



STAFF REPORT

Approved and forwarded to City Council

Bryan H. Montgomery, City Manager

Date: May 27, 2014
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: Dutch Brothers Coffee Remodel (DR 06-14)

Summary

This is a request by DB Franchising USA, LLC ("Applicant") for design review approval of an exterior color change to an existing 295 square foot coffee kiosk and ancillary trash enclosure, as well as proposed wall signs for a project known as "Dutch Brothers Coffee Remodel (DR 06-14)" ("Project"), located at 1092 Main Street. The project site is approximately 0.34 acres and zoned C (General Commercial) District. APN 037-040-022.

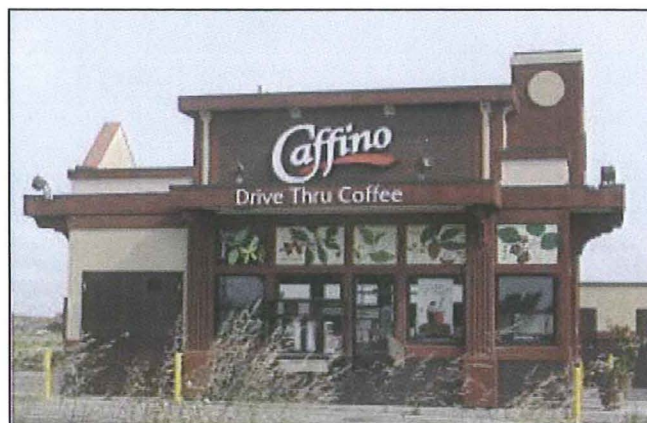
Staff recommends the City Council adopt the resolution approving DR 06-14, as conditioned.

Background and Project Description

Dutch Bros. Coffee will be operating in the former Caffino drive-thru coffee kiosk, which is located east of the Arco Gas Station at the northeast corner of Main Street and Bridgehead Road. The project plans include line drawings of the building and trash enclosure, color elevations of the proposed changes, proposed wall signage, and other accompanying plans (title page, floor plan). A plan for a new freestanding monument sign was withdrawn from the application to allow the color change proposal to move forward while details of the sign are worked out with Staff.

The applicant proposes to repaint the existing exterior of brown and tan to blue, gray and white. Figure 1 (next page) shows a photo of the existing building next to a rendering of the proposed building. In order to remain consistent the trash enclosure located onsite will be painted blue and gray to match the building. The main stucco walls, doors and door frames will be painted gray, and the standing seam metal roof, belly band, roof flashing and bollards will be painted blue.

Figure 1. Existing Photo and Proposed Rendering Left: Color rendering of proposed Dutch Bros Coffee remodel. Right: Existing building and trash enclosure (behind) as viewed from Main Street.



Proposed signage consists of the "Dutch Bros. Coffee" wall sign on the south (Main Street) elevation and smaller logo (windmills) on the west and east elevations. Figure 2 shows the proposed signage.

Figure 2. Proposed South Elevation Wall Sign (includes windmill):



Environmental Review

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 ("Existing Facilities").

Analysis

Approval of this project will help facilitate reuse of an existing drive-thru coffee kiosk in a manner intended for its original use. Occupancy of the building will also result in a clean up of the site. In order to ensure clean up, Staff is recommending conditions of approval that require the landscaping be restored to its originally approved form, and that the parking lot be restriped to comply with ADA parking and building access requirements, as applicable.

Overall, the color changes meet the intent of the Oakley Commercial and Industrial Design Guidelines and are proposed in a manner that will complement the proposed signage. The future freestanding sign that was withdrawn from the plans will be resubmitted at a later date and be subject to further Planning Division approval. A condition has been added that would require the applicant to receive approval of either a new freestanding sign or modification of the existing freestanding sign, and install that sign, prior to occupancy of the building and operation of the business.

Findings

Draft findings are included in the attached resolution.

Recommendation

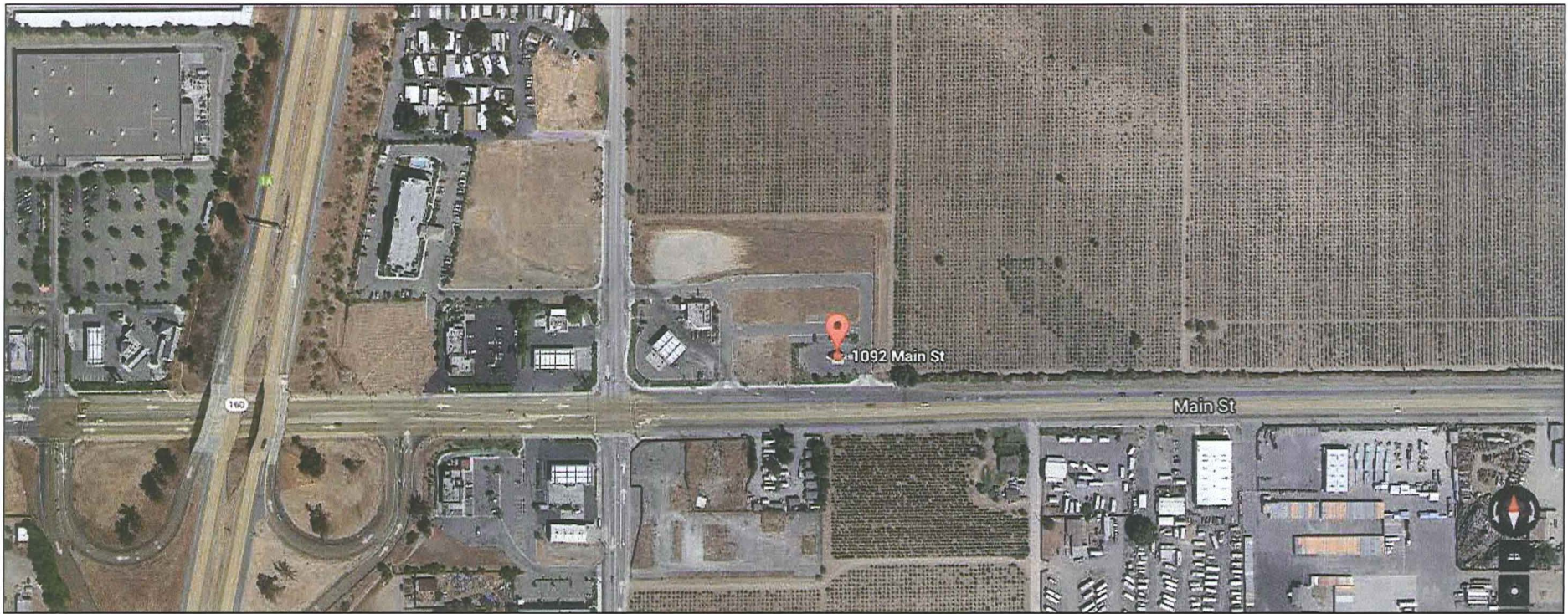
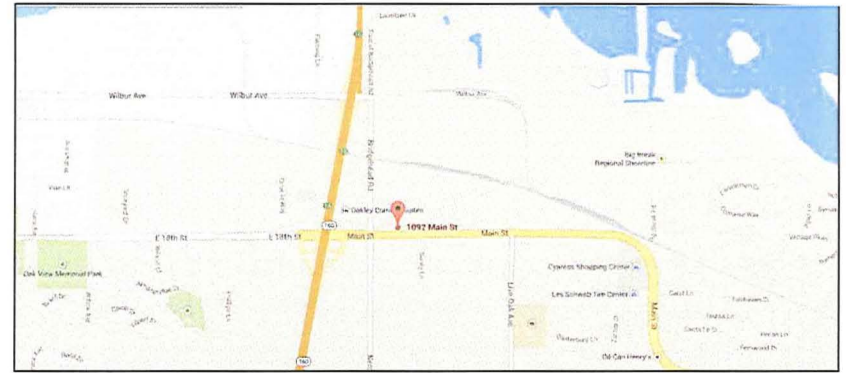
Staff recommends the City Council adopt the resolution approving DR 06-14, as conditioned.

Attachments

1. Vicinity Map
2. Applicant's Plans
3. Draft Resolution

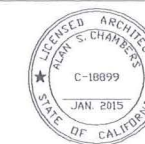
VICINITY MAP

Dutch Brothers Coffee Remodel (DR 06-14)



THIRD SHOE, INC.
349 Silver Lake Drive
Chico, CA 95973
916-529-3454

ALAN CHAMBERS
Architect

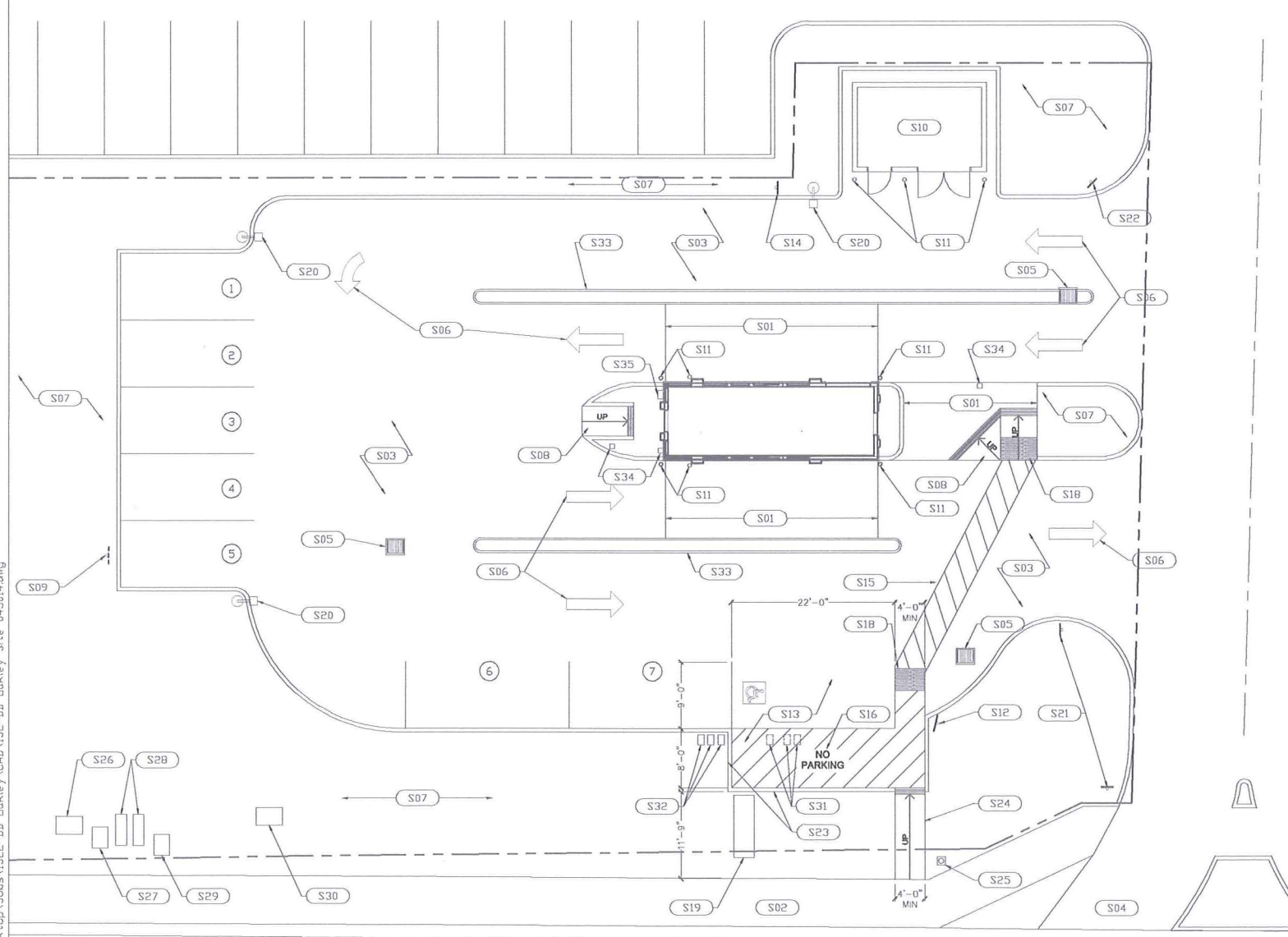


NOTES
1. ALL EXISTING LANDSCAPING AND IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION.
2. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED IN A THRIVING AND WEED FREE CONDITION.

CITY OF OAKLEY
Planning Department
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SITE PLAN KEYNOTES		
S01	(E) CONCRETE TO REMAIN	S23 (N) 6" CONCRETE CURB
S02	(E) PUBLIC SIDEWALK	S24 (N) 4" THICK CONCRETE WALK, SLOPE NOT TO EXCEED 5% AND CROSS SLOPE OF 2%
S03	(E) ASPHALT TO REMAIN	S25 (E) STREET LIGHT AND POLE
S04	(E) DRIVEWAY TO REMAIN	S26 (E) ELECTRICAL BOX & METER
S05	(E) CATCH BASIN TO REMAIN	S27 (E) ELECTRICAL PULL BOX
S06	(E) DRIVE THRU PAINTED ARROW TO BE REPAINTED	S28 (E) BACKFLOW PREVENTOR
S07	(E) PLANTER & LANDSCAPING TO REMAIN	S29 (E) WATER METER
S08	(E) CONCRETE ACCESSIBLE RAMP TO REMAIN	S30 (E) IRRIGATION CONTROLLER
S09	(E) ACCESSIBLE PARKING SIGNAGE TO BE RELOCATED	S31 (E) SPRINKLER IRRIGATION CONTROL BOXES & VALVES TO BE RELOCATED
S10	(E) CMU TRASH ENCLOSURE TO REMAIN	S32 RELOCATED SPRINKLER IRRIGATION CONTROL BOXES/VALVES
S11	(E) BOLLARD TO REMAIN, PAINT DUTCH BROS BLUE	S33 (E) 3" WIDE PAINT STRIPES TO BE REPAINTED
S12	(E) ACCESSIBLE DIRECTIONAL	S34 (E) ELECTRICAL WP OUTLET BOX ABOVE GRADE TO REMAIN
S13	RELOCATE ACCESSIBLE PARKING SIGNAGE WITH NEW POLE	S35 (E) PROPANE TANK AND ENCLOSURE TO BE REMOVED
S14	(E) SIGN & POLE TO BE REMOVED	
S15	(N) PAINTED ACCESSIBLE PATHWAY W/ STRIPING @ 3'-0" O.C.	
S16	(N) "NO PARKING" LETTERING	
S17	(N) CONCRETE, CROSSWALKS AND WALKWAYS SHALL COMPLY WITH A MAXIMUM OF 2% CROSS SLOPE IN ANY DIRECTION. SLOPE TO TIE INTO (E) ADJACENT AC PAVING	
S18	(N) TRUNCATED DOMES 3'-0" BY WIDTH OF CROSSWALK OR RAMP	
S19	(E) MONUMENT SIGN TO BE PAINTED AND SIGN REFACED	
S20	(E) POLE LIGHTING TO REMAIN	
S21	(E) STOP SIGN TO REMAIN	
S22	(N) "UNAUTHORIZED PARKING" TOW AWAY SIGN	

LEGEND
..... ACCESSIBLE PATH OF TRAVEL



1 SITE PLAN
Scale: 1" = 10'-0"

DESIGNERS OF RECORD SHEET INDEX PROJECT DATA

ARCHITECT: ALAN CHAMBERS THIRD SHOE, INC. 349 SILVER LAKE DRIVE CHICO, CA 95973 (530) 898-0123 LICENSE: C18899	DR-1 COVER SHEET, SITE PLAN DR-2 NEW FLOOR PLAN, NEW EQUIPMENT PLAN DR-3 NEW EXTERIOR ELEVATIONS DR-4 EXISTING EXTERIOR ELEVATION PHOTOS DR-6 NEW COLOR EXTERIOR ELEVATIONS	ASSESSOR PARCEL NUMBER: 037-040-022 SITE ADDRESS: 1092 MAIN STREET OAKLEY, CALIFORNIA GENERAL PLAN: COMMERCIAL ZONING: GENERAL COMMERCIAL (C) DISTRICT OCCUPANCY GROUP: B INTENDED OCCUPANT USE: COFFEE AND BEVERAGE DRIVE-THRU SERVICE EXISTING RETAIL BUILDING CONSTRUCTION TYPE: V-B (NON-RATED) FIRE SPRINKLERS: NO BLDG HEIGHT: 16' 0" / 1 LEVEL
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ABBREVIATIONS PARKING PROVIDED PROJECT INFORMATION

ABV ABOVE ADJ ADJUSTABLE BLDG BLOCKING BM BEAM CAB CABINET CC CENTER TO CENTER CI CAST IRON PIPE CLG CEILING COG CLEAN OUT TO GRADE CONC CONCRETE CW COLD WATER DN DOWN DR DOOR (E) EXISTING ELEC ELECTRICAL ELEV ELEVATION EQUIP EQUIPMENT EXT EXTERIOR FF FINISH FLOOR FLR FLOOR FOF FACE OF FINISH FRM FRAMING FTG FOOTING GYP BD GYPSUM BOARD HDR HEADER HORZ HORIZONTAL HT HEIGHT HW HOT WATER INSUL INSULATION INT INTERIOR MECH MECHANICAL MIN MINIMUM (N) NEW NTS NOT TO SCALE O/ OVER O/C ON CENTER PLMBG PLUMBING POC POINT OF CONNECTION SIM SIMILAR SQ SQUARE SS SANITARY SEWER STRUCT STRUCTURAL (TYP) TYPICAL UNO UNLESS NOTED OTHERWISE VENT VENTILATION W/ WITH W/O WITH OUT WC WATER CLOSET WH WATER HEATER	PARKING PROVIDED STANDARD 6 STALLS ACCESSIBLE 1 STALLS TOTAL PARKING PROVIDED 7 STALLS	EXISTING SITE AREA 15,025 SF EXISTING BLDG - DUTCH BROS. 285 SF TOTAL BUILDING AREA COVERAGE 2% EXISTING TRASH ENCLOSURE 200 SF EXISTING PAVED AREA 8,583 SF EXISTING LANDSCAPE AREA 6,150 SF
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APPLICABLE CODES VICINITY MAP PROJECT DESCRIPTION

2013 CALIFORNIA BUILDING CODE (TITLE 24 - PART 2) 2013 CALIFORNIA MECHANICAL CODE (TITLE 24 - PART 4) 2013 CALIFORNIA PLUMBING CODE (TITLE 24 - PART 5) 2013 CALIFORNIA ELECTRICAL CODE (TITLE 24 - PART 3) 2013 CALIFORNIA FIRE CODE (TITLE 24 - PART 9) 2013 TITLE 24 - ENERGY CODE		THE REMODEL OF THE EXISTING COFFING KIOSK TO DUTCH BROS. COFFEE. INCLUDING RENOVATION OF INTERIOR KIOSK, REPAINTING ENTIRE EXTERIOR OF BUILDINGS, NEW BUILDING SIGNAGE AND REFACE EXISTING MONUMENT SIGN.
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DUTCH BROS COFFEE
 1092 MAIN STREET
 OAKLEY, CA

No.	Description	Date

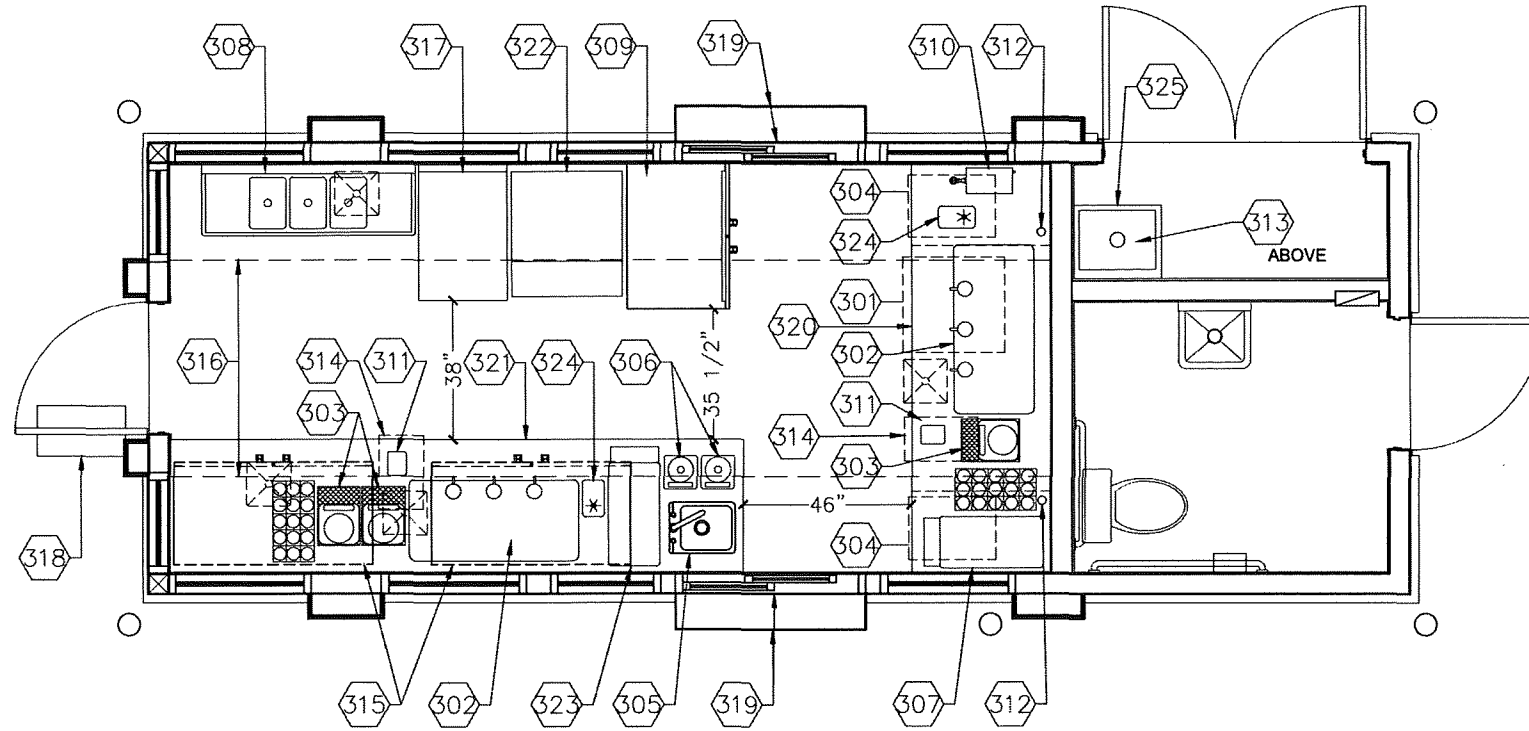
DUTCH BROS COFFEE

COVER SITE PLAN

Project number 1322
Date 05/13/14
Drawn by KC
Checked by AC

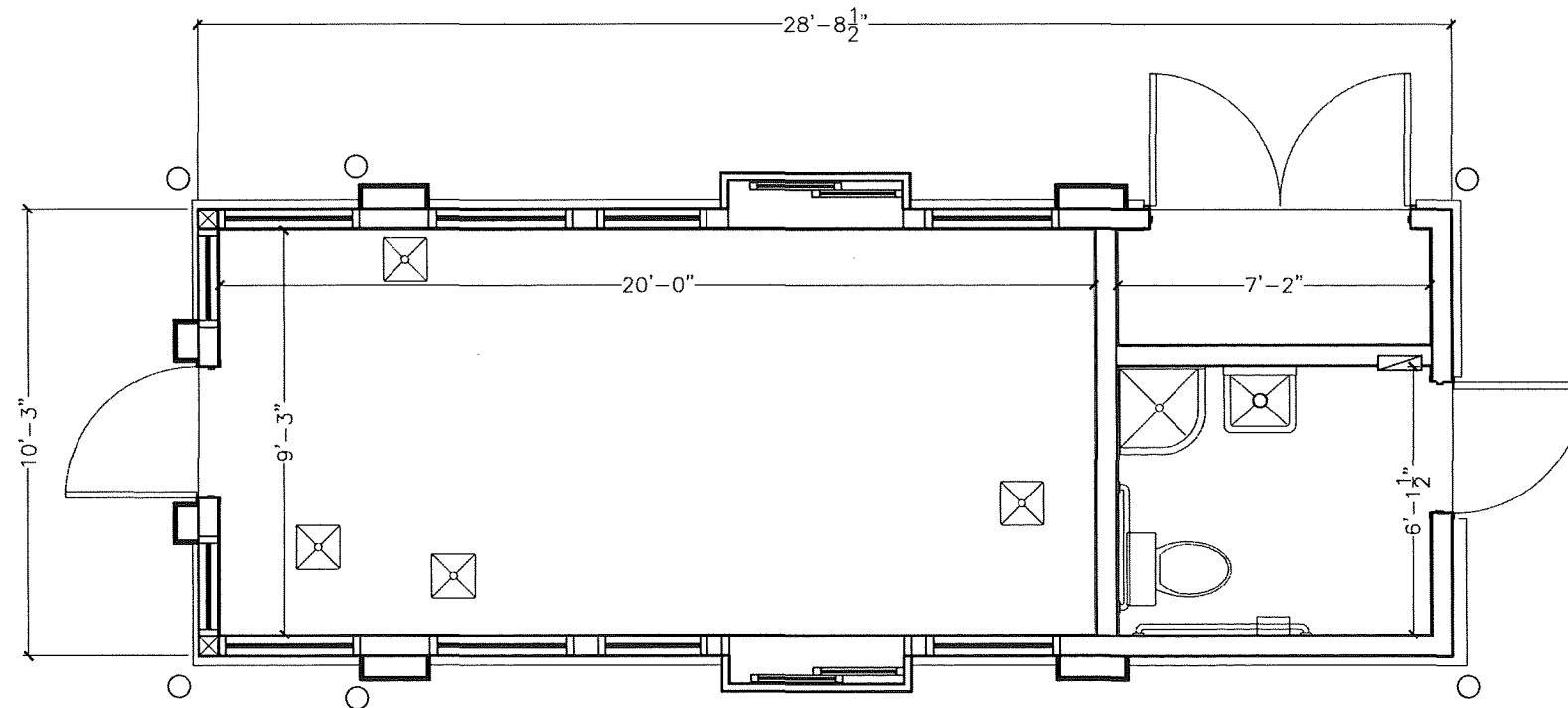
DR-1
Scale 1" = 1'-0"

EQUIPMENT LEGEND	
301	UNDER COUNTER ICE CADDY
302	EXRESSO MACHINE: LA MARZOCCO 4 GROUP
303	COFFEE GRINDER: MAZZER MAJOR STMJDOS012013
304	CASH DRAWER BELOW
305	HAND SINK, SEE PLUMB DRWGS
306	VITAMIX BLENDER: VM0115E
307	FROZEN BEVERAGE MACHINE: TAYLOR 428
308	(E) 60" 3-COMPARTMENT SINK TO REMAIN
309	REACH-IN REFRIGERATOR: TRUE TSD-33G GLASS DOORS
310	BUNN WATER HEATER
311	5 7/8"X5 7/8" KNOCK BOX
312	2" DIA COUNTER GROMMET
313	(E) WATER FILTER IN ATTIC TO REMAIN
314	TRASH CAN BELOW
315	48" UNDER COUNTER REFRIGERATOR
316	(E) OVERHEAD WIRE SHELVING TO REMAIN
317	STAINLESS STEEL TABLE WITH SHELF BELOW
318	6" X 24" STAINLESS STEEL SHELF AT WALK UP WINDOW/DOOR
319	NEW DRIVE-THRU WINDOW W/ STAINLESS STEEL SHELF
320	CORION COUNTER TOP ON CABINETS, SEE INT. ELEV.
321	STAINLESS STEEL COUNTER, SEE INT. ELEV.
322	STAND UP ICE MACHINE: MANITOWOC W/ REMOTE CONDENSER, ID-0872C, PROVIDE 8" VENT THRU ROOF
323	FUTURE FROZEN BEVERAGE MACHINE LOCATION
324	COUNTER TOP STEAMING PITCHER RINSER
325	UTILITY SINK, SEE PLUM. DRWGS



3 NEW EQUIPMENT PLAN

Scale: 1/2"=1'



1 EXISTING FLOOR PLAN

Scale: 1/2"=1'

THIRD SHOE, INC.
349 Silver Lake Drive
Chico, CA 95973
916-529-3454

ALAN CHAMBERS
Architect



DUTCH BROS COFFEE
1092 MAIN STREET
OAKLEY, CA

No.	Description	Date

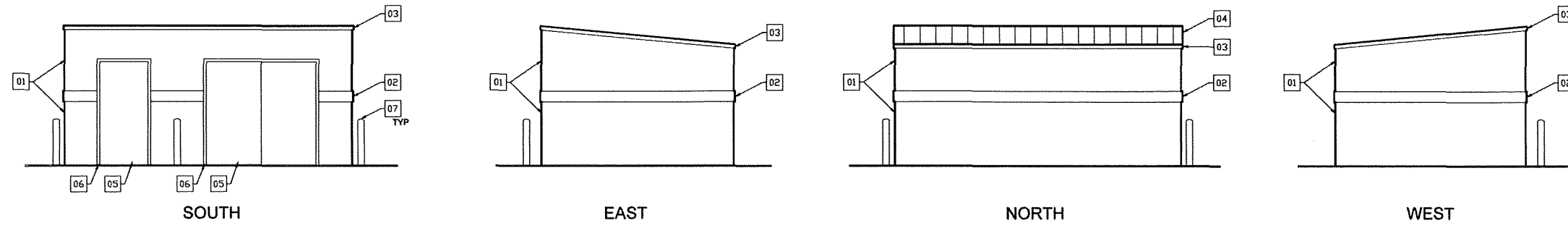
DUTCH BROS COFFEE

KIOSK PLANS

Project number	1322
Date	05/13/14
Drawn by	KC
Checked by	AC

DR-2
Scale AS NOTED

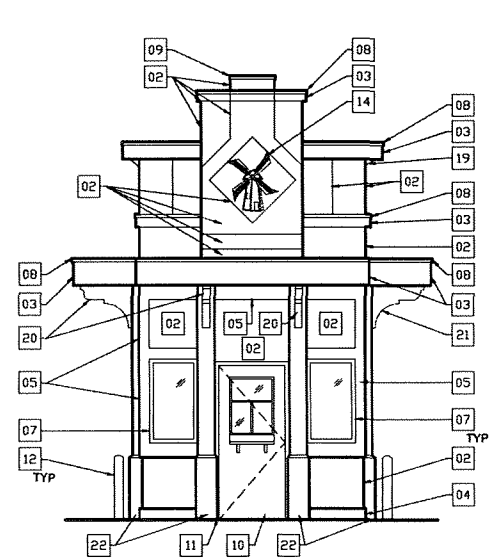
TRASH ENCLOSURE ELEVATION KEYNOTES	
KEY	DESCRIPTION
01	(E) STUCCO, PAINT GRAY
02	(E) STUCCO TRIM, PAINT BLUE
03	(E) METAL CAP FLASHING, PAINT- BLUE
04	(E) METAL STANDING SEAM ROOF, PAINT- BLUE
05	(E) HOLLOW METAL DOOR, PAINT GRAY
06	(E) HOLLOW METAL DOOR FRAMES, PAINT GRAY
07	(E) BOLLARDS, PAINT BLUE



5 TRASH ENCLOSURE ELEVATIONS

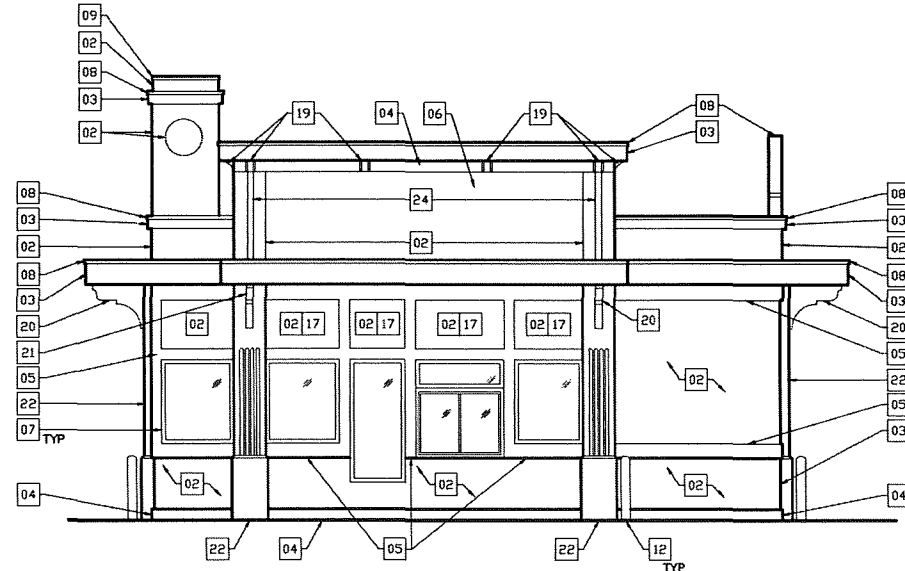
Scale: 1/4"=1'

NEW ELEVATION KEYNOTES	
KEY	DESCRIPTION
01	(E) STUCCO TO REMAIN, PAINT BLUE
02	(E) STUCCO TO REMAIN, PAINT GRAY
03	(E) STUCCO TRIM, PAINT BLUE
04	(E) STUCCO TRIM, PAINT GRAY
05	(E) STUCCO WINDOW TRIM, PAINT WHITE
06	(N) STUCCO PANELS, PAINT GRAY
07	(E) METAL WINDOW TRIM, PAINTED WHITE
08	(E) METAL CAP FLASHING, PAINT- BLUE
09	(E) METAL CAP FLASHING, PAINT- GRAY
10	(E) HOLLOW METAL DOOR, PAINT GRAY
11	(E) HOLLOW METAL DOOR FRAMES, PAINT GRAY
12	(E) BOLLARDS, PAINT BLUE
13	(N) STAINLESS STEEL SERVICE COUNTER
14	(N) LIGHTED WINDMILL SIGN 2'-8" X 1'-10" (4.8 SF)
15	(N) LIGHTED SIGNS: WINDMILL 1'-8"X2'-6" (4.5 SF), DUTCH BROS. 7'-8"X13" (10.2 SF) & COFFEE 3'-4"X2'-4" (7.8 SF) TOTAL SQUIRE FEET: 22.5 SF
16	(E) ELECTRIC PANEL, PAINT GRAY
17	(N) GRAPHICS PANEL INSERT
18	(E) METAL TANK COVER, PAINT GRAY
19	(E) CORBEL, PAINT GRAY
20	(E) CORBEL, PAINT BLUE
21	(N) CORBEL, PAINT BLUE
22	(E) STUCCO COLUMN, PAINT BLUE
23	(N) HORIZONTAL SLIDING DRIVE-THRU WINDOW, WHITE TRIM
24	(E) DOWNSPOUT, PAINT GRAY



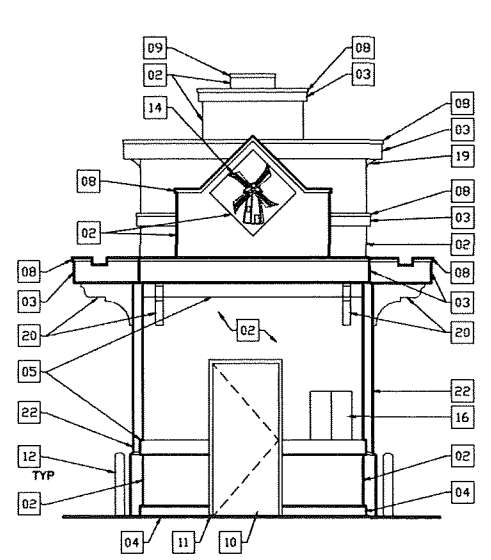
4 EAST ELEVATION

Scale: 1/4"=1'



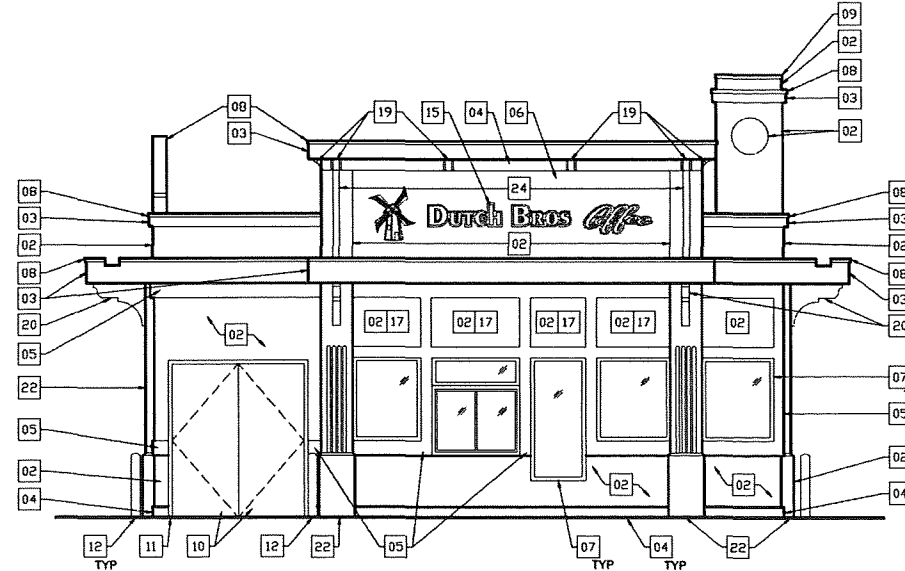
2 NORTH ELEVATION

Scale: 1/4"=1'



3 WEST SIDE ELEVATION

Scale: 1/4"=1'

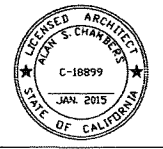


1 MAIN STREET - SOUTH ELEVATION

Scale: 1/4"=1'

THIRD SHOE, INC.
349 Silver Lake Drive
Chico, CA 95973
916-529-3454

ALAN CHAMBERS
Architect



DUTCH BROS COFFEE
1092 MAIN STREET
OAKLEY, CA

No.	Description	Date

DUTCH BROS COFFEE

EXTERIOR ELEVATIONS

Project number 1322
Date 05/13/14
Drawn by KC
Checked by AC

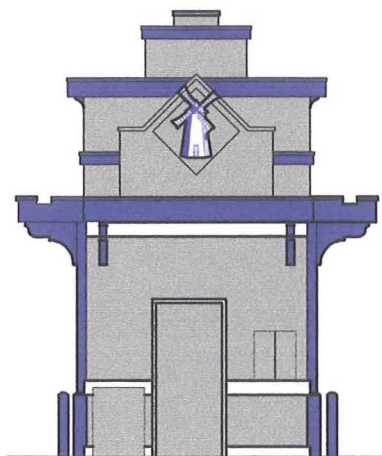
DR-3

Scale AS NOTED

C:\Users\Karl\Desktop\Jobs\1322-DB Daxley\CAD\1322-DB Daxley - plans DR.dwg



Existing West Elevation

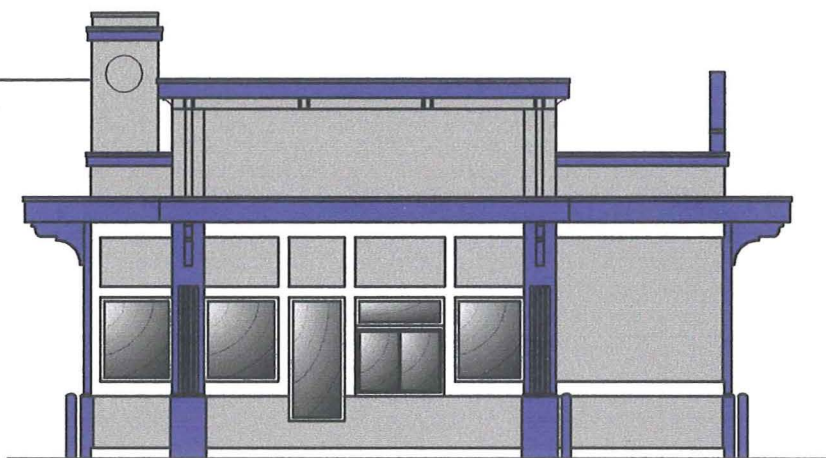


WEST ELEVATION

SCALE: N.T.S.



Existing North Elevation

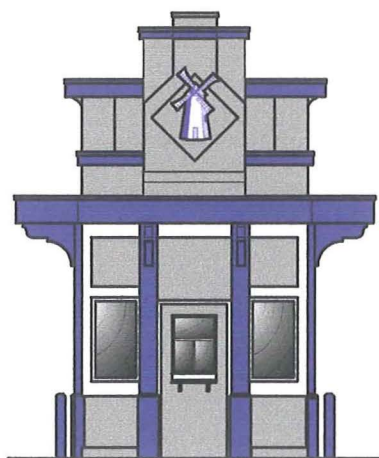


NORTH ELEVATION

SCALE: N.T.S.



Existing East Elevation



EAST, SIDE ELEVATION



MAINSTREET - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Exterior Building Colors:



BLUE PAINT:
PARAPET STUCCO,
METAL CAP
FLASHING



GRAY PAINT:
ALL DOORS, ROOF TRIM,
PARAPET STUCCO,
STUCCO SOFFITS, TRASH
ENCLOSURE DOOR



WHITE PAINT:
WINDOW, 1X4
STUCCO



Existing South Elevation

THIRD SHOE, INC.

349 Silver Lake Drive
Chico, CA 95973
916-529-3454

ALAN CHAMBERS
Architect



DUTCH BROS COFFEE
1092 MAIN STREET
OAKLEY, CA

No.	Description	Date

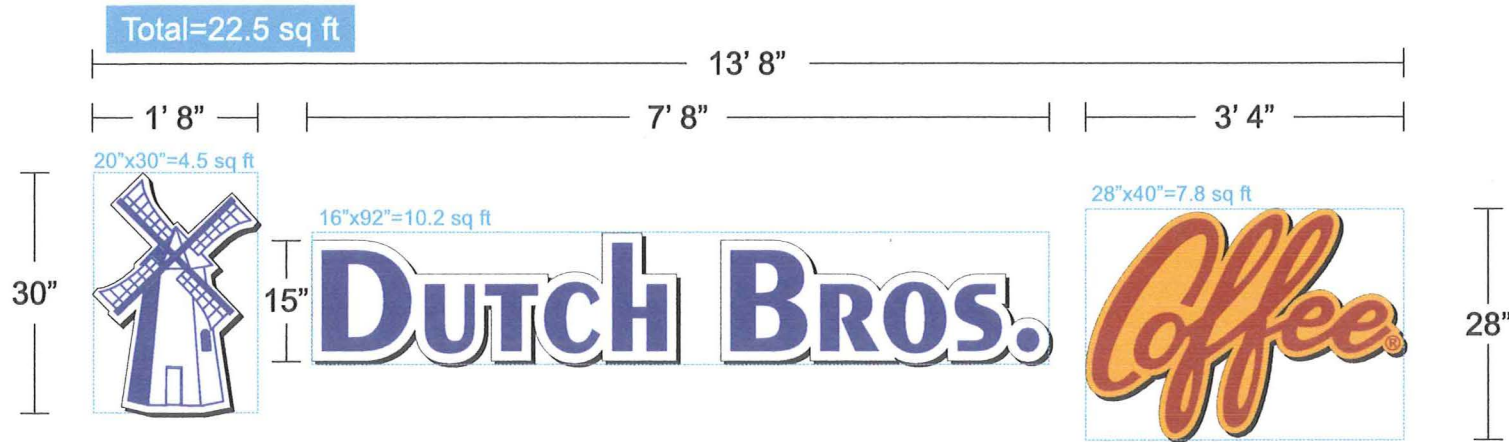
Dutch Bros.
Coffee

Color
Elevations

Project number 1409
Date 9 May, 2014
Drawn by JJJ
Checked by

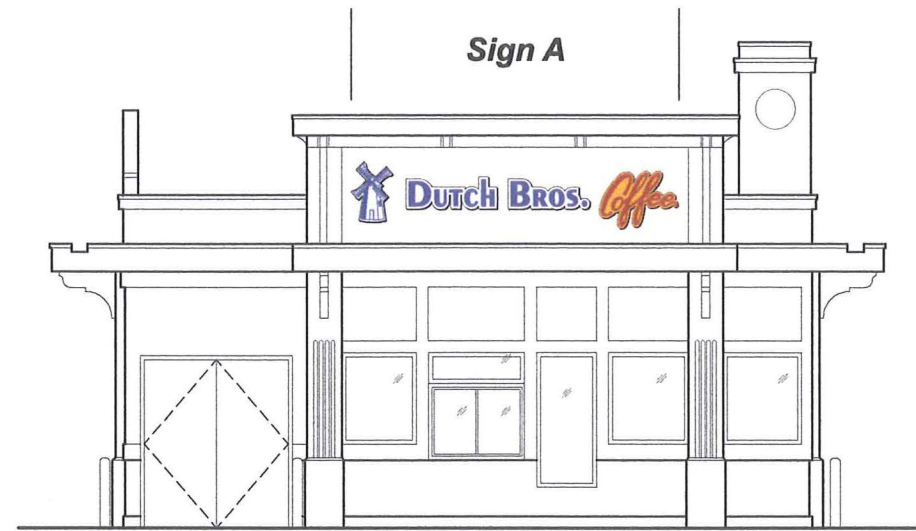
DR-5

Scale 1/4" = 1'-0"



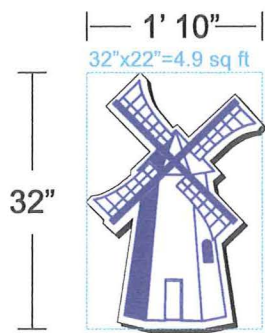
Sign A: Led Illuminated P/C Sign
Scale 1/2"=1'-0"

balloon copy: white acrylic faces with cobalt blue #157 vinyl decoration
balloon copy "Coffee": white acrylic with cardinal red 53 & mango 125 vinyl decoration
above to have: 5" deep black returns with black 1" trimcap. ul approved white Led illumination



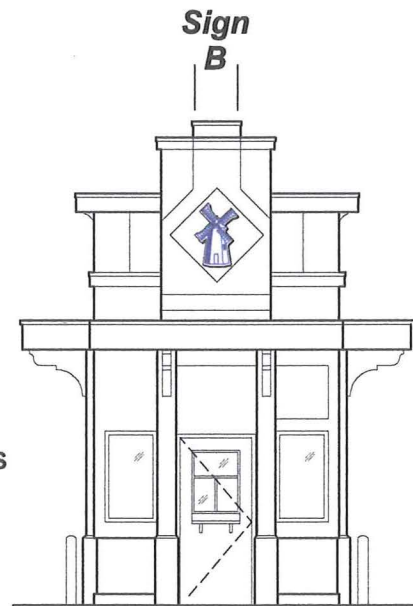
South Elevation
Scale: 1/8"=1'-0"

CITY OF OAKLEY
Planning Department
MAY 13 2014
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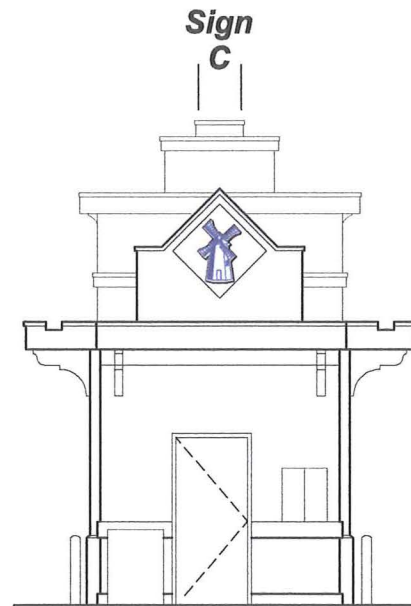


Signs B & C: Led Illuminated P/C Signs
Scale 1/2"=1'-0"

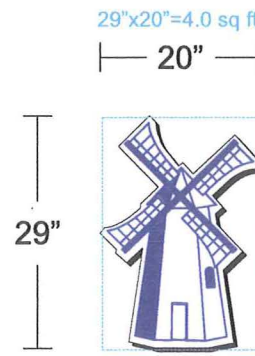
balloon copy: white acrylic faces with cobalt blue #157 vinyl decoration
5" deep black returns with black 1" trimcap.
ul approved white Led illumination



East Elevation
Scale: 1/8"=1'-0"



West Elevation
Scale: 1/8"=1'-0"



Sign D: Led Illuminated P/C Sign
Scale 1/2"=1'-0"

balloon copy: white acrylic faces with cobalt blue #157 vinyl decoration
5" deep black returns with black 1" trimcap.
ul approved white Led illumination



North Elevation
Scale: 1/8"=1'-0"



5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

C.S.C.L. # 718965
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: DON AZEVEDO CONSTRUCTION
CONTACT:
DATE: 2-12-14
PROJECT LOCATION:
1092 MAIN STREET
OAKLEY, CA

SALESPERSON: DAVID RANDOLPH
DRAWN BY: CP
PAGE 1 OF 3
CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
2-20-14 CP
2-25-14 CP
5-9-14 CP
SCALE:
NOTED
FILE NAME:
DUTCH BROS
oakley

ELECT.

120 Volt
277 Volt
Other
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems

RESOLUTION NO. XX-14**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING DESIGN REVIEW OF EXTERIOR COLOR CHANGES AND WALL SIGNS FOR DUTCH BROTHERS COFFEE REMODEL, LOCATED AT 1092 MAIN STREET (DR 06-14)****FINDINGS**

WHEREAS, on May 13, 2014, Mike Dennis of DB Franchising USA, LLC (“Applicant”) filed an application for design review approval of an exterior color change to an existing 295 square foot coffee kiosk and ancillary trash enclosure, as well as proposed wall signs for a project known as “Dutch Brothers Coffee Remodel (DR 06-14)” (“Project”), located at 1092 Main Street. The project site is approximately 0.34 acres and zoned C (General Commercial) District. APN 037-040-022; and

WHEREAS, the applicant’s plans include line drawings of the building and trash enclosure, color elevations of the proposed changes, proposed wall signage, and other accompanying plans (title page, floor plan) (“Plans”); and

WHEREAS, on May 13, 2014 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated Commercial (C) on the Oakley 2020 General Plan Land Use Map, and zoned C (General Commercial) District; and

WHEREAS, this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (“Existing Facilities”); and

WHEREAS, on May 13, 2014, the City Council received a report from City Staff 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, Oakley Municipal Code, and the information submitted to the City Council at its May 27, 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:

1. Regarding the application requesting design review approval for Dutch Brothers Coffee Remodel (DR 06-14), the City Council finds that:
 - Approval of this project will help facilitate reuse of an existing drive-thru coffee kiosk in a manner intended for its original use and result in clean up of the site.
 - The color changes meet the intent of the Oakley Commercial and Industrial Design Guidelines and are proposed in a manner that will complement the proposed signage.
2. 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 Dutch Brothers Coffee Remodel (DR 06-14), subject to the following conditions:

Applicant shall comply with the requirements of the Oakley Municipal Code. 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 May 27, 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 COUNCIL MEETING):

Planning Department Conditions

General:

1. This Design Review is approved, as shown on the plans, date stamped by the Planning Department on May 13, 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 May 27, 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 May 27, 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. 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).
7. The site's landscaping shall be replaced or repaired to its originally approved form. Any new 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.
8. 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.
9. 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.
10. The parking lot shall be restriped to provide ADA accessibility to the building, subject to the review and approval of the Building Division.
11. The applicant shall receive approval of either a new freestanding sign or modification of the existing freestanding sign, and install that sign, prior to occupancy of the building and operation of the business.

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. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- C. The applicant shall comply with the requirements of the Diablo Water District.
- D. Comply with the requirements of the East Contra Costa Fire Protection District.
- E. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
- F. 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 27th of May, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Randy Pope, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date