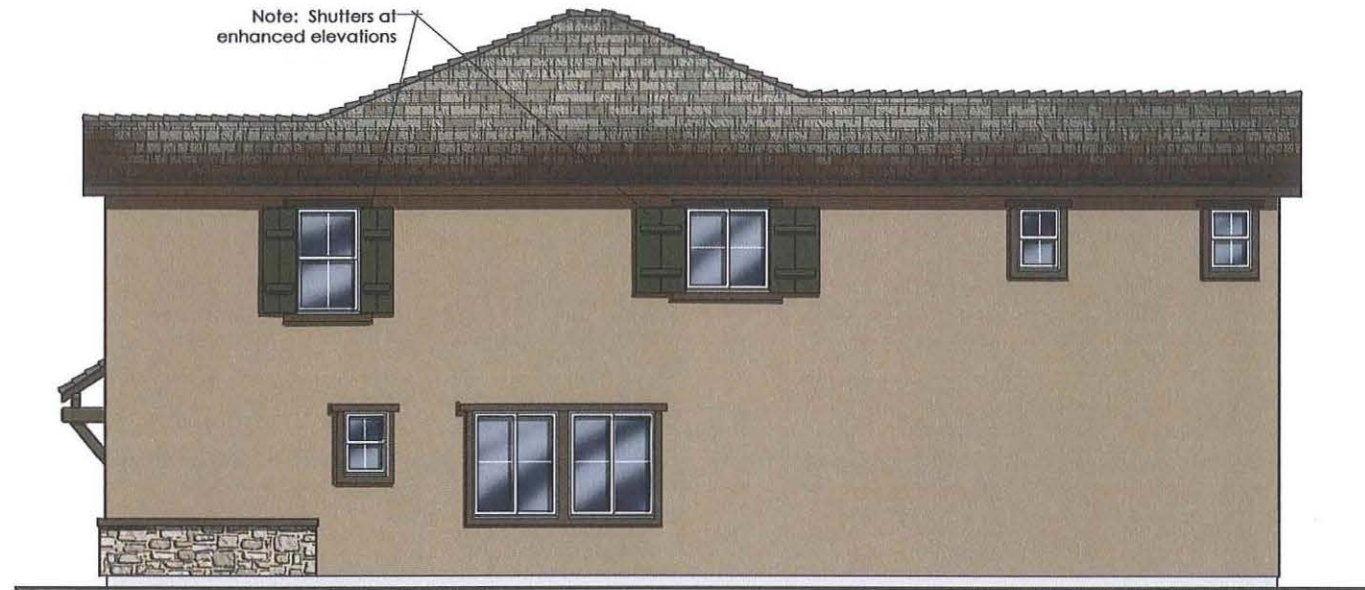
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roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



Note: Shutters at enhanced elevations

Note: Wrap stone to fence (typ.)

rightELEVATION

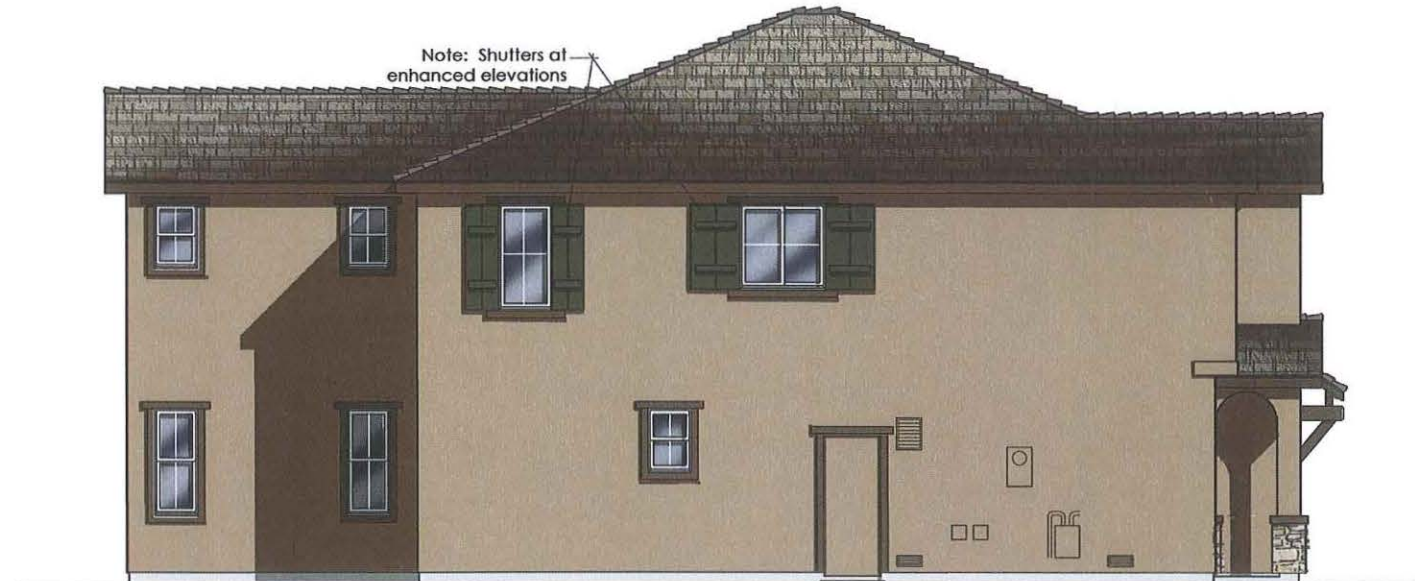
scale: 1/4"=1'



Note: Shutters at enhanced elevations

rearELEVATION

scale: 1/4"=1'



Note: Shutters at enhanced elevations

leftELEVATION

scale: 1/4"=1'

planTHREE - A

elevationA

frenchCOUNTRY

ORCHARD @ EMERSON

brookfield

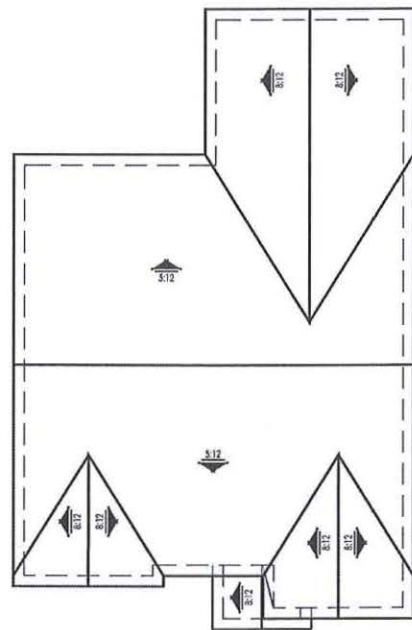
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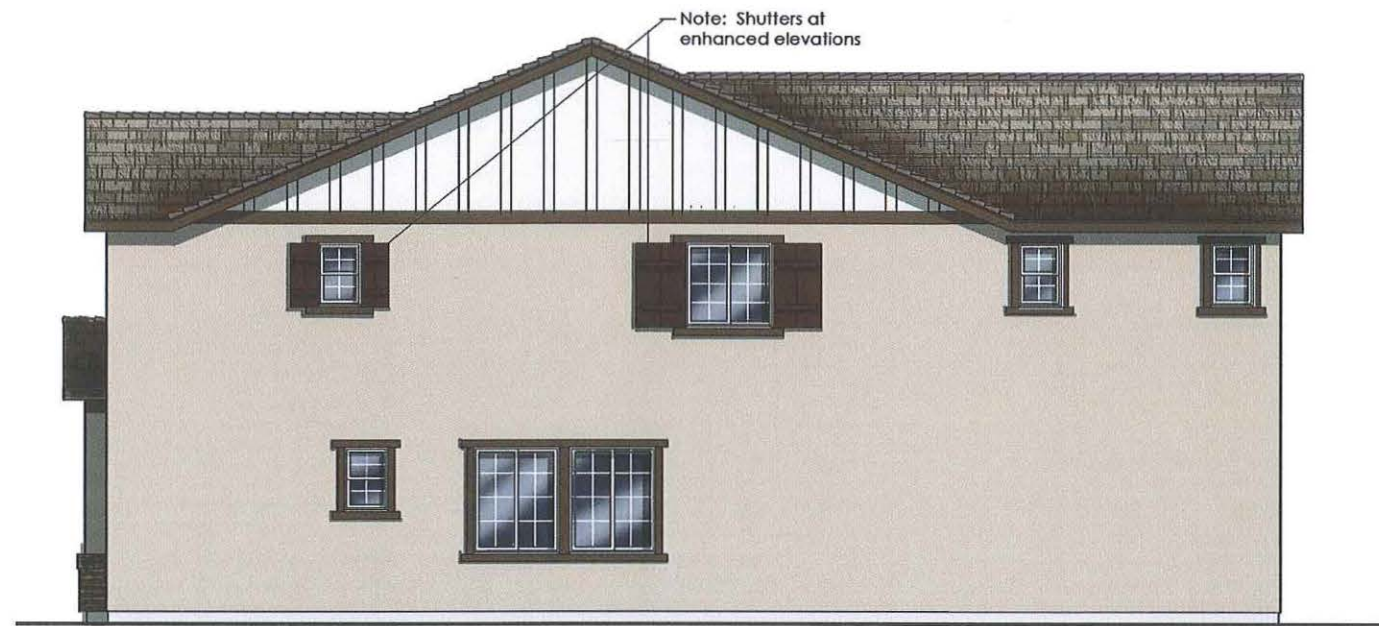
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roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



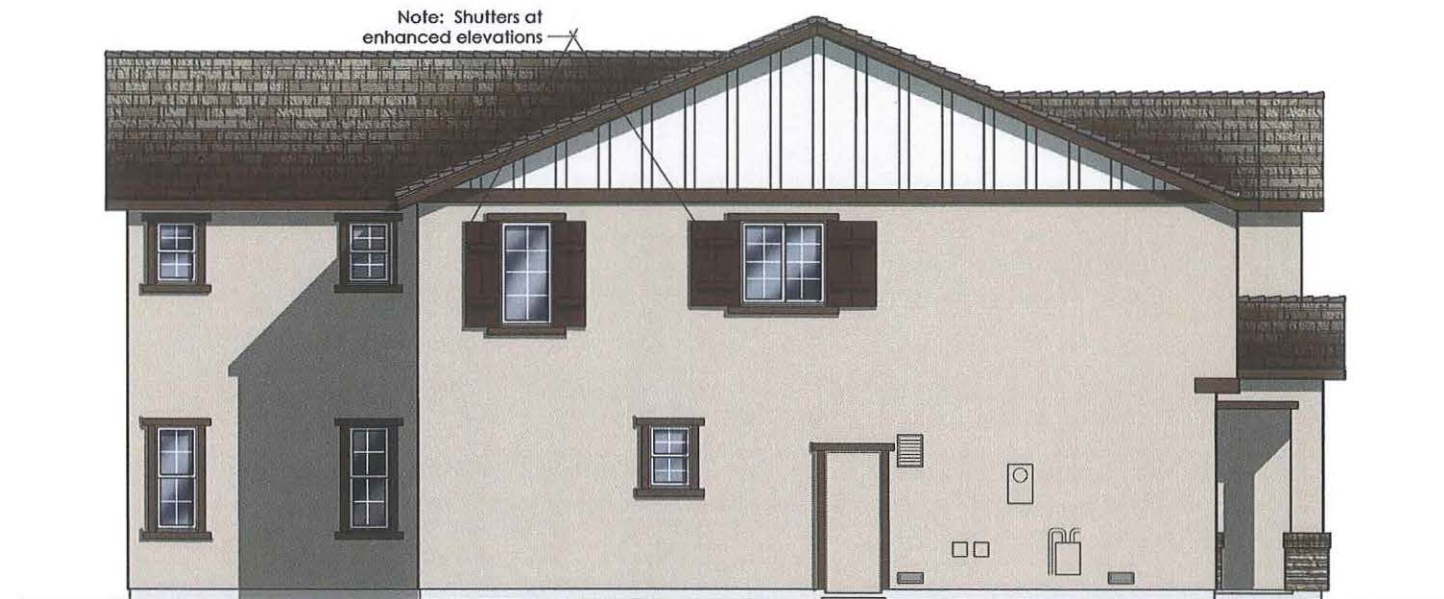
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planTHREE - B

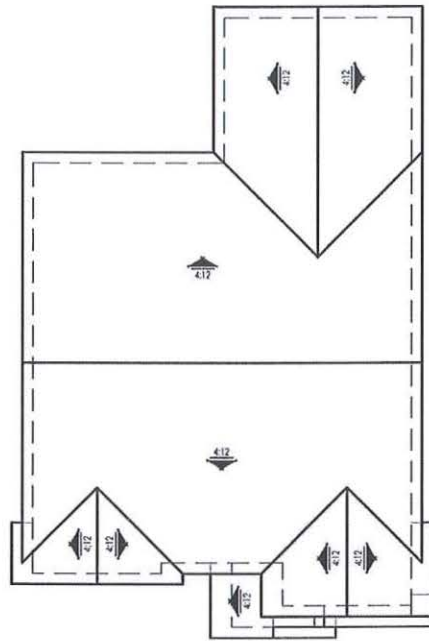
elevationB

englishCOUNTRY

ORCHARD @ EMERSON

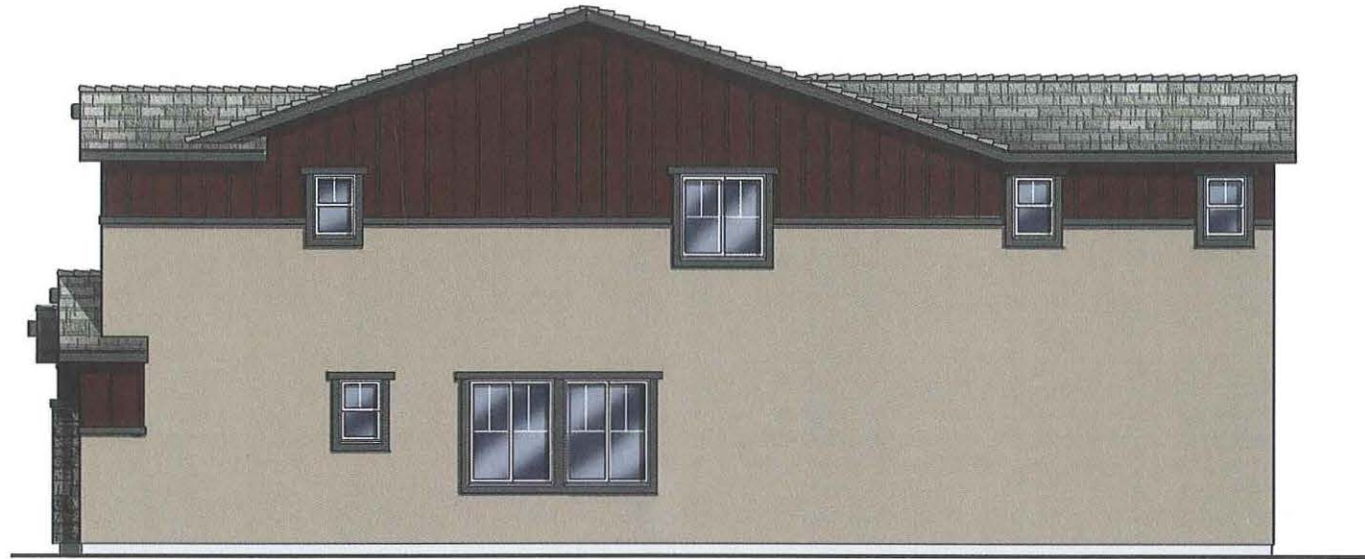
brookfield

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roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planTHREE - C

elevationC

farmhouse

ORCHARD @ EMERSON

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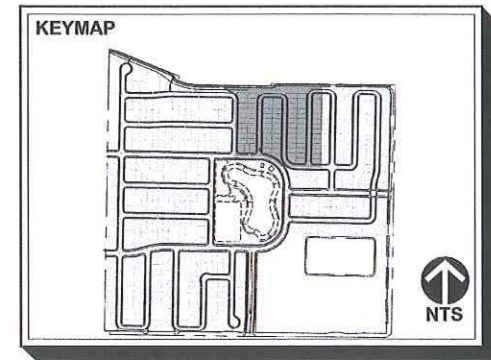
GENERAL NOTES:

- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES. IRRIGATION HEADS SHALL BE DESIGNED TO MINIMIZE OVERSPRAY AND RUNOFF.

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET TREES			
ACER RUBRUM 'RED SUNSET'	RED MAPLE	15 GAL	H
CELTIS SINENSIS	CHINESE HACKBERRY	15 GAL	M
FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	15 GAL	M
PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	L
PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	15 GAL	L
PYRUS CALLERYANA 'NEW BRADFORD'	BRADFORD PEAR	15 GAL	M
OPEN SPACE / ACCENT TREES			
ARBUSUS 'MARINA'	HYBRID STRAWBERRY TREE	15 GAL	M
CERCIS OCCIDENTALIS	WESTERN REBUD	15 GAL	VL
LAGERSTROMIA INDICA	GRAPE MYTLE	15 GAL	L
PYRUS KAWAKAMI	EVERGREEN PEAR	15 GAL	M
VINES / ESPALIERS			
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M
ROSA SPP.	ROSE	5 GAL	M
GROUNDCOVERS			
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL	L
GAZANIA 'WHITE'	CLUMPING WHITE GAZANIA	1 GAL	M
MYOPORUM PARVIFOLIUM	NCN	1 GAL	L
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL	L
TURF			
RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF		SODIHYDROSEED
NO-MOW TURF			SODIHYDROSEED
SHRUBS			
ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L
CEANOTHUS SP.	WILD LILAC	5 GAL	L
CISTUS SPP.	ROCK ROSE	5 GAL	L
COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
DIETES SPP.	FORTNIGHT LILY	1 GAL	L
GAURA LINDHEIMERI	GAURA	1 GAL	M
HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L
NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L
NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L
OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M
PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	M
PHOTINIA FRASERI	PHOTINIA	5 GAL	L
PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	M
PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GAL	M
PODOCARPUS M. MAKI	YEW PINE	5 GAL	M
RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	M
ROSA SPP.	LANDSCAPE ROSES	2 GAL	M
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
TEUCRIUM SPP.	GERMANDER	5 GAL	L
VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GAL	M

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



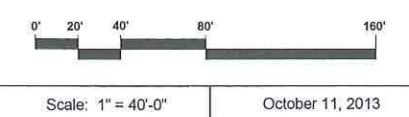
Brookfield Homes
500 La Gonda Way, Suite 100
Danville, CA 94526.

Overall Landscape Plan

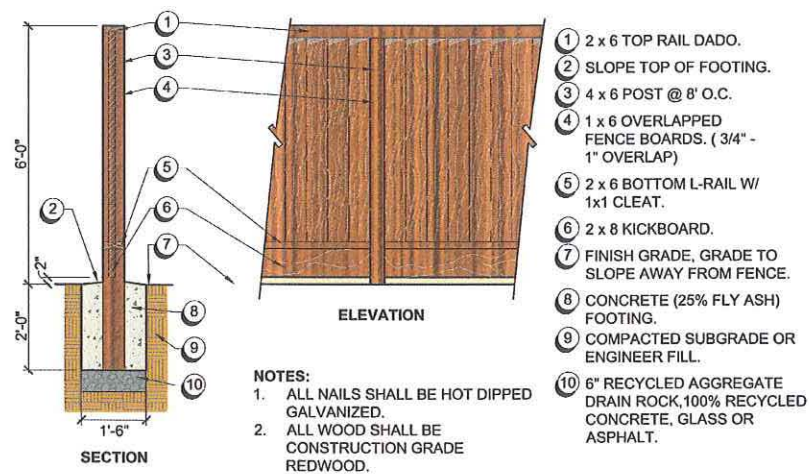
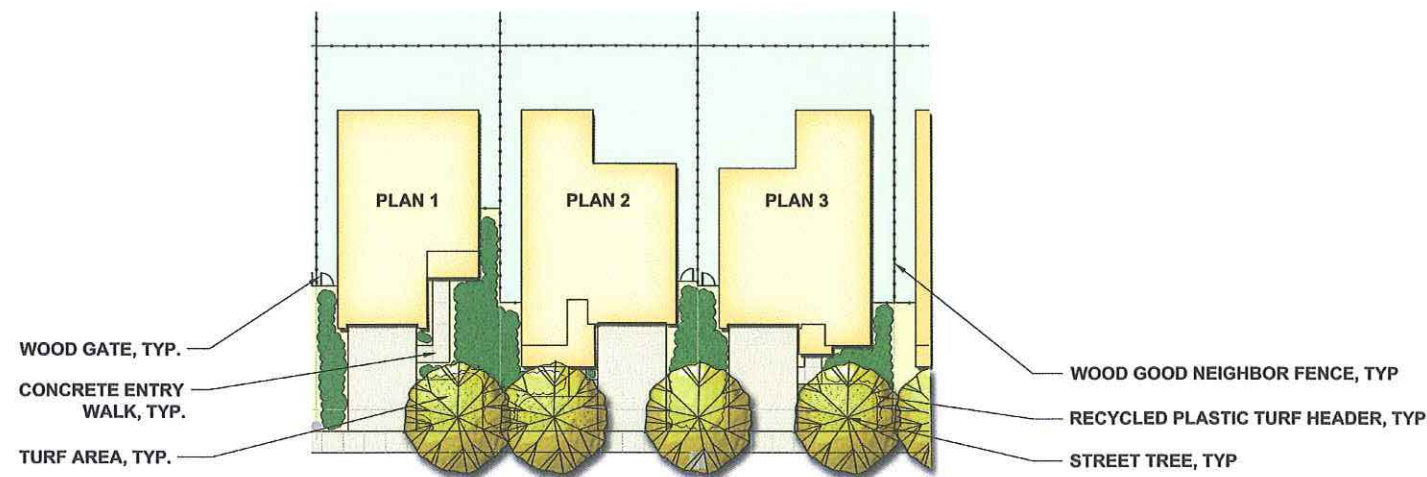
ORCHARD AT EMERSON RANCH
Oakley, California

Conceptual Design

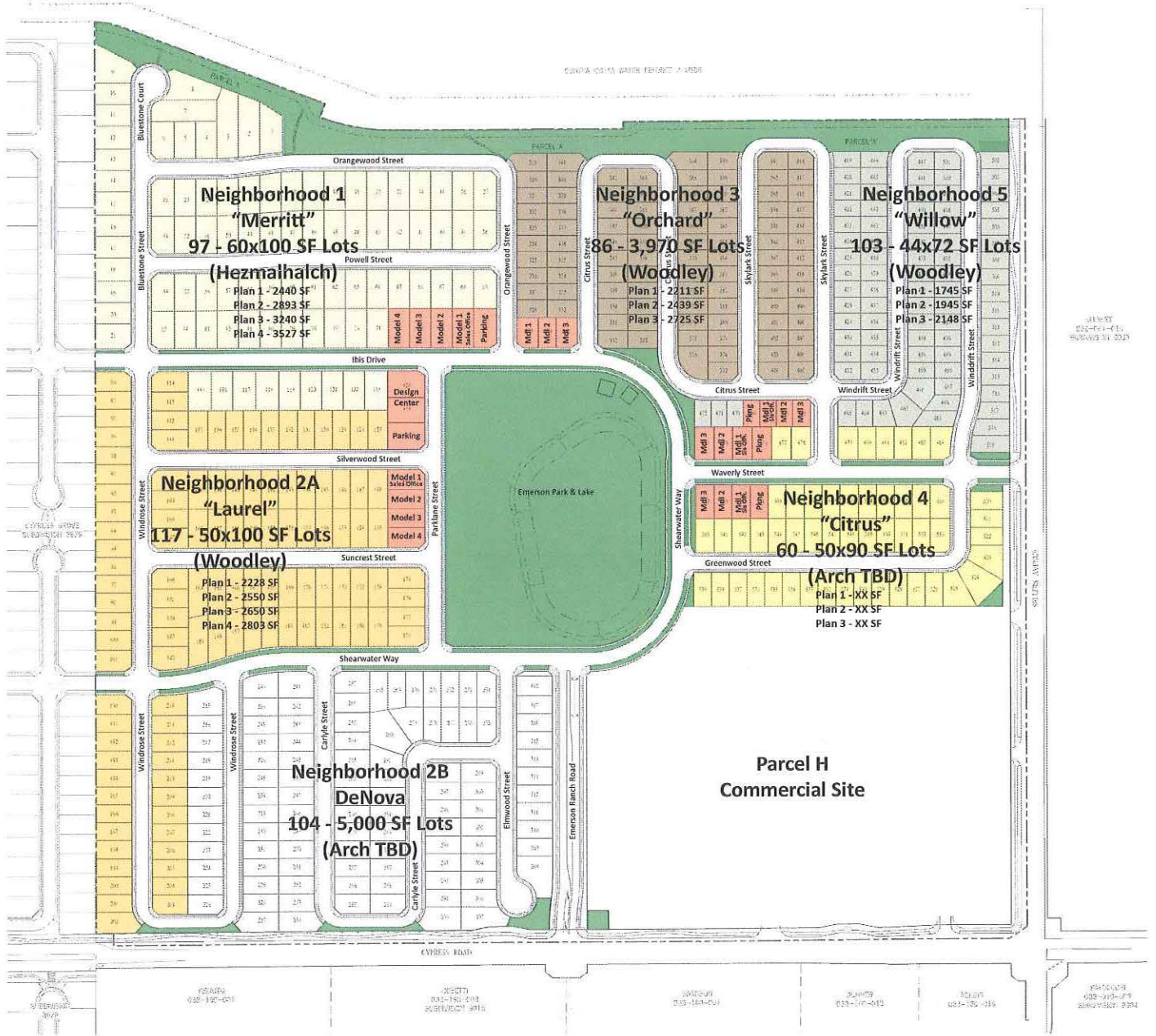
vanderToolen Associates
www.vanderToolen.com
Napa Walnut Creek
855 Bonanza Way Suite 100 Napa, CA 94550 Tel: 707.224.2209 Fax: 707.224.6031
700 Ygnacio Valley Rd., Suite 275 Walnut Creek, CA 94596 Tel: 925.374.1300



L-1
Project No. 02913



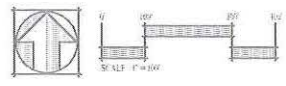
(A) GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"



DATE: 10/14/13
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

EMERSON RANCH

OCTOBER 14, 2013 - IN PROGRESS GRAPHIC



Orchard at Emerson Ranch, Oakley [Neighborhood 3]

By: Brookfield Homes



ARCHITECT: Woodley

DATE: 10/4/2013 (revised)

PAINT: Sherwin Williams

ROOF: Eagle

EXTERIOR COLOR SCHEMES

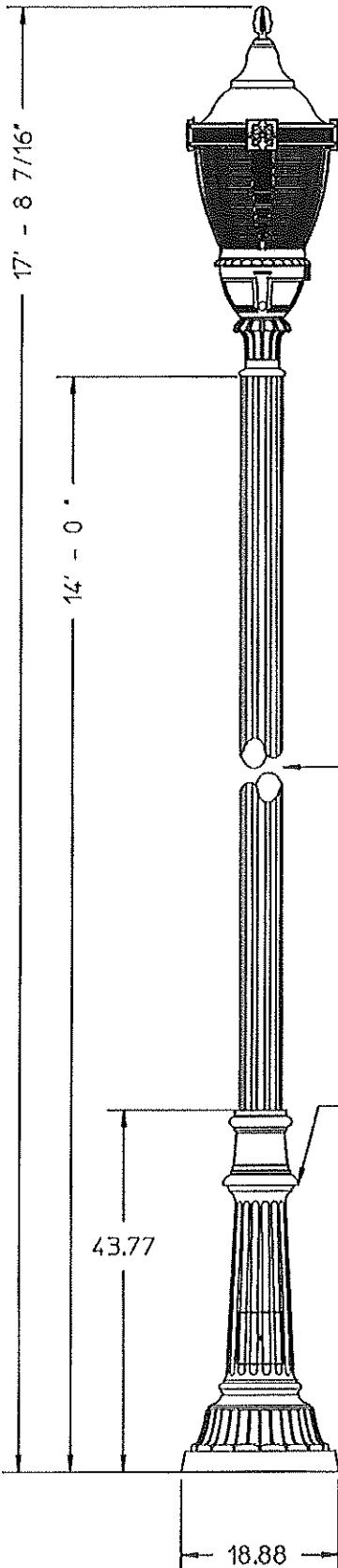
A = FRENCH COUNTRY	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	
Body Stucco	SW 7725	SW 7725	SW 7680	SW 7680	SW 7522	
Trim Fascia/ Eaves	SW 6083	SW 6083	SW 7027	SW 7027	SW 6083	
Garage / Gable End Siding	SW 6103	SW 6103	SW 7523	SW 7523	SW 6103	
Entry Door/ Shutters	SW 2848 Slate Blue Gray	SW 2846 Dark Olive	SW 6167 (Garden Gate) Olive	SW 6069 (French Roast) Rust/Brown	SW 6174 Dark Olive	
Roof - Flat Tile	5582 Fawn Gray	5582 Fawn Gray	5504 New Cedar	5531	5687 Brown Gray	
Stone - El Dorado	Sawtooth Rustic Ledge w/ Mission Brown grout	Sawtooth Rustic Ledge w/ Mission Brown grout	Lucera	Lucera Hillstone w/ Khaki grout	Meseta Hillstone w/ Brown grout	
B = ENGLISH COUNTRY	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9	SCHEME 10	
Body Stucco	SW 7527	SW 7536	SW 7536	SW 6079	SW 6079	
Facscia/ Eaves /Garage Door/Trim	SW 7054	SW 6104	SW 6104	SW 6083	SW 6083	
Entry Door / Shutters	SW 2846 Dark Olive	SW 6160 (Best Bronze) Mid Olive	SW 6048 (Terra Brun) Rust	SW 2838 (Polished Mahogany) Burgandy Rust	SW 6992 (Inkwell) Navy	
Roof - Flat Tile	5687 Brown Gray	5687 Brown Gray	5582 Fawn Gray	5502 Arcadia	5502 Arcadia	
Brick	Boral Ortega	Boral Natchez Trace	Boral Natchez Trace Tumbled	Boral Belhaven	Boral Belhaven	
C = WINE COUNTRY	SCHEME 11	SCHEME 12	SCHEME 13			
Body Stucco	SW 7546	SW 2841	SW 7513			
Siding	SW 7737	SW 7737	SW 2838			
Fascia/Eaves/Corbels/Trim	SW 7054	SW 7055	SW 7020			
Garage Door / Trim	SW 6151	SW 7033	SW 7514			
Trim	SW 7541	SW 6149	SW 7036			
Entry Door	SW 7054 (Suitable Brown) Dark Brown	SW 7520 (Plantation Brown) Brown/Rust	SW 7020 (Black Fox) Dark Brown			
Roof - Flat Tile	5582 Fawn Gray	5687 Brown Gray	5687 Brown Gray			
Stone - El Dorado	Verona Hillstone w/ Khaki flush grout	Manzanita Cliffstone w/ Khaki flush grout	Saratoga Rustic Ledge w/ Khaki flush grout			

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PRODUCT APPROVALS

HADCO	
CUST.	



Finish:
Black

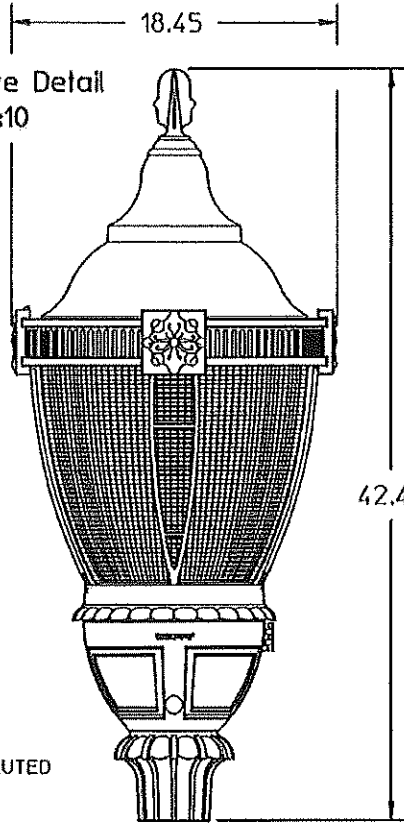
Ordering Guide
C0192: LUMINAIRE
CP0192: POLE

POLE: 14'
SHAFT: 5" STRAIGHT FLAT FLUTED
0.188"-0.267" WALL THICKNESS
6005-T5 ALUMINUM ALLOY

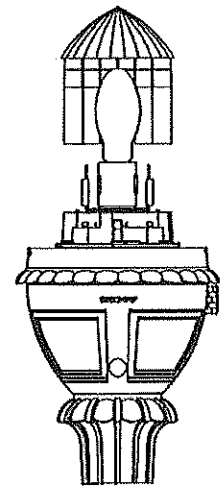
BASE DETAIL:
REFERENCE TEMPLATE
T01000395

BASE:
CAST ALUMINUM
W/ACCESS DOOR

Luminaire Detail
Scale 1:10



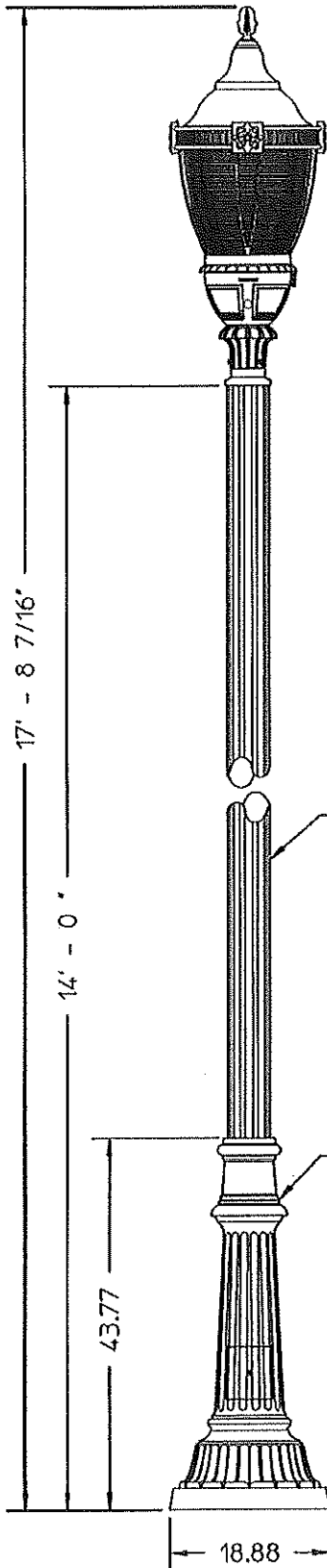
Lamping & Reflector



Matrix	FASTENERS: (SPECIFY) (1) HEX ___ (2) ALLEN <u>X</u>
SOCKET: (SPECIFY) (1) MEDIUM ___ (2) INDUCTIVE ___ (3) MOGUL <u>X</u> *	WATTAGE OPTIONS: (SPECIFY) 70W MH ___ 100W HPS <u>X</u> 100W MH ___ 150W HPS ___ 150W MH ___ 200W HPS ___ 175W MH ___ 250W HPS ___ 200W MH ___ 150W R ___ 250W MH ___ 100W R ___ 70W HPS ___ 65W R ___ * 55W R ___ * 165W R ___
PHOTO CONTROL: (SPECIFY) (1) BUTTON EYE ___ (2) TWIST-LOCK <u>X</u> RECEPTACLE	GLOBE: (SPECIFY) (R51) POLYACRYL TYPE V <u>X</u> (R52) ACRYLIC TYPE V ___ * ___
FINISH: (SPECIFY) (A) BLACK <u>X</u> (B) WHITE ___ (H) BRONZE ___ (J) GREEN ___ * ___ * ___	REFLECTOR: (SPECIFY) (1) SM REFLECTOR ___ (F) SM REFLECTOR W/H.S.S. <u>X</u> (G) FULL TOP W/H.S.S. ___ (H) H.S.S. ___ (T) FULL TOP ___
	VOLTAGE OPTIONS: (SPECIFY) (E) 120V <u>X</u> (H) 277V ___ (F) 208V ___ (K) 347V ___ (G) 240V ___ *

HADCO ISO 9000: 2000 Certified "Over 50 Years of Excellence" GENTYLE THOMAS		100 Craftway P.O. Box 128 Lititz, Pennsylvania 17340-0128 Phone 717-359-7431 Fax 717-359-9515 www.hadcolighting.com	
JOB NAME: <i>City of Oakley</i>		REP. TERRITORY: 3	
SCALE: 1:20	DATE: 12/02/03	DRAWN BY: TAG	DRAWING NUMBER: C0192-DWG01
REP: ALA	REV: A	PCN: .	DATE: .

Ordering Guide
 C0192B: LUMINAIRE
 CP0192: POLE



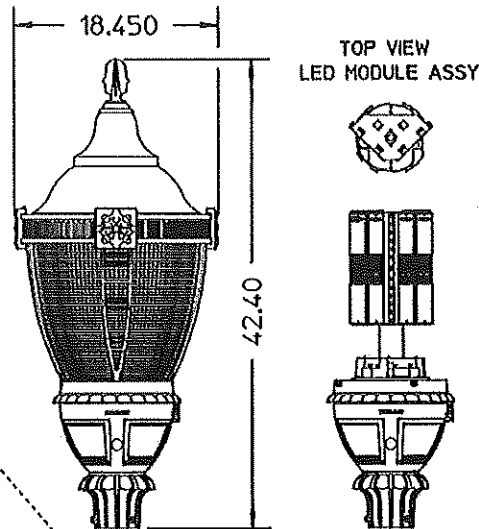
Color:
 Black

POLE:
 5" STRAIGHT FLAT FLUTED
 W/ 3" O.D. TENON,
 0.188"-0.267" WALL THICKNESS,
 6005-T5 ALUMINUM ALLOY

BASE:
 CAST ALUMINUM
 #356HM ALLOY
 W/ ACCESS DOOR

BASE DETAIL:
 REFERENCE TEMPLATE
 #T01000395

Luminaire Detail
 Scale 1:16



Luminaire Matrix

OPTICS:
 - TYPE III, NARROW BODY, ACRYLIC
 X TYPE V, NARROW BODY, ACRYLIC

FASTENERS:
 - HEX HEAD BOLTS
 X ALLEN HEAD SCREWS

COLOR:
 X BLACK
 - WHITE
 - VERDE
 - BRONZE
 - GREEN
 - GRAY

PHOTO CONTROL:
 - BUTTON-EYE
 X TWIST-LOCK RECEPT.
 - NONE

COLOR TEMPERATURE:
 - 3000K
 X 4000K
 - 5000K

SOURCE/LUMENS
 - 3000 LM
 X 5500 LM

DIMMING CONTROLS:
 - INTERNAL CONTROL RECEPT.
 - PANEL CONTROL
 X NONE

LED MODULE SPECIFICATIONS:
 - 120-277 VAC INPUT (auto sensing).
 - 70,000 HOURS @ 70°
 LUMEN MAINTENANCE.
 - 80 TOTAL LEADS (100 lumens/watt ea).
 - 4 CAST ALUMINUM HEAT SINKS,
 IP66 RATED.
 - LED EFFICACY: 100 LUMENS/WATT.
 - >70 CRI/5500K CCT NOMINAL.
 - APPROX. 50% ENERGY SAVINGS VS.
 COMPARABLE HID.

PRODUCT APPROVALS

HADCO *JAZ*

CUST.

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Full
 Specification
 (Complete Assembly)
 Drawing

PHILIPS
HADCO

100 Craftway P.O. Box 128
 Littlestown, Pennsylvania 17340-0128
 Phone 717-359-7131
 Fax 717-359-9515
 www.hadco.com

JOB NAME:

City of Oakley

REP. TERRITORY: **03** DRAWN BY: **SMK**

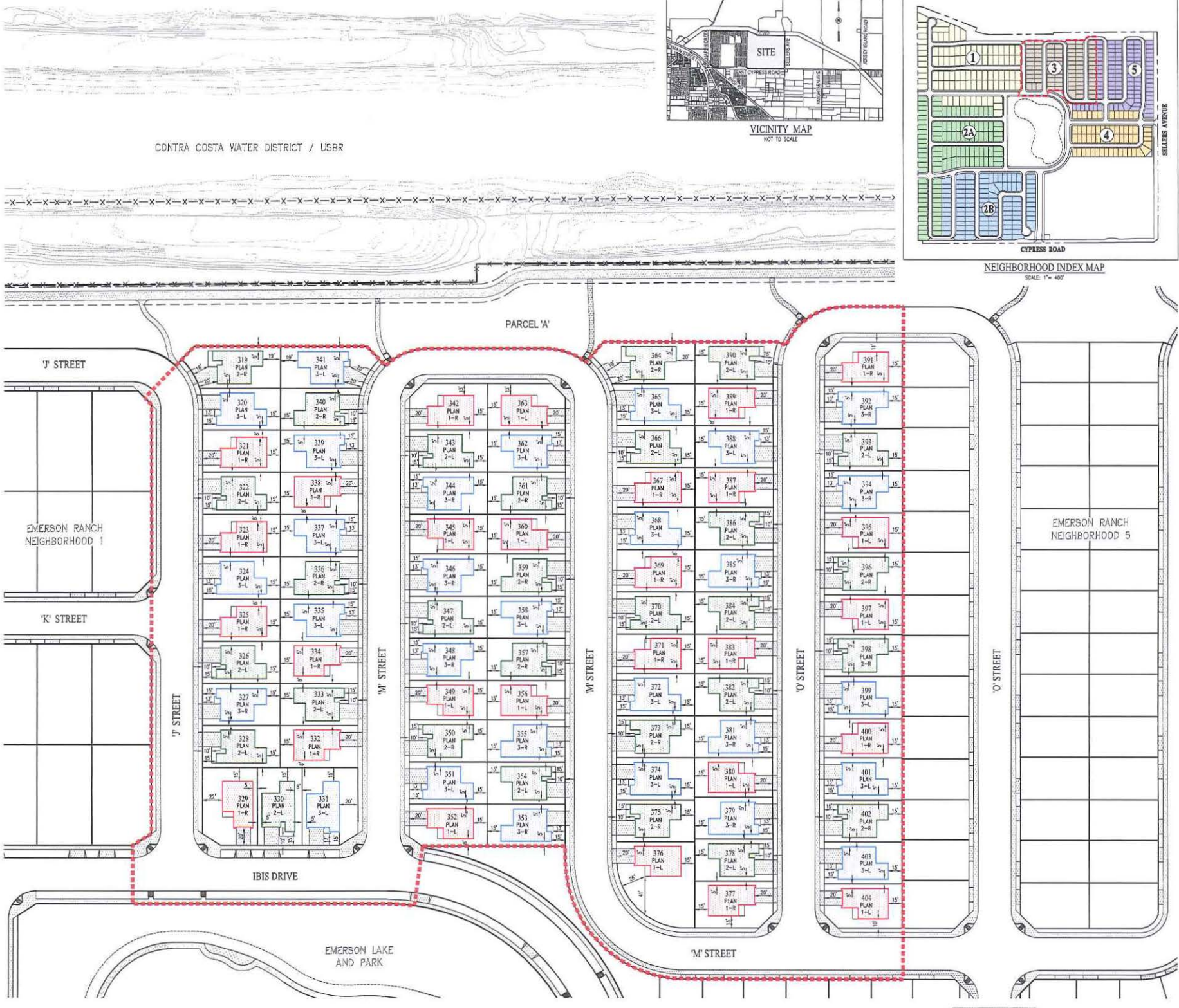
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DRAWING NUMBER:
C0192-DWG03

REP:
ALR

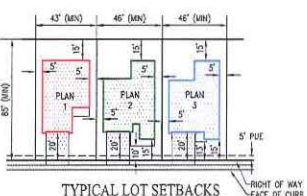
REV: **A** PCN: **09-080**

BY: . DATE: .



GENERAL NOTES:

- OWNER/SUBOWNER: BROOKFIELD HOMES
500 LA GONDA WAY, SUITE 100
DANVILLE, CALIFORNIA 94526
PHONE: (925) 743-8000
CONTACT: BILL SCHNEIDER
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAJON RANCHO, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO
- ACREAGE: 12.0 AC±
- LAND USE: EXISTING - EXISTING RESIDENCES, AGRICULTURAL
PROPOSED - SINGLE FAMILY RESIDENTIAL
- ZONING: EXISTING - A3 - HEAVY AGRICULTURAL DISTRICT
PROPOSED - SH - SINGLE FAMILY RESIDENTIAL, HIGH DENSITY



PRODUCT MIX - NEIGHBORHOOD 3

PLAN NUMBER	LOT COUNT	PERCENT OF TOTAL
1	28	32.6%
2	29	33.7%
3	29	33.7%
TOTAL	86	100%

LOT COVERAGE - NEIGHBORHOOD 3

PLAN NUMBER	BLDG FOOTPRINT TYP.	LOT COVERAGE
1	1,449 SF±	35.6%
2	1,578 SF±	40.4%
3	1,587 SF±	40.5%

BUILDING FOOTPRINT EXCLUDES PORCHES

DRAFT

**EMERSON RANCH: NEIGHBORHOOD 3
DEVELOPMENT PLAN
SUBDIVISION 9349**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 40'

DATE: OCTOBER 25, 2013

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAJON RANCHO, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX: (925) 866-0375

CITY OF OAKLEY
Community Development Dept

OCT 31 2013
PLANNING DIVISION
RECEIVED

RESOLUTION NO. XX-14

**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS
AND APPROVING DESIGN REVIEW FOR ORCHARD AT EMERSON
NEIGHBORHOOD 3 (DR 10-13), LOCATED WITHIN THE EMERSON RANCH
SUBDIVISION (TM 9032)****FINDINGS**

WHEREAS, on October 31, 2013, Nicole Moore of Brookfield Homes ("Applicant") filed an application requesting Design Review approval of one neighborhood totaling 86 single family homes within the Emerson Ranch Subdivision (TM 9032) for the project known as "Orchard at Emerson Neighborhood 3 Design Review (DR 10-13) ("Project"), located on the northwest corner of Sellers Avenue and East Cypress Road within the Emerson Ranch Subdivision (TM 9032); APN 037-192-026; and

WHEREAS, the applicant's plans include house floor plans and architectural elevations, color and material palette, conceptual landscaping plan, street tree selections, neighborhood development plan, street light specification, and subdivision neighborhood map ("Plans"); and

WHEREAS, on November 29, 2013 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated Single Family High (SH), Single Family Medium (SM), and Multi-Family High (MH) on the Oakley 2020 General Plan Land Use Map, and zoned P-1 (Planned Development) District; and

WHEREAS, this request for design review approval does not constitute changes to the physical impacts associated with the project and falls within the scope of the Emerson Ranch Subdivision 9032 Environmental Impact Report ("EIR") (includes the Draft EIR, Partially Recirculated Draft EIR and Final EIR) (SCH# 2007052073); and

WHEREAS, on August 29, 2014, the Notice of Public Hearing for the project was posted at Oakley City Hall, Freedom High School, and at 204 2nd Street (City Annex). The notice was also mailed out to all owners of property within a 300-foot radius of the subject property's boundaries, to outside agencies, and to parties requesting such notice; and

WHEREAS, on September 9, 2014, the City Council opened the public hearing and received a report from City Staff, oral and written testimony from the applicant and public, and deliberated on the project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as revised by the City Council during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning and Subdivision Ordinances, Vesting Tentative Map 9032, the project's P-1 District and Final Development Plan, and the information submitted to the City Council at its September 9, 2014 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Subdivision (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above Findings and the entire Record, the City Council makes the following additional findings in support of the recommended approvals:

- A. Regarding the application requesting design review approval for Orchard at Emerson Neighborhood 3 Design Review (DR 10-13), the City Council finds that:
1. The proposed design review plans are consistent with the applicable General Plan designations and approved Vesting Tentative Map 9032. The proposed use was anticipated in the General Plan and the overall plan for Vesting Tentative Map 9032 approved on September 14, 2010, and Final Development Plan approved May 14, 2013; and
 2. The proposed design review plans comply with all applicable P-1 District zoning regulations (City Council Ordinance 18-10) and Final Development Plan development regulations (Resolution No. 35-13), which are both incorporated in these conditions of approval; and.
 3. The proposed design and materials of the single-family homes and the conceptual landscaping and street tree selections are compatible with the applicable adopted City of Oakley Residential Design Guidelines standards.
- B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves the applicant's request for design review approval of Orchard at Emerson Neighborhood 3 Design Review (DR 10-13), subject to the following conditions:

1. Applicant shall comply with the requirements of the Oakley Municipal Code and applicable Conditions of Approval from City Council Resolution Nos. 105-10, 107-10, and 35-13, as well as City Council Ordinance No. 18-10. Any exceptions must be stipulated in these Conditions of Approval. Conditions of

Approval are based on the plans received by the Community Development Department and made a part of the City Council's meeting packet for September 9, 2014.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Department Conditions

General:

1. This Design Review is approved, as shown on the plans, date stamped by the Community Development Department on July 31, 2014, and as conditioned below.
2. This approval shall be effectuated within a period of one (1) year from the effective date of this resolution and if not effectuated shall expire on September 9, 2015. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Municipal Code.
3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on September 9, 2014 and conditioned herein.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.
6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
7. All mitigation measures contained in the Emerson Ranch Subdivision 9032 Environmental Impact Report Mitigation and Monitoring Plan (available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented as applicable.

8. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).
9. Any model home complex shall have a copy of the City of Oakley's General Plan Land Use Map posted within the sales office or included with the informational material provided to prospective home buyers.

Development Regulations:

10. All development regulations adopted in conjunction with the subdivision's P-1 District (Ordinance No. 18-10), and the Final Development Plan (City Council Resolution 35-13), shall be implemented as applicable.

Architectural Modifications:

11. All side and rear elevations of homes visible from a public streets or public areas shall have architectural embellishments that are consistent with those on the home's front elevation.

Landscaping:

12. Front yard and right-of-way landscaping shall conform to the Oakley Landscape Guidelines and the City's Water Conservation Landscape Ordinance 82-26 and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.
13. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of 15-gallon and 24-inch box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.
14. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director.
15. The applicant shall maintain all private landscaping until occupancy.

Subdivision Disclosures:

16. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

"The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time no risk assessment has been made."

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

17. The following statements shall be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

"This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase.

Energy Efficiency:

18. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.
19. Design and site units so as to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Waste Management Plan:

20. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Building Division Conditions

21. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy requirements from the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625-7005.
22. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Public Works Division and the Planning Division place Conditions of Approval on the project, those divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

Public Works and Engineering Conditions

All Public Works and Engineering Conditions of Approval adopted with City Council Resolution No. 107-10 shall apply, as applicable.

Advisory Notes:

The following Advisory Notes are provided to the applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Ordinance Code.
- C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- D. The applicant shall comply with the requirements of the Diablo Water District.
- E. Comply with the requirements of the East Contra Costa Fire Protection District.
- F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
- G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.

- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the September 9, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Randy Pope, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date