



STAFF REPORT

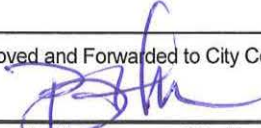
Date: Tuesday, June 9, 2015

To: Bryan H. Montgomery, City Manager

From: Joshua McMurray, Planning Manager

Subject: **4700 Main Street Retail and Self-Storage - Conditional Use Permit (CUP 01-15) and Design Review (DR 02-15) for the construction of a new retail and self-storage project on a site located at 4700 Main Street. APN: 033-240-004**

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Summary

The applicant, Claremont Homes, INC, is requesting approval a Conditional Use Permit and Design Review for a new retail and self-storage project. The retail component of the project is 5,120 square feet and the self-storage component is 95,112 square feet with an additional 1,897 square feet of office space, 1,200 square feet for a caretaker's apartment unit located on the second floor above the office, and a 500 square foot garage. The project site is designated Commercial in the General Plan and is zoned General Commercial (C) District. The 2.9-acre site is located at 4700 Main Street. APN: 033-240-004

Staff recommends the City Council adopt the Resolution approving Conditional Use Permit (CUP 01-15) to establish and Design Review (DR 02-15) for the construction of a new retail and self-storage project on a site located at 4700 Main Street, at APN 033-240-004, as conditioned.

Background

The applicant submitted an Unclassified Use request on July 26, 2014. The request was to allow a new use, "self-storage/mini storage with a retail/office: use, to be allowed in the General Commercial (C) District. It is recognized that in the development of a comprehensive zoning ordinance not all uses of land can be listed nor can all future uses be anticipated, or a use may have been omitted from the list of those specified as permissible in the various zones listed within this chapter, or ambiguity may arise concerning the appropriate classification of a particular use within the meaning and intent of this title. It is through this process the City analyzed the request and ultimately approved the new "self-storage/mini storage with a retail/office" use in the C District. The August 5, 2014 approval letter has been attached for reference.

On March 2, 2015 the applicant submitted an application for a Conditional Use Permit (CUP 01-15) and Design Review (DR 02-15) to construct a new retail and self-storage project located at 4700 Main Street. The City worked with the applicant to refine the site plan and architecture through the application completeness review. On May 4, 2015, the

Subject: 4700 Main Street Retail and Self-Storage - Conditional Use Permit (CUP 01-15) and Design Review (DR 02-15)

Date: June 9, 2015

Page 2

applicant submitted a revised plan set and on May 13, 2015 the application was deemed complete and scheduled for a public hearing.

The review and analysis of this Conditional Use Permit, and Design Review application for the proposed project has been based upon the Oakley 2020 General Plan, the applicable development standards of the Zoning Ordinance and the Commercial and Industrial Design Guidelines.

General Plan/Zoning Compliance

In 2002 the site was designated "Commercial" in the Oakley 2020 General Plan. The "Commercial" designation allows for a broad range of commercial uses. The project site was rezoned to the General Commercial (C) District in May 2009 as part of the Citywide Rezone project. The C District is compatible with the "Commercial" General Plan Land Use designation. The proposed use is defined as "Retail and Self-Storage", which is allowed in the General Commercial District with the approval of a Conditional Use Permit.

Project Description

The property is approximately 2.9-acres in size. The site is currently undeveloped, relatively flat and of a mostly rectangular shape. The project site fronts on Main Street across from Almondtree Lane.

The project consists of two different components as follows:

Conditional Use Permit

The proposed use is defined as "Retail and Self-Storage", which is allowed in the General Commercial District with the approval of a Conditional Use Permit. The purpose of a Conditional Use Permit is to allow for uses that are not allowed by right, and to ensure, through conditions, that the proposed land use is compatible with the surrounding land uses in the neighborhood.

Design Review

The Design Review Ordinance has different levels of Design Review procedures for review and approval of a Design Review Permit. Oakley Municipal Code section 9.1.1604(c)(2)(i) requires that any new commercial structure be heard and approved by the Planning Commission¹. The proposed new development fits the criteria above and requires Design Review.

Analysis

Land Use Compatibility

Surrounding uses include the Pompei Nursery, across Main Street, to the west of the site, non-conforming single family residences to the north, a vacant and undeveloped parcel to the south, and Marsh Creek to the east. The surrounding properties are all zoned either C (General Commercial) or P-1 (Planned Development) District which allow for

¹ City Council acts as the Planning Commission per Ordinance No. 06-09

commercial uses as described above. The boundary of an existing single-family residential subdivision is located east of Marsh Creek, approximately 115 feet from the project sites east property line.

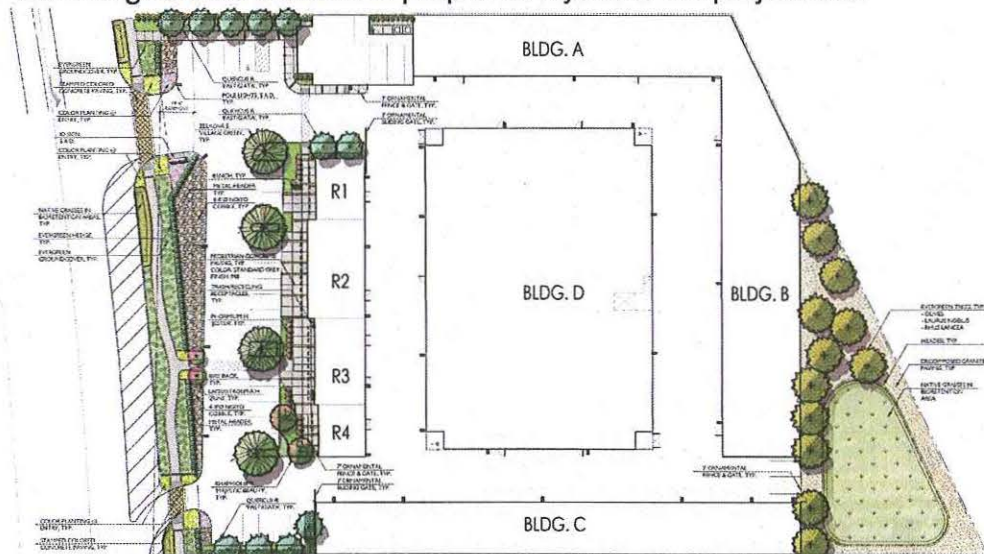
The proposed project site is located towards the center of the City, south of the Main Street and East Cypress Road intersection. The proposed retail and self-storage project is consistent and compatible with the other existing uses in the vicinity (mainly existing or planned commercial land uses). Furthermore the entire site will be developed. The project would also bring an added benefit and amenity to the City of Oakley by means of new self-storage project, frontage improvements, additional new retail tenant locations, job creation and property taxes.

Circulation/Parking

The proposed project will be accessed off Main Street, using two proposed driveways. The first driveway, located towards the southern property line, will be a restricted right in only off Main Street. The second driveway is towards the northern property line of the site off Main Street. This driveway will be used as the primary ingress and egress to and from the site. The applicant has designed the driveway entrances and onsite drive aisles with adequate widths in order to accommodate larger moving vans typically used in conjunction with these types of projects. The project is proposing to construct a total of 30 parking-spaces, including 2 van accessible spaces. The project meets the requirement for parking spaces which breaks down as follows:

- Retail – 5,120 square feet of building @ 1 parking space per 250 square feet of floor area totals 20 parking spaces
- Self-Storage- 2 covered spaces near the residential unit and 5 uncovered near the office

The propose project meets all of the code requirements in terms of parking and circulation. The image below shows the proposed layout of the project site.



Building/Site Design

The project can be separated into two components. The front portion of the site features the frontage improvements consisting of curb, gutter and a meandering sidewalk. The parking areas (with the exception of two spaces located towards the southeast portion of the site and the two garage parking spaces for the on-site apartment) are located just east of the frontage improvements. It should be noted that the final design does not include parking spaces that would have cars pointed towards Main Street when parked. The applicant has proposed a design where a majority of the parking spaces are at least 46 feet from the proposed face of curb. This is a result of the limited number of parking spaces required for a self-storage use. The one-story, 5,120 square foot retail building (R1 through R4 as shown on the attached site plan) is located in the center of the projects frontage, with the self-storage office and second story apartment and the single story self-storage building flanking each side. As designed, both the self-storage office and second story apartment and the single story self-storage building along the frontage blend seamlessly and appear to function as one.

The remainder of the site is used for self-storage Buildings A, B, C and D which total approximately 95,112 square feet. Buildings A, B and C are designed as one-story buildings, while Building D (in the center of the project site) is designed as a three-story building. The design incorporates the same curved roof lines from the front elevation into the other buildings. Staff had concerns over the height of Building D in relation to what would be visible from Main Street and the architect prepared Site Section study (included in the attached plan set) that shows what portions of Building D would be visible from the proposed sidewalk and further across Main Street to the west. The study shows that some sections of the upper portion of the building and roof line will be visible. Staff and the applicant worked together to provide additional articulation in the roof line of Building D to soften the overall look and provide a more aesthetically pleasing facade.

A self-storage project typically lends itself to large stretches of blank building walls. The applicant has paid careful attention to this aspect and provided additional articulation, material changes, horizontal offsets and additional roof elements. Although both properties to the south and north of the project site are undeveloped at this time, the General Plan anticipates these properties to be developed with commercial land uses. Eventually when those properties are developed the wall areas will be less visible. The additional architectural enhancements to the south and north elevations will bridge the gap between now and when those properties develop to provide for a better design. Staff was also concerned about the east elevation of Building B that backs up to the Marsh Creek trail. A portion of rear of the property will be used for an onsite bio-retention area. Staff worked with the applicant to provide for a mix of evergreen trees in this area to enhance the overall look of the project and to screen a majority of the rear elevation of Building B.

The project uses multiple materials and roof lines to create a unique architectural style. The storefronts will utilize a combination of stucco, metal canopy's and curved metal roofs. The use of these materials creates an elevation that has articulation and relief in order to create architectural interest. The design lends itself to both a commercial storefront and a self-storage project. The varying roof lines and height of the retail

Subject: 4700 Main Street Retail and Self-Storage - Conditional Use Permit (CUP 01-15) and Design Review (DR 02-15)
Date: June 9, 2015
Page 5

storefronts also help reduce the massing of the larger, central self-storage building. A rendering of west elevation (view from Main Street) for the project is as depicted below:



There are several conditions placed within the resolution that require further information to be submitted like detailed landscape plans, and information about the trash enclosures and other site improvements prior to them being constructed. The building and site improvements have been reviewed and they do comply with both the development regulations and the spirit and intent of the Commercial Design Guidelines. Staff has worked with the applicant to ensure that an adequate amount of landscaping, both bushes and plantings, are used along the project frontage to further enhance the overall look of the project frontage.

Environmental Review

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-Fill Development Projects. No further environmental review is required for this project.

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the Resolution approving Conditional Use Permit (CUP 01-15) to establish and Design Review (DR 02-15) for the construction of a new retail and self-storage project on a site located at 4700 Main Street, at APN 033-240-004, as conditioned.

Attachments

1. Vicinity Map
2. Project Plan Set
3. August 5, 2014 Unclassified Use Approval Letter
4. Proposed City Council Resolution

4700 Main Street Retail and Self-Storage
Conditional Use Permit (CUP 01-15)
Design Review (DR 02-15)
APN: 033-240-004





MAIN STREET ELEVATION

4700 MAIN STREET RETAIL / STORAGE
OAKLEY, CA

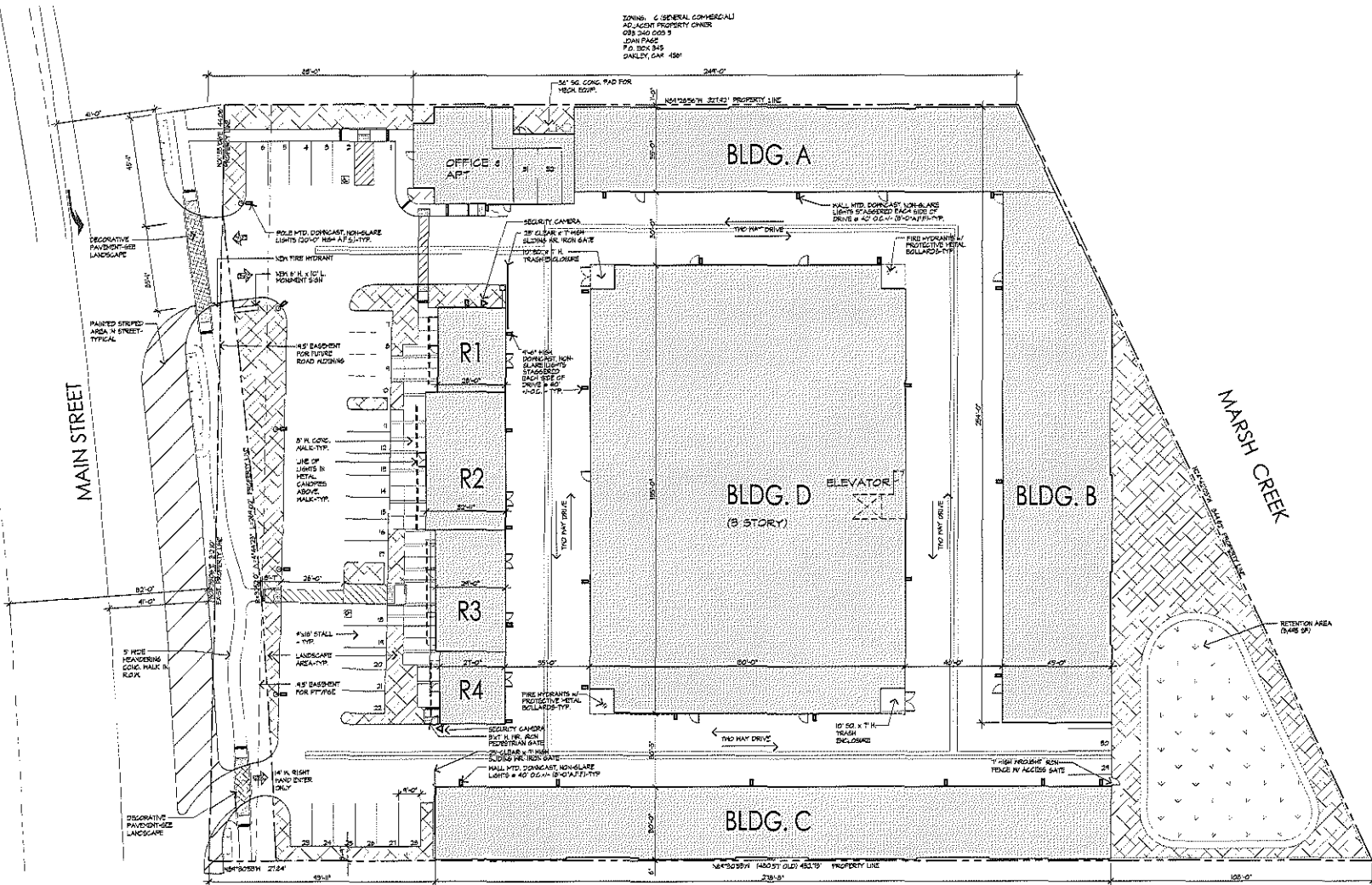
MAIN STREET ELEVATION

02-04-15
14-390

0 5 10
SCALE: 1" = 10'-0"

VALLI
ARCHITECTURAL
GROUP
12, CURNEY, SUITE 210
ALBIO VIEJO, CA 94586
PH: 949.349-1777
ava@valliarch.com

ZONING: C-GENERAL COMMERCIAL
 ADJACENT PROPERTY OWNER
 083 240 003 S
 JOURNEY SUITE
 P.O. BOX 845
 OAKLEY, CA 94621



ZONING: P1 PLANNED DEVELOPMENT
 ADJACENT PROPERTY OWNER
 083 300 229 S
 BRUN & ALVA KELLY
 1204 SARACENA SANRAFAEL RD.
 SARACENA, CA 94570

OWNER/DEVELOPER:
 MICHAEL W. CONLEY
 CLAREMONT HOMES, INC.
 380 CIVIC DRIVE STE 200-C
 PLEASANT HILL, CA 94523
 PHONE: 910-821-0112
 E-MAIL: mconley@claremonthomes.net

ARCHITECT:
 ARIEL L. VALLI
 VALLI ARCHITECTURAL GROUP
 12 JOURNEY SUITE 270
 ALSO VIEJO, CA 92656
 PHONE: 949-349-1777
 E-MAIL: ariel@valliar.com

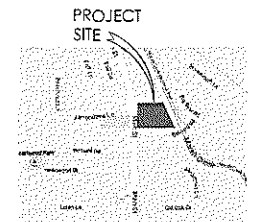
PROJECT DATA:

ZONING	C- GEN. COMMERCIAL
SEE AREA	121,972 SQ. FT. (2.90 AC.)
F.A.R.	0.85 MAX.
BUILDING COVERAGE	55,419 SQ. FT. (45.43%)
DRIVEWAYS & WALKS	48,804 SQ. FT. (40.01%)
LANDSCAPE	12,254 SQ. FT. (10.05%)
RETENTION AREA	5,495 SQ. FT. (4.51%)

BUILDING A	6,620 SQ. FT.
BUILDING B	9,242 SQ. FT.
BUILDING C	8,300 SQ. FT.
BUILDING D	70,950 SQ. FT.
STORAGE	95,112 SQ. FT.
OFFICE	1,897 SQ. FT.
A/P	1,200 SQ. FT.
GARAGE	500 SQ. FT.
SUBTOTAL A	98,709 SQ. FT.
RETAIL 1	980 SQ. FT.
RETAIL 2	1,880 SQ. FT.
RETAIL 3	1,450 SQ. FT.
RETAIL 4	810 SQ. FT.
SUBTOTAL B	5,120 SQ. FT.
PROJECT TOTAL	105,829 SQ. FT.

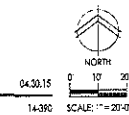
PARKING REQUIRED

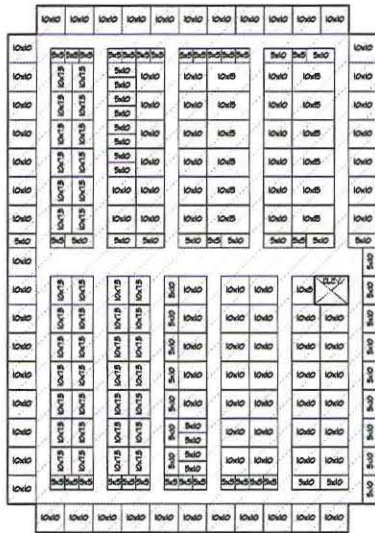
RETAIL @ 1/250	20.5 SPACES
STORAGE	7.0 SPACES
TOTAL REQ'D	27.5 SPACES
TOTAL PROVIDED	30 SPACES
TOTAL PROVIDED A/P	2 SPACES



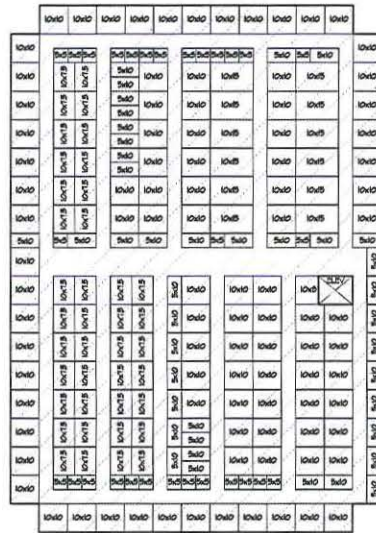
4700 MAIN STREET RETAIL / STORAGE
 OAKLEY, CA

CONCEPTUAL SITE PLAN

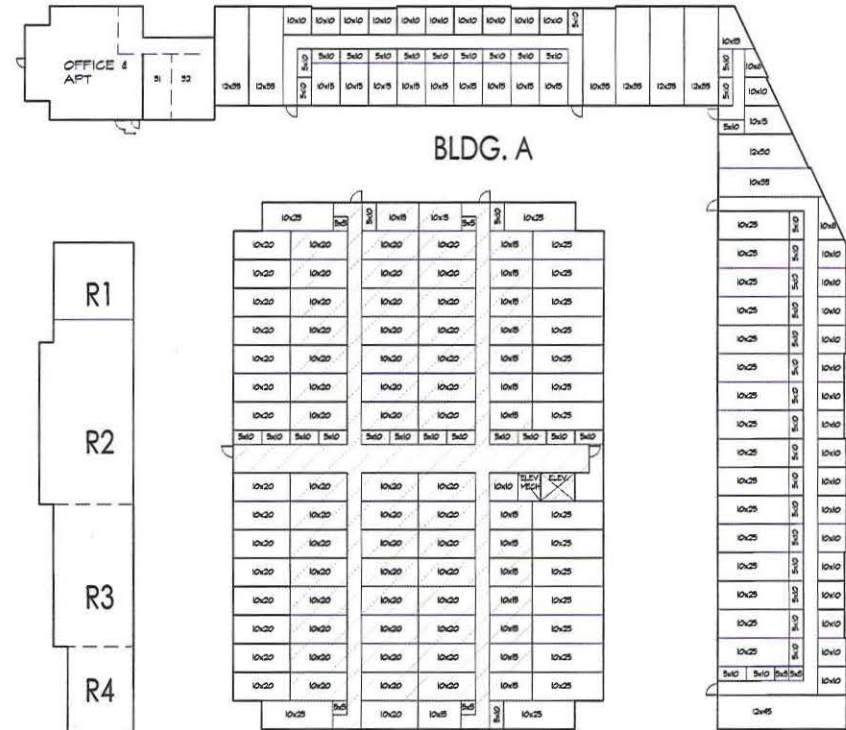




BLDG. D THIRD FLOOR

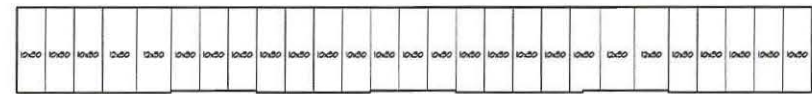


BLDG. D SECOND FLOOR



BLDG. D FIRST FLOOR

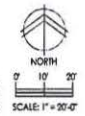
BLDG. B



BLDG. C

PROJECT UNIT MIX TABULATION				
UNIT SIZE	UNIT (SF)	QTY.	TOTAL (SF)	
5 x 5	25	2	50	
5 x 10	50	35	1750	
10 x 6	60	1	60	
10 x 8	80	1	80	
10 x 10	100	29	2900	
10 x 13	130	1	130	
10 x 15	150	15	2250	
10 x 20	200	16	3200	
10 x 25	250	34	8500	
10 x 30	300	23	6900	
10 x 35	350	3	1050	
12 x 30	360	5	1800	
12 x 35	420	3	1260	
12 x 45	540	1	540	
cc	5 x 5	25	42	1550
cc	5 x 10	80	97	4850
cc	10 x 7.5	75	80	4950
cc	10 x 10	100	193	19300
cc	10 x 15	150	38	5700
cc	10 x 20	200	45	9000
TOTAL OUTSIDE UNITS		167	30,470	
TOTAL CLIMATE CONTROL		515	41,480	
GRAND TOTAL		682	71,950	
AVERAGE UNIT (SQ. FT.)			112.7	
GROSS TOTAL AREA			94,144	
EFFICIENCY			82%	

HATCHED AREA INDICATES CLIMATE CONTROLLED UNITS
NOTE: BUILDINGS ARE SHOWN IN APPROXIMATE PROXIMITY TO EACH OTHER. REFER TO SITE PLAN FOR ACTUAL DISTANCES BETWEEN BUILDINGS

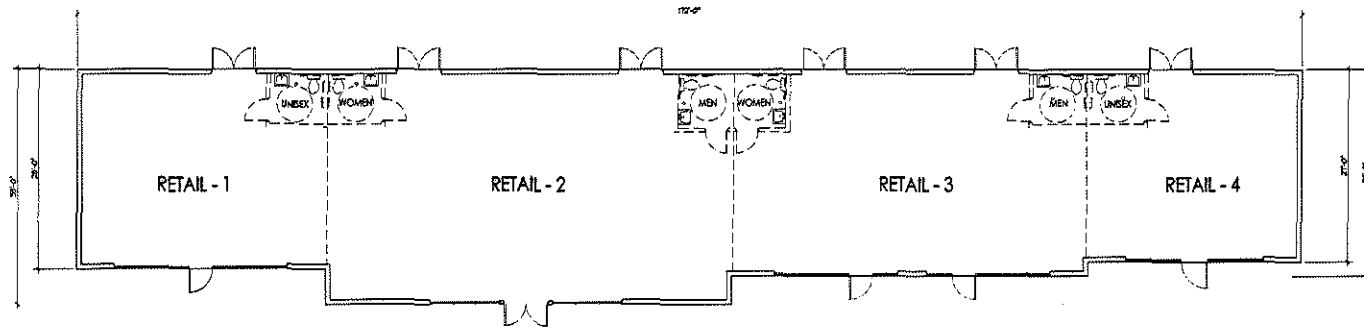


4700 MAIN STREET RETAIL / STORAGE
OAKLEY, CA

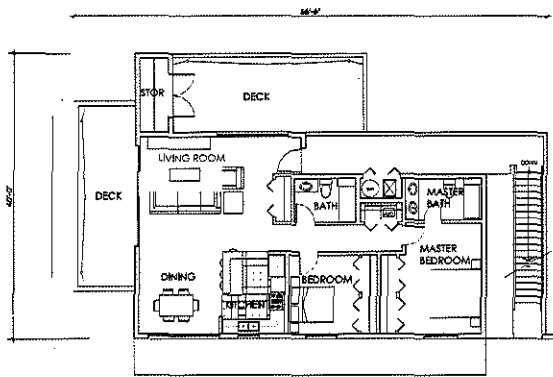
FLOOR PLANS

04.30.15
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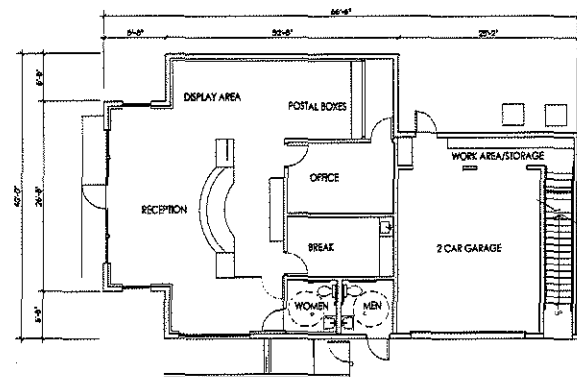
VALLI ARCHITECTURAL GROUP
12 JOHNSON DRIVE #210 ALISO VIEJO, CA 92656 PH: 949-348-1777 valli@valliarch.com



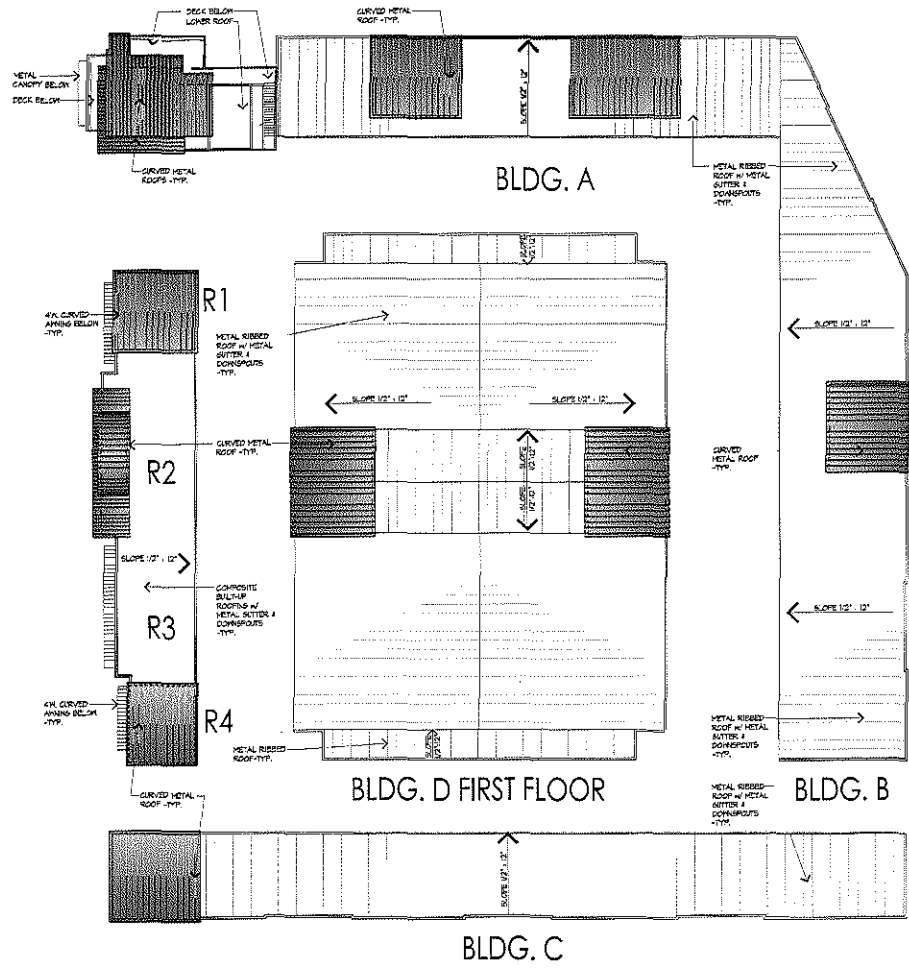
RETAIL BUILDING 



2ND FLOOR APARTMENT

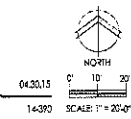


1ST FLOOR STORAGE OFFICE

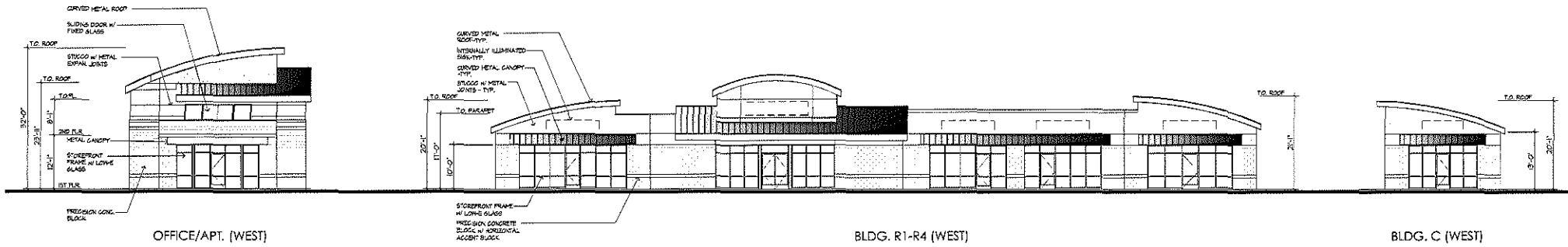


4700 MAIN STREET RETAIL / STORAGE
OAKLEY, CA

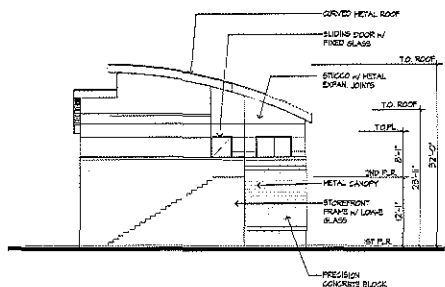
ROOF PLANS



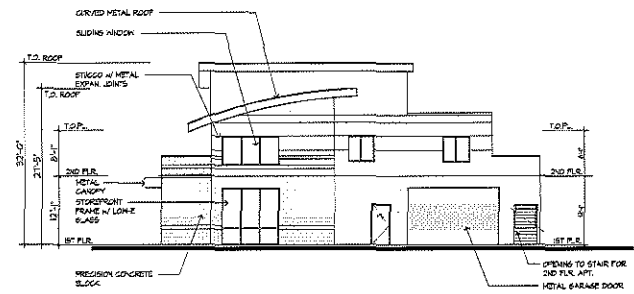
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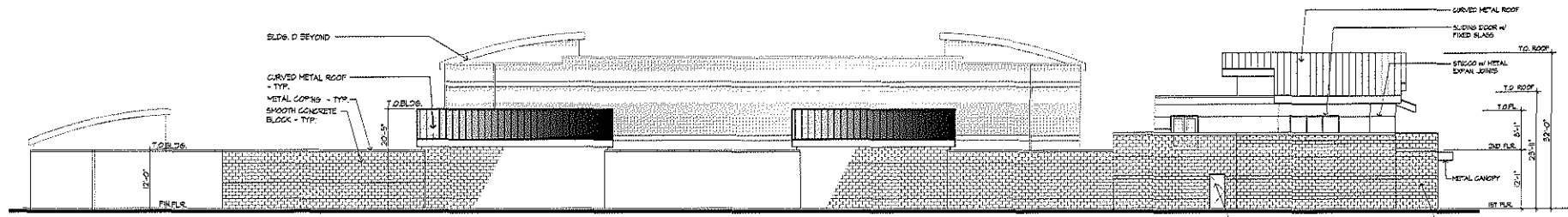
MAIN STREET ELEVATION (WEST)



OFFICE/APT. (WEST)
OFFICE WEST ELEVATION



OFFICE SOUTH ELEVATION



BLDG. B NORTH

BLDG. A NORTH

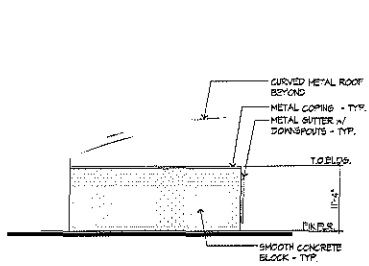
OFFICE NORTH

4700 MAIN STREET RETAIL / STORAGE
OAKLEY, CA

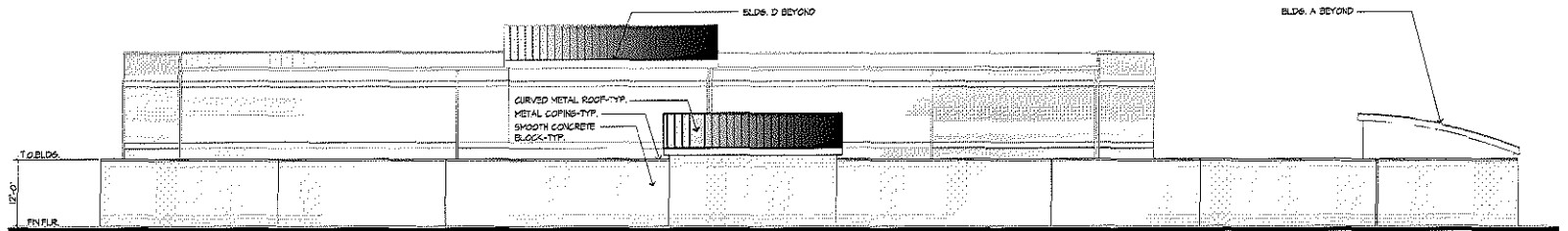
ELEVATIONS

04.30.15
14-390
SCALE: 1" = 10'-0"

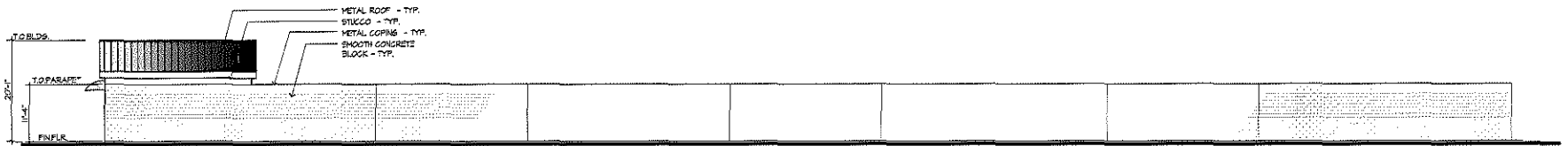




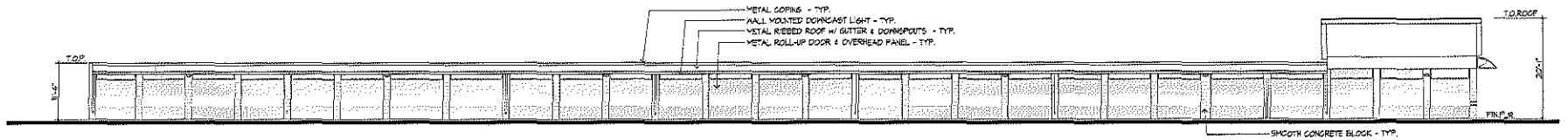
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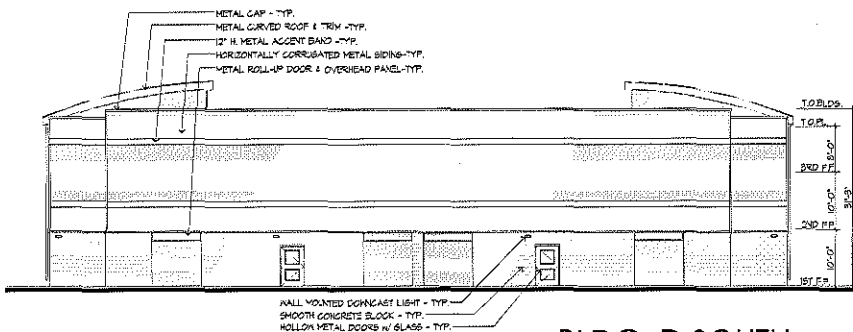
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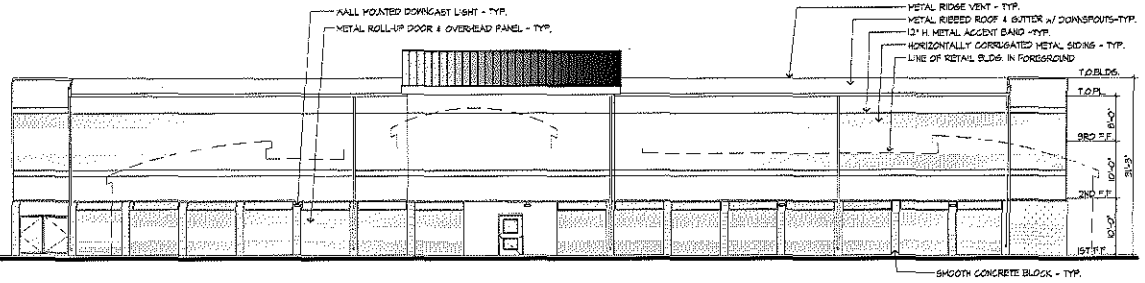
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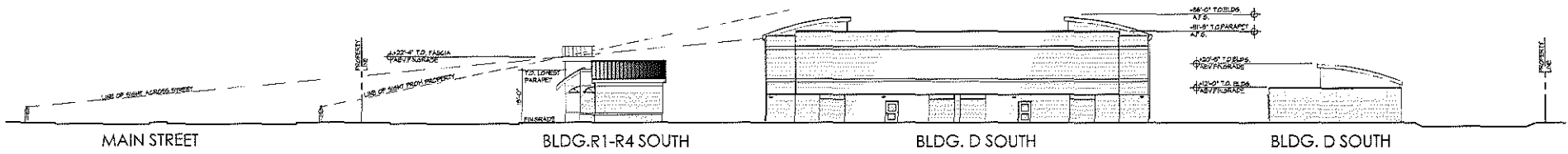
BLDG. C NORTH
 (BLDG. A SOUTH/BLDG. B WEST SIM.)



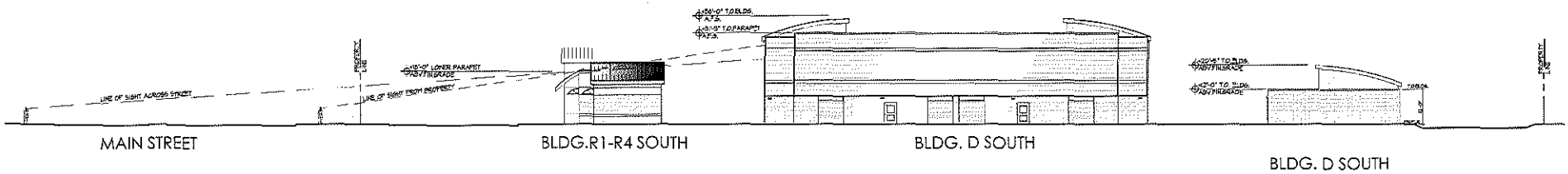
BLDG. D SOUTH
 (NORTH SIM.)



BLDG. D WEST
 (EAST SIM.)



SITE SECTION @ HIGHER RETAIL ROOF



SITE SECTION @ LOW RETAIL ROOF

4700 MAIN STREET RETAIL / STORAGE

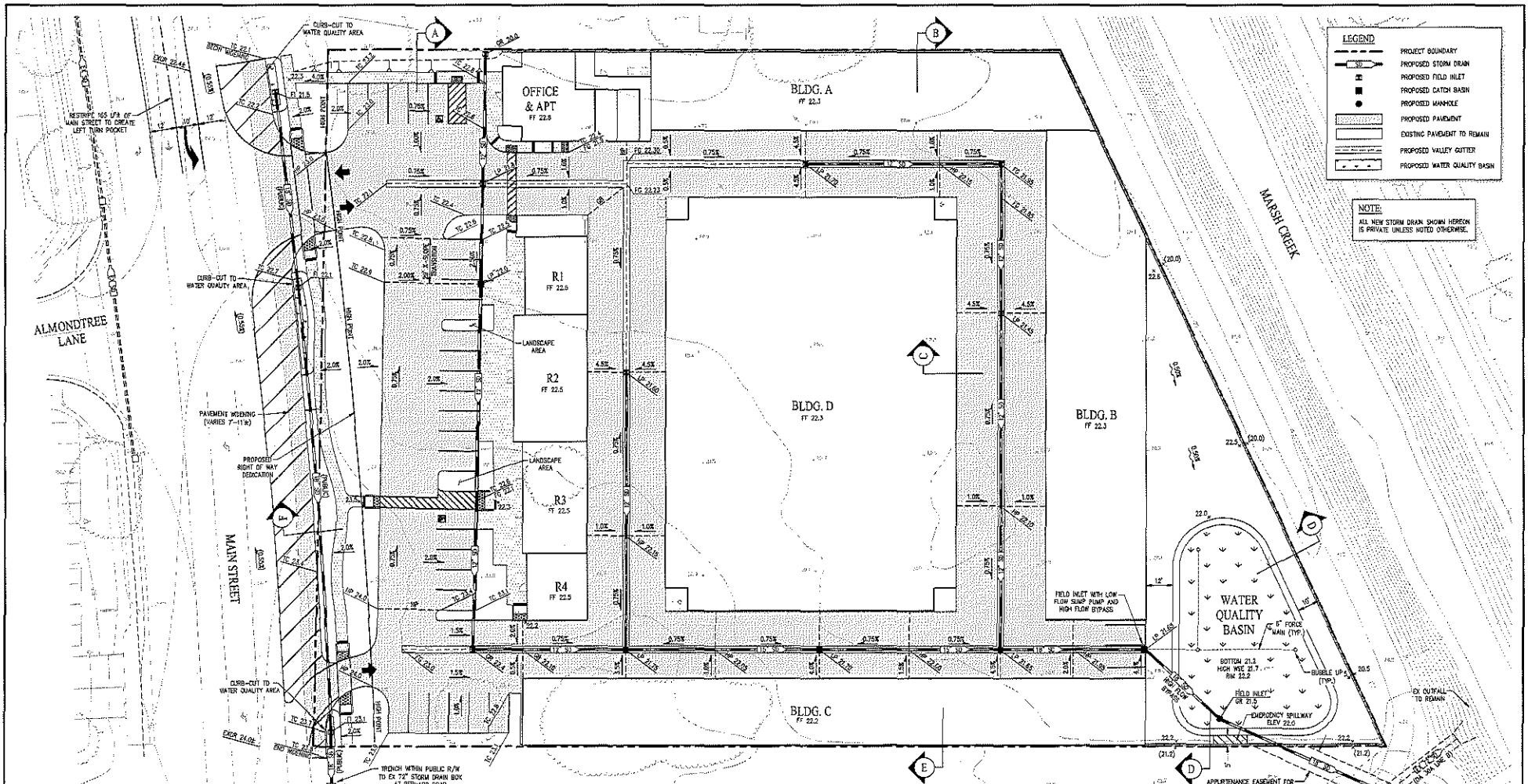
OAKLEY, CA

SITE SECTION

04.00.15

14-390





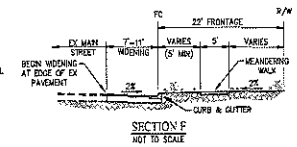
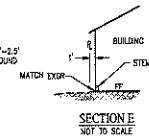
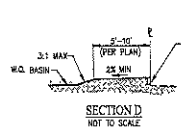
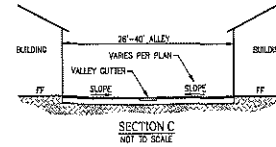
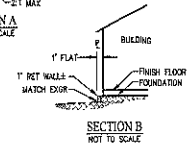
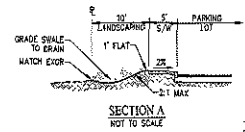
LEGEND

- PROJECT BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED FIELD INLET
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED VALLEY GUTTER
- PROPOSED WATER QUALITY BASIN

NOTE:
ALL NEW STORM DRAIN SHOWN HEREIN IS PRIVATE UNLESS NOTED OTHERWISE.

4700 MAIN STREET
**PRELIMINARY GRADING
 AND DRAINAGE PLAN**

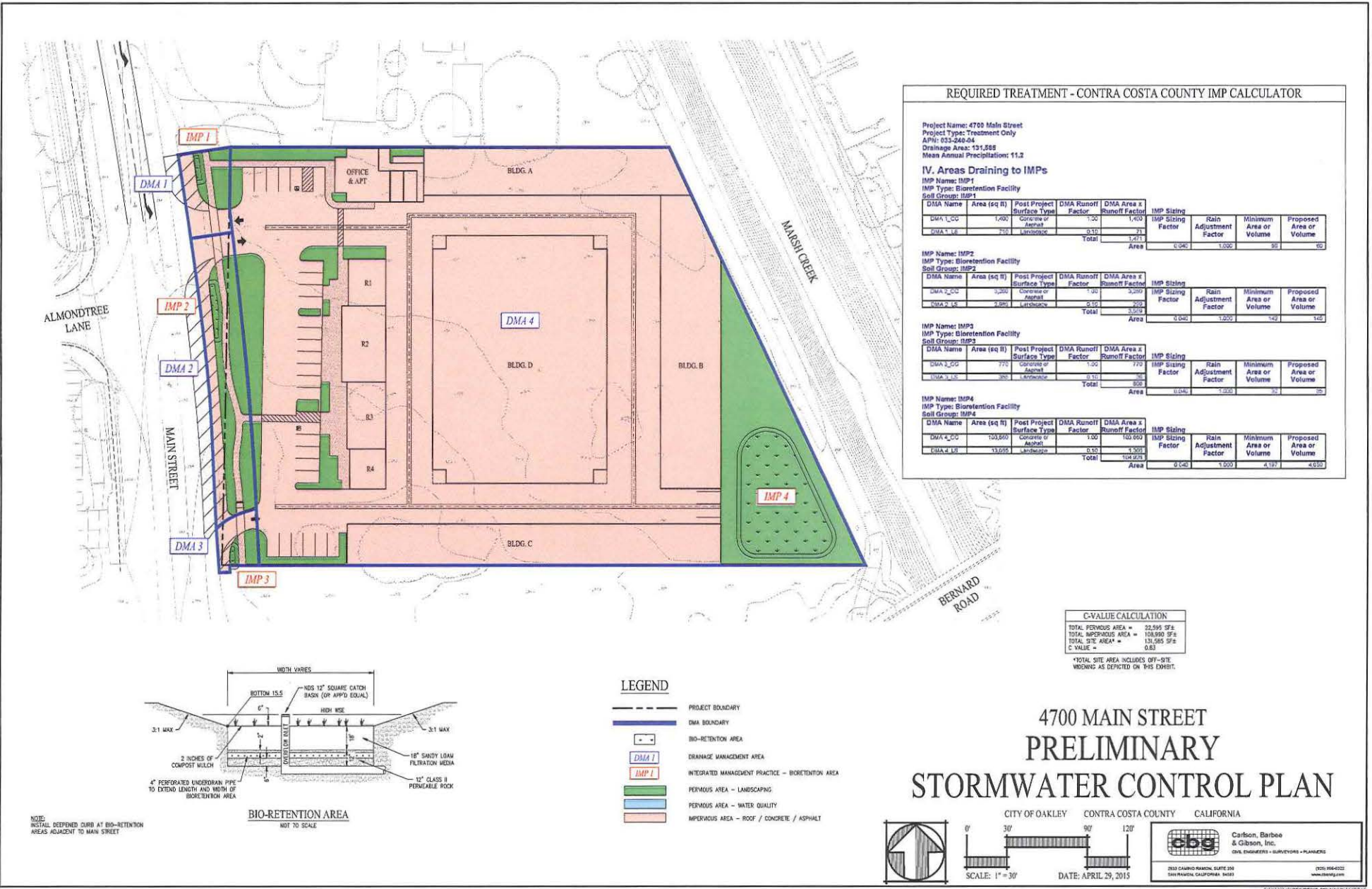
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



cbg Carlson, Barboe & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2422 CLAYTON AVENUE SUITE 200
 SAN RAFAEL, CALIFORNIA 94901
 415.458.8122
 WWW.CBGI.COM

SCALE: 1" = 20'
 DATE: APRIL 29, 2015





REQUIRED TREATMENT - CONTRA COSTA COUNTY IMP CALCULATOR

Project Name: 4700 Main Street
 Project Type: Treatment Only
 APN: 033-248-04
 Drainage Area: 131,565
 Mean Annual Precipitation: 11.2

IV. Areas Draining to IMPs

IMP Name: IMP1
 IMP Type: Bioretention Facility
 Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 1_CC	1,400	Concrete or Asphalt	1.00	1,400	1.00	1.000	50	60
DMA 1_LB	700	Landscaping	0.10	70				
Total				1,470	Area			

IMP Name: IMP2
 IMP Type: Bioretention Facility
 Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 2_CC	3,200	Concrete or Asphalt	1.00	3,200	1.00	1.000	142	160
DMA 2_LB	2,285	Landscaping	0.10	229				
Total				3,529	Area			

IMP Name: IMP3
 IMP Type: Bioretention Facility
 Soil Group: IMP3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 3_CC	770	Concrete or Asphalt	1.00	770	1.00	1.000	50	60
DMA 3_LB	380	Landscaping	0.10	38				
Total				808	Area			

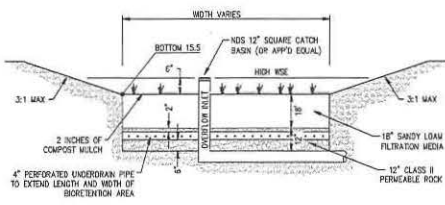
IMP Name: IMP4
 IMP Type: Bioretention Facility
 Soil Group: IMP4

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 4_CC	103,800	Concrete or Asphalt	1.00	103,800	1.00	1.000	4,187	4,930
DMA 4_LB	13,235	Landscaping	0.10	1,303				
Total				105,103	Area			

C-VALUE CALCULATION

TOTAL PERVIOUS AREA =	32,595 SF±
TOTAL IMPERVIOUS AREA =	103,990 SF±
TOTAL SITE AREA* =	131,585 SF±
C VALUE =	0.83

*TOTAL SITE AREA INCLUDES OFF-SITE WEDGING AS DEPICTED ON THIS DRAWING.

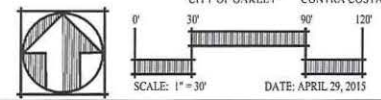


- LEGEND**
- PROJECT BOUNDARY
 - DMA BOUNDARY
 - BIO-RETENTION AREA
 - DMA 1
 - IMP 1
 - INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA
 - PERVIOUS AREA - LANDSCAPING
 - PERVIOUS AREA - WATER QUALITY
 - IMPERVIOUS AREA - ROOF / CONCRETE / ASPHALT

4700 MAIN STREET PRELIMINARY STORMWATER CONTROL PLAN

NOTE:
INSTALL REEFERED CURB AT BIO-RETENTION AREAS ADJACENT TO MAIN STREET

BIO-RETENTION AREA
NOT TO SCALE

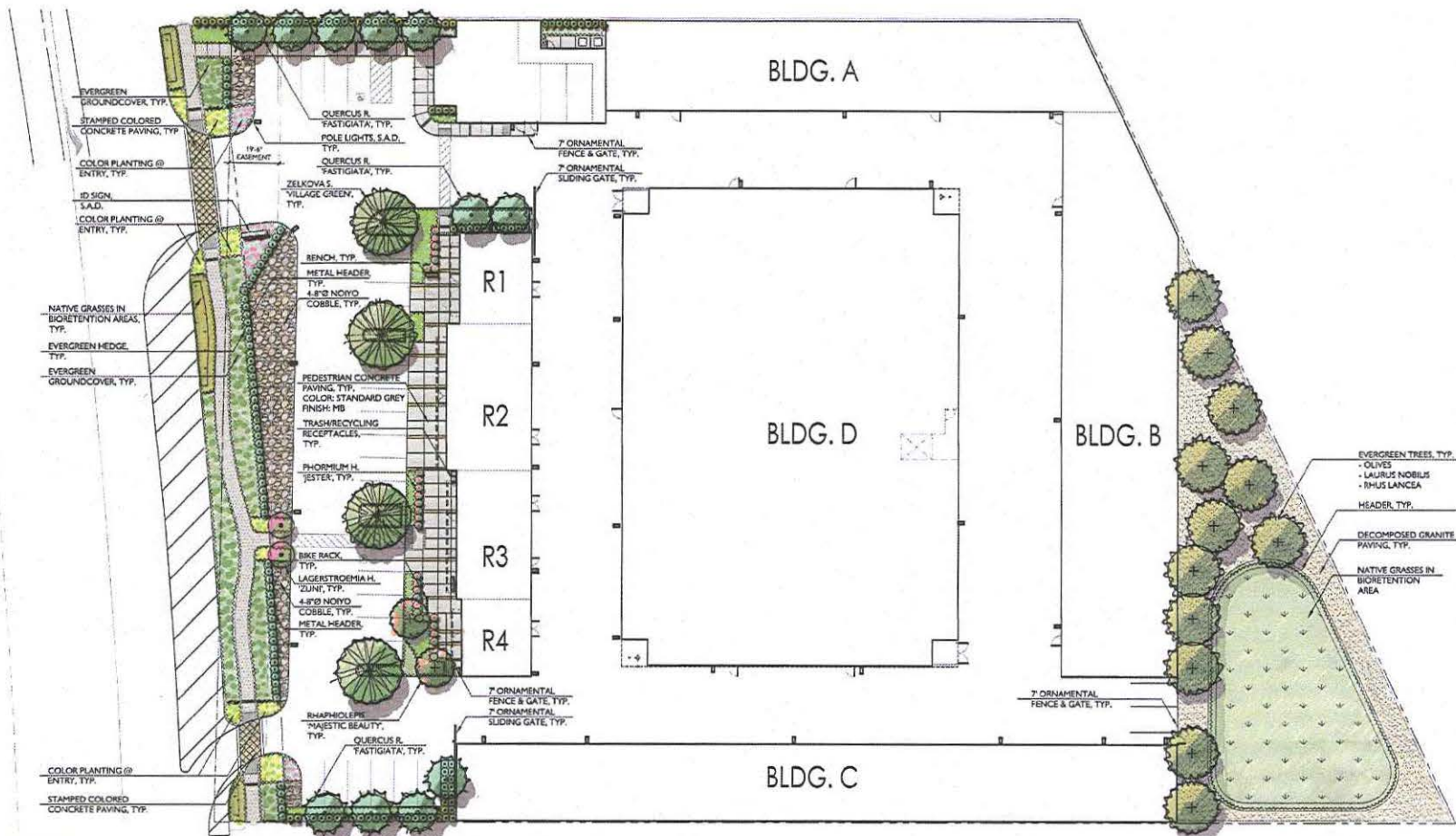


CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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

203 CAJON RANCHO, SUITE 300
SAN FRANCISCO, CALIFORNIA 94103

(925) 866-0222
www.cbginc.com



SITE FURNISHINGS



BENCH
MFR: EQUIPARC
MODEL: EP-1990
WOOD SLATS: IPE
OPTIONS: W/ ARMRESTS
MOUNT: IN-GROUND
COLOR: GREY
PH: 800.363.9264
INSTALL PER MFR'S SPECS AND DETAILS



TRASH/RECYCLING RECEPTACLES
MFR: WABASH VALLEY
MODEL: URBANSCAPE 'J' STYLE, WITHOUT SIDE DOOR, RECYCLING W/ SOLID BONNET
COLOR: BLACK
MOUNT: IN-GROUND
PH: 240.352.2102
INSTALL PER MFR'S SPECS AND DETAILS



BIKE RACK
MFR: BIKEPARKING.COM
MODEL: H3605-SF-GP
COLOR: PATRICIAN BRONZE
MOUNT: IN-GROUND
PH: 415.333.6428
INSTALL PER MFR'S SPECS AND DETAILS

LANDSCAPE AREA - 7,297 SF
BIORETENTION AREA - 6,873 SF

TREE CANOPY SIZE	FULL SHADE/SQ. FT.	3/4 SHADE/SQ. FT.	1/2 SHADE/SQ. FT.	1/4 SHADE/SQ. FT.	TOTAL SQ. FT.
15' DIA	8 @ 177	8 @ 132.75	8 @ 88.5	8 @ 44.25	3,540
25' DIA	4 @ 491	4 @ 368.25	4 @ 245.5	4 @ 122.75	4,910
				TOTAL TREE SHADE	8,450
SURFACE AREA:		PARKING LOT	15,962	TOTAL SURFACE AREA	15,962
SHADE AREA REQUIRED					7,981
TOTAL SHADE PROVIDED					8,450
PERCENT SHADE					53%

0 10' 20' 40' DATE: 05/05/2015

4700 MAIN ST.
OAKLEY, CA



TREES



LAGERSTROEMIA INDICA 'ZUNI'



LAURUS NOBILIS 'SARATOGA'



OLEA EUROPEA 'SWAN HILL'



PLATANUS ACERIFOLIA 'BLOODGOOD'



QUERCUS R. 'FASTIGIATA'



RHAMPHIOLEPIS 'MAJESTIC BEAUTY' STANDARD



RHUS LANCEA



ZELKOVA S. 'VILLAGE GREEN'

SHRUBS & GROUNDCOVER



DIETES GRANDIFLORA 'VARIEGATA'



JUNCUS PATENS



HEMEROCALLIS H. 'MASTER MAGICIAN'



PHORMIUM H. 'JESTER'



PHORMIUM H. 'TOM THUMB'



CHONDROPETALUM TECTORUM



CAREX DIVULSA



FESTUCA GLAUCA 'ELIJAH BLUE'



LANTANA MONTEVIDENSIS 'CONFETTI'



MYOPORUM PARVIFOLIUM



ROSA 'FLOWER CARPET PINK'

PLANT LIST

TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	SOURCE
LI	LAGERSTROEMIA INDICA 'ZUNI'	CRAPE MYRTLE	24" BOX	AS SHOWN	LOW	WUCOLS
LS	LAURUS NOBILIS 'SARATOGA'	GRECIAN LAUREL	24" BOX	AS SHOWN	LOW	WUCOLS
OS	OLEA EUROPEA 'SWAN HILL'	OLIVE	24" BOX	AS SHOWN	VERY LOW	WUCOLS
PB	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	AS SHOWN	MOD	WUCOLS
QF	QUERCUS R. 'FASTIGIATA'	ENGLISH OAK	24" BOX	AS SHOWN	MOD	WUCOLS
RM	RHAMPHIOLEPIS 'MAJESTIC BEAUTY' STANDARD	RHAMPHIOLEPIS	15 GAL	AS SHOWN	LOW	WUCOLS
RL	RHUS LANCEA	AFRICAN SUMAC	24" BOX	AS SHOWN	LOW	WUCOLS
ZV	ZELKOVA S. 'VILLAGE GREEN'	ZELKOVA	24" BOX	AS SHOWN	MOD	WUCOLS

SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	SOURCE
DV	DIETES GRANDIFLORA 'VARIEGATA'	FORTNIGHT LILY	5 GAL	3'-6" O.C.	LOW	WUCOLS
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	2'-4" O.C.	LOW	WUCOLS
HM	HEMEROCALLIS H. 'MASTER MAGICIAN'	EVERGREEN DAYLILY	5 GAL	2'-4" O.C.	MOD	WUCOLS
PJ	PHORMIUM H. 'JESTER'	NEW ZEALAND FLAX	5 GAL	3'-0" O.C.	LOW	WUCOLS
PT	PHORMIUM H. 'TOM THUMB'	NEW ZEALAND FLAX	5 GAL	3'-0" O.C.	LOW	WUCOLS
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" O.C.	LOW	WUCOLS

GROUNDCOVER

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	SOURCE
CD	CAREX DIVULSA	BENKLEY SEDGE	1 GAL	2'-0" O.C.	LOW	WUCOLS
FE	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	1'-4" O.C.	LOW	WUCOLS
LC	LANTANA MONTEVIDENSIS 'CONFETTI'	LANTANA	1 GAL	3'-0" O.C.	LOW	WUCOLS
MP	MYOPORUM PARVIFOLIUM	MYOPORIUM	1 GAL	4'-0" O.C.	LOW	WUCOLS
RF	ROSA 'FLOWER CARPET PINK'	FLOWER CARPET ROSE, PINK	2 GAL	2'-6" O.C.	LOW	WUCOLS

SCALE: N.T.S. DATE: 05/05/2015

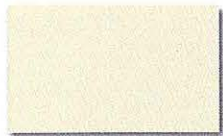
4700 MAIN ST.
OAKLEY, CA



METAL ROOF / CANOPIES
 DUNN EDWARDS PAINT
 DE 139 'NAUTICAL'
 (MATCH PANTONE 282 C)



METAL ACCENT
 DUNN EDWARDS PAINT
 DE 5396 'LEMON PUNCH'
 (MATCH PANTONE 7406 C)



PRECISION CONCRETE BLOCK
 / STUCCO
 DUNN EDWARDS PAINT
 DE 6184 'SAILCLOTH'



PRECISION CONCRETE BLOCK ACCENT
 DUNN EDWARDS PAINT
 DE 6174 ' RIDGECREST'



PRECISION CONCRETE BLOCK
 WAINSCOT
 DUNN EDWARDS PAINT
 DE6158 'BUCKSKIN'



STOREFRONT SYSTEM /
 WINDOW FRAMES
 CLEAR ANODIZED ALUM.
 GLASS
 PPG SOLARBAN



METAL ROOF-SELF STORAGE
 MBCI, INC.
 GALVALUME



ROLL - UP DOORS
 JANUS INTERNAT'L "ROYAL BLUE"

COLOR AND MATERIALS

4700 MAIN ST. RETAIL / STORAGE

OAKLEY, CA

FEB. 28, 2015

14-390





City of Oakley
3231 Main Street
Oakley, CA 94561
Ph. 925-625-7000
Fax. 925-625-9194
www.ci.oakley.ca.us

August 5, 2014

Mr. Michael W. Conley
Claremont Homes, Inc.
380 Civic Drive, Suite 200C
Pleasant Hill, CA 94523

SUBJECT: UNCLASSIFIED USE APPROVAL FOR CLAREMONT HOMES, LLC.

Dear Mr. Conley:

On July 26, 2014 an application for Zoning Administrator approval of an Unclassified Use was filed with the Planning Department that requests a new use, self-storage/mini storage with a retail/office use, be allowed in the C (General Commercial) District. Below you will find the application and business description information, required findings for approval, and the basis of approval by the Zoning Administrator.

Application and Business Description

Applicant: Claremont Homes, Inc., 380 Civic Drive, Suite 200C, Pleasant Hill, CA 94523

Proposed Location: 4700 Main Street, Oakley, CA 94561

General Plan and Zoning: Zoning for the subject property is the C (General Commercial) District, which is consistent with the "Commercial" General Plan land use designation for the property.

Proposed Use: The application requests a new use, self-storage/mini storage with a retail/office use, be allowed in the C (General Commercial) District. The applicant has indicated that if this use is added into the Zoning Code, they intend to develop a single-story self-storage facility, a retail component selling moving, storage, and shipping supplies, as well as an office component along the Main Street frontage.

The application further explains that the 4700 Main Street location is not the most desirable retail location, and therefore the office suites that would be incorporate as part of the project would be used to provide space for small offices or start-up companies.

Findings

Pursuant to Oakley Municipal Code (OMC) section 9.1.1608 Unclassified Uses, any unclassified use may be permitted where it is determined similar to the other permitted uses in the zone and not more obnoxious or detrimental to the public health, safety and welfare than such other permitted uses. The proposed use is found to be similar to "Boat and recreational vehicle outdoor storage when combined with retail storefronts" which is a conditionally permitted use in the C District.

Based on the application and supporting materials submitted to the Planning Department on July 26, 2014, the Zoning Administrator of the City of Oakley hereby finds that:

1. The subject use and its operation is consistent with the goals and objectives of the General Plan in that it will provide a self-storage option available to both Oakley residents and residents of the surrounding area. Based on the information provided by Claremont Homes, Inc., about 1/3 of the storage units are typically leased for commercial uses, family businesses, startup companies, and sample/product storage. The additional requirement to place a retail/office component along Main Street will add additional space for new businesses, startup companies, and small offices;
2. The subject use and its operation are consistent with the purposes and intent of the C District in that it encourages a wide range of commercial uses. The self-storage use would be required to be designed in such a way that it does not impact the surrounding areas, and the addition of retail/office space along Main Street would be consistent with similar uses established in the area;
3. The subject use and its operation is a compatible use in all areas of the City where the C District is applied in that the other location where the C District is applied also contains self-storage facilities. Although these facilities were constructed prior to the adoption of the C District zoning, the self-storage use has proven to be a use that is compatible with the other uses in the C District. The additional requirement to have a retail/office component to the project, and along Main Street, brings an added element necessary to be compliant with the C District zoning;
4. That the subject use is similar to "Boat and recreational vehicle outdoor storage when combined with retail storefronts", which is permitted in the C District, in that:

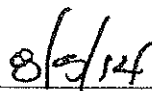
- a. The enclosed storage units will have similar or less impacts to that of boat and recreational vehicle outdoor storage, which is a conditionally permitted use in the C District. New self-storage facilities can be designed to mimic normal retail buildings and all of the storage would be inside of a building rather than on an improved parking lot ; and
 - b. The indoor storage of goods would not create any greater impacts in traffic, parking, noise, glare, odor, or refuse that that of boat and recreational vehicle outdoor storage;
5. The subject use and its operation will not adversely affect other permitted uses in the zone within which the use is proposed to be located in that it will be operating similar to other uses that are done completely in an enclosed building; and
 6. The subject use will need to be designed, located and operated that the public health, safety and general welfare will be protected. The proposed use will require the applicant to submit a Conditional Use Permit as well as any other necessary permits. Through that review Staff will ensure that the project be designed in such a way that the public health, safety and general welfare will be protected.

Approval

The Zoning Administrator of the City of Oakley hereby determines the proposed use, as described in this letter, as a use that requires a Conditional Use Permit within the C District. In order to operate this use, a Conditional Use Permit as well as any other applicable discretionary entitlements, building permits, grading and/or improvement plans shall be submitted and approved by the City of Oakley.

Approved:


Bryan Montgomery, Zoning Administrator


Date

July 25, 2014

Mr. Joshua McMurray
Senior Planner Housing and
Economic Development Analyst
3231 Main Street
Oakley, CA 94561

VIA email:
McMurray@ci.oakley.ca.us

Re: 4600-4700 Main Street -- Request for Unclassified Use Designation

Dear Mr. McMurray,

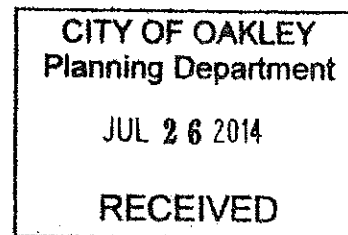
We kindly request that the City of Oakley consider accommodating us with an Unclassified Use Designation for this property located at 4680-4700 Main Street. The site is approximately 2.9 acres and was previously approved for a self storage and a Conditional Use Permit was issued by the City (the Conditional Use Permit has since expired). The property has relatively small frontage on Main Street. We propose developing a single story self storage facility, including a manager's residence, with a portion of the site dedicated to office/retail. We found about 1/3 of the storage units are used for commercial uses, family businesses, start up companies, and sample/product storage, thereby aiding in the growth of small businesses in the community. The self storage would be comprised of approximately 640 units of which 10% would be climate controlled. Also, as a part of the self storage facility, we would employ a component along the frontage which would sell moving, storage and shipping supplies.

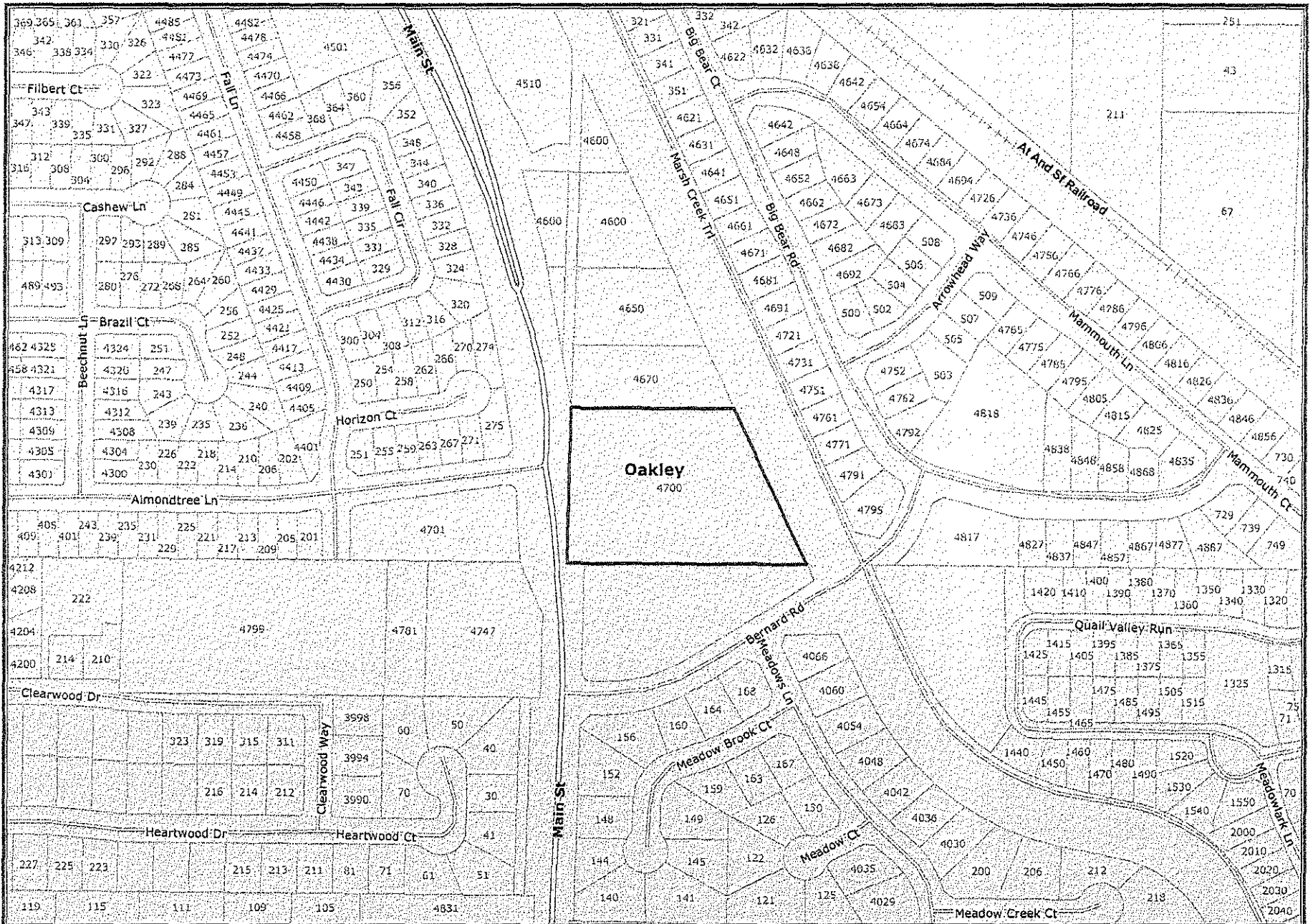
This property is located on the southern end of the City of Oakley and is not the most desirable retail location; therefore, we propose the use of office suites at the site as well, which would provide small office users and start up companies with Main Street frontage. Vehicular traffic counts decline as one proceeds south on Main Street. With the City's approval we would move forward to design the self storage facility and incorporate the retail/office portion along the frontage on Main Street. Thank you for your attention to this matter and we look forward to working with you in the future.

Best regards,

Michael W. Conley
Claremont Homes, Inc.

cc: Arthur L. Lorenzini, Jr.





Oakley

4700

4700 Main Street



Scale 1:3,000
 Contra Costa Internet GIS Map
 Printed: Aug 5, 2014 8:32:36 AM



RESOLUTION NO. XX-15

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING THE CONDITIONAL USE PERMIT (CUP 01-15) AND DESIGN REVIEW (DR 02-15) FOR THE CONSTRUCTION OF A NEW RETAIL AND SELF-STORAGE PROJECT ON A 2.9-ACRE SITE LOCATED AT 4700 MAIN STREET APN 033-240-004

WHEREAS, on March 2, 2015, Michael Conley with Claremont Homes, INC. ("Applicant"), submitted an application for a Conditional Use Permit (CUP 01-15) and Design Review (DR 02-15) for the construction of a new retail and self-storage project on a site located at 4700 Main Street. APN: 033-240-004 ("Project"); and

WHEREAS, on May 13, 2015, the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project is designated as *Commercial* in the Oakley 2020 General Plan, and zoned General Commercial (C) District; and

WHEREAS, on May 29, 2015, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. 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, the project is exempt from further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, "Class 32 – In-Fill Development Projects"; and

WHEREAS, on June 9, 2015, the City Council opened the public hearing at which it received a report from City Staff, oral and written testimony from the public and applicant, 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 conditioned, 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 upon the City's General Plan, the City's Zoning Ordinance, the City's Commercial and Industrial Design Guidelines, and the

information submitted to the City Council at its June 9, 2015 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 project (hereinafter the "Record"); and

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

- A. Regarding the application requesting approval of a Conditional Use Permit (CUP 01-15) and Design Review (DR 02-15) for the construction of a new retail and self-storage project on a site located at 4700 Main Street. APN: 033-240-004:
1. The site for the proposed use is adequate in size and shape to accommodate the use in a manner complementary with the land and uses in the area in that the site is approximately 2.9-acres and the General Commercial (C) Zoning District allows for the proposed development with the approval of a Conditional Use Permit and Design Review. The new building and site improvements will provide a significant aesthetic upgrade to the property, and help facilitate the economic development activities of the City; and
 2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use in that the site is accessible by public rights-of-way such as Main Street, which is designed to handle project generated traffic; and
 3. The proposed use will be arranged, designed, constructed, operated, and maintained so as to be compatible with the intended character of the area and will not change the essential character of the area that is intended by the General Plan and the applicable zoning ordinances in that the proposed use is permitted in the General Commercial (C) Zoning District with the approval of a Conditional Use Permit and Design Review. The use will comply with the noise standards set forth in the Oakley Municipal Code, will provide all parking on-site, and will bring a new business into the City; and
 4. The proposed use provides for continued growth and orderly development of the community and is consistent with the various elements and objectives of the General Plan in that it provides a new business which will bring jobs to the City. The use and site are a result of Oakley's zoning that allows for commercial lots that can accommodate this type of use; and
 5. That the proposed use, including any conditions attached thereto, will be

established in compliance with the applicable provisions of the California Environmental Quality Act; and

6. The design, appearance, and manner of development of all properties within the City have a substantial relationship with the characteristics of public and private places that make a community visually interesting, functional, and a source of community pride. The site for the proposed project is adequate in size and shape to accommodate the use in a manner complementary with the land and uses in the area in that the site is approximately 2.9-acres and the General Commercial (C) Zoning District allows for the proposed development with the approval of a Conditional Use Permit and Design Review application. The new building and site improvements will provide a significant aesthetic upgrade to the property, and help facilitate the economic development activities of the City; and
7. Development within the City should be in a manner that is of high quality and allow for flexibility of unique solutions to enhance a project's design so that it can be successfully integrated into the existing fabric of the City, while preserving the City's human scale and sense of place.
8. The quality of life and stabilization of property values are enhanced by project design that meets the criteria set forth in the Oakley Design Guidelines, Zoning Ordinance, and General Plan, as applicable. The proposed project will be arranged, designed, constructed, operated, and maintained so as to be compatible with the intended character of the area and will not change the essential character of the area that is intended by the General Plan and the applicable zoning ordinances in that the proposed project for the construction of a building for commercial and retail businesses are permitted in the General Commercial (C) Zoning District. The use will comply with the noise standards set forth in the Oakley Municipal Code, will provide all parking on-site, and will bring a new business into the City; and
9. Design review is necessary to enhance project design, ensure quality development, maintain or enhance property values, and add to the visual character of the community and public health, safety, and welfare of Oakley residents. The proposed project provides for continued growth and orderly development of the community and is consistent with the various elements and objectives of the General Plan in that it provides a new business which will bring jobs to the City. The use of the site are a result of Oakley's zoning that allows for commercial lots that can accommodate this type of project.

- 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 of the Applicant's request for **Conditional Use Permit (CUP 01-15) and Design Review (DR 02-15)**, subject to the following Conditions of Approval:

Conditions of Approval

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 application received by the Planning Division dated **May 4, 2015**, as well as additional information acquired since that time and made part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE CONSTRUCTION OF THE BUILDING UNLESS OTHERWISE NOTED:

Planning Division Conditions

General:

1. This **Conditional Use Permit (CUP 01-15)**, and **Design Review (DR 02-15)** is approved, as shown on the revised plans, date stamped by the Planning Division on **May 4, 2015**, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.
2. This approval for **Conditional Use Permit (CUP 01-15)**, and **Design Review (DR 02-15)** shall be effectuated within a period of one (3) years from the effective date of this resolution by pulling a building permit and if not effectuated shall expire on **June 9, 2018**. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Zoning 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 **June 9, 2015**.
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. The applicant shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project. The city shall promptly notify the applicant of any such claim, action or proceeding. The city shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the city from participating in a defense of any claim, action, or proceeding if the city bears its own attorney's fees and costs, and the city defends the action in good faith.
8. All uses proposed for the retail tenant locations shall be in accordance with the uses allowed within the General Commercial (C) Zone District. Any proposed use shall not create a parking demand in excess of the parking spaces dedicated to the retail portion of the project.

Site Plan:

9. All parking stall striping shall be double striped. Parking stalls shall be 9 feet wide by 19 feet deep with an allowed 2 foot overhang in some cases and all drive aisles shall be a minimum 24 feet in width as reviewed and approved by the Community Development Director.
10. A lighting and photometric plan shall be submitted prior to the issuance of building permits. The minimum requirement shall be one foot of candle light within public parking areas and pedestrian pathways.
11. Light poles shall be a maximum height of twenty (20) feet and shall provide glare shields where adjacent to existing residences per the review and approval of the Community Development Director.
12. A trash enclosure shall match Oakley Disposal and City standards and shall provide adequate space to accommodate both trash and recycling. Also, trash enclosures shall be constructed with a roof to match the building design and materials, have metal gates, and when appropriate be surrounded by landscaping with climbing vines on three sides per the review and approval of the Community Development Director.
13. Storage shall be contained inside the building. Storage containers are not allowed and pallets, boxes, cardboard etc. shall not be stored outside.
14. The final site plan shall show a bike rack subject to final approval by the Community Development Director.

Architecture:

15. Roof-mounted equipment shall be architecturally screened from view.
16. The light fixtures on the commercial buildings shall be decorative fixtures per the review and approval of the Community Development Director.
17. Anti-graffiti techniques shall be used on the exterior walls.
18. Security cameras shall be installed in locations to be reviewed and approved by the Community Development Director.

Landscaping Requirements:

19. A landscaping and irrigation plan for all areas shown on the site plan shall be submitted for review and approval of the Community Development Director prior to the issuance of building permits. The landscaping plan shall include the project's frontage and side yards. Landscaping shall conform to the Oakley Water Efficient Landscape Ordinance and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance 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.
20. California native drought tolerant plant or shall be used as much as possible. All trees shall be a mix of fifteen-gallon, 24-inch box and 36-inch box, all shrubs shall be a minimum five-gallon size, except as otherwise noted.
21. Parking lot trees shall provide 50 percent shading of the parking areas at tree maturity.
22. Prior to occupancy, an on-site inspection shall be made of privately owned lands by a licensed landscape architect to determine compliance with the approved landscape plan. A signed certification of completion shall be submitted to the Community Development Director for review and approval.
23. If occupancy is requested prior to the installation of the landscape and irrigation improvements, then either a cash deposit or a letter of credit shall be delivered to the City for 125 percent of the estimated cost of the uncompleted portion of the landscape and irrigation improvements. If compliance is not achieved after six months of occupancy as determined by the Community Development Director, the City shall contract for the completion of the landscaping and irrigation improvements to be paid for by the held sum. The City shall return the unused portion within one year of receipt or at the completion of all work.

24. Landscaping shall be maintained as shown on the landscape plan in perpetuity.

Signage:

25. The proposed signage shall meet the requirements of the City's Zoning Ordinance. All proposed signage shall be reviewed by the Planning and Building Divisions.

26. All signs shall be on permanent structure and of design and material to compliment the proposed commercial building. No signs on the premises shall be animated, rotating or flashing. No flags, pennants, banners, pinwheels or similar items shall be permitted on the premises, with the exception of a United States flag and California state flag.

27. Temporary signage for such things as special events and grand openings, shall require a Temporary Use Permit per the review and approval of the Community Development Director.

Waste Management Plan:

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

Building Division Conditions

29. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy Requirements per the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625 – 7005.

30. An Automatic Life Safety Sprinkler System shall be required in all new construction pursuant to Ordinance 22-06. The Automatic Life Safety Sprinkler Systems in commercial and industrial buildings shall be designed and installed to the standards and requirements found in the most recent version of the NFPA (National Fire Protection Association). Automatic Life Safety Sprinkler Systems in hotels and apartments shall be installed to the standards and requirements found in the most recent version of the NFPA, Standard 13R.

31. Prior to requesting a Certificate of Occupancy from the Building Division all Conditions of Approval required to occupancy must be completed.

Public Works and Engineering Conditions

General:

32. Submit improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and pay the appropriate processing costs in

accordance with the Municipal Code and these conditions of approval. The plans shall be consistent with the Stormwater Control Plan for the project, include the drawings and specifications necessary to implement the required stormwater control measures, and be accompanied by a Construction Plan C.3 Checklist as described in the Stormwater C.3 Guidebook.

33. Submit grading plans including erosion control measures and revegetation plans prepared by a registered civil engineer to the City Engineer for review and pay appropriate processing costs in accordance with the Code and these conditions of approval.
34. Submit landscaping plans for publicly maintained landscaping, including planting and irrigation details, as prepared by a licensed landscape architect to the City Engineer for review and pay appropriate processing costs in accordance with the Code and these conditions of approval.
35. Execute any agreements required by the Stormwater Control Plan which pertain to the transfer of ownership and/or long term maintenance of stormwater treatment mechanisms required by the plan prior to the final inspection of the first house within the subdivision.

Roadway Improvements:

36. Construct the frontage of Main Street to City public road standards for a 82-foot wide roadway within a 126-foot right of way, including curb, six-foot detached sidewalk (meandering within the landscape area so that the minimum landscape width is no less than six feet), right of way landscaping, necessary longitudinal and transverse drainage, pavement widening to a minimum of 28 feet, and conforms to existing improvements. The face of curb shall be located 41 feet from the centerline and any conforms to existing improvements must take place outside of the limits of the project.
37. Design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.

Road Alignment/Sight Distance:

38. Submit a preliminary plan and profile to the City Engineer for review showing all required improvements to Main Street. The sketch plan shall be to scale, show horizontal and vertical alignments, transitions, curb lines, lane striping and cross sections and shall provide sight distance for a design speed of 45 miles per hour. The plan shall extend a minimum of 150 feet ± beyond the limits of the proposed work.

Road Dedications:

39. Convey to the City, by offer of dedication, the right of way for Main Street for the planned future half width of 63-feet along the project frontage.

40. Relinquish abutter's rights of access along Main Street except for the two approved driveway locations.

Access to Adjoining Property:

41. Furnish necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Landscaping in the Public Right of Way:

42. Enter into an agreement with the City that requires the right of way landscaping adjacent to the site to be maintained as part of the on-site landscaping at the property owner's expense to a standard acceptable and agreed upon by the City.

Street Lights:

43. Install streetlights along the project Main Street frontage. The City Engineer shall determine the final number and location of the lights, and the lights shall be on an LS2-A rate service. The lights along Main Street shall be General Electric spun aluminum LED "cobra head" style.

Grading:

44. Submit a geotechnical report to the City Engineer for review that substantiates the design features incorporated into the subdivision including, but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections.

45. At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.

46. Submit a dust and litter control plan to the City Engineer prior to beginning any construction activities. Dust control measures shall be provided for all stockpiling per the review and approval of the City Engineer.
47. Grade all pads so that they drain directly to the public street at a minimum of one percent without the use of private drainage systems through rear and side yards.
48. Grade any slopes with a vertical height of four feet or more at a slope of 3 to 1. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.
49. Submit a haul route plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan the City Engineer shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible to repair to their pre-construction condition any roads along the utilized routes.
50. Prior to commencement of any site work that will result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.
51. Submit an updated erosion control plan reflecting current site conditions to the City Engineer for review and approval no later than September 1st of every year while the Notice of Intent is active.
52. The burying of any construction debris is prohibited on construction sites.

Utilities/Undergrounding:

53. Underground all new and existing utility distribution facilities, including those along the frontage of Main Street. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

54. All utility boxes shall be installed underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.
55. Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

Drainage Improvements:

56. Collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse consistent with the plans for Drainage Area 30A and DA 130 as prepared by the Contra Costa County Flood Control and Water Conservation District.
57. Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system and stormwater pond to the City Engineer for review and approval.
58. Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.
59. Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
60. Dedicate a public drainage easement over the drainage system that conveys storm water run-off from public streets.

National Pollutant Discharge Elimination System (NPDES):

61. Comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley - Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org.

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage:

- Utilize pavers or other pervious materials for driveways, walkways, and parking areas wherever feasible.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City standards.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Install filters in on-site storm drain inlets.
- Sweeping the paved portion of the site at least once a month utilizing a vacuum type sweeper.
- Use of landscape areas, vegetated swales, pervious pavement, and other infiltration mechanisms to filter stormwater prior to entering the storm drain system.
- Provide a sufficient amount of on-site trash receptacles.
- Distribute public information items regarding the Clean Water Program to customers.
- Other alternatives as approved by the City Engineer.

Fees/Assessments:

62. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 00-85 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

- A. Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03);
- B. Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);
- C. Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03);
- D. Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03);
- E. Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);
- F. Fire Facilities Impact Fee, collected by the City (adopted by Ordinance No. 09-01);
- G. General Plan Fee (adopted by Resolution No. 53-03); and

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

63. The applicant shall be responsible for paying the County Recorder's fee for the Notice of Determination as well as the State Department of Fish and Game's filing fee.
64. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for citywide landscaping and park maintenance, subject to an assessment for maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to issuance of a certificate of occupancy. The Applicant shall apply for annexation and provide all information and documents required by the City to process the annexation. All costs of annexation shall be paid by Applicant.
65. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for citywide street lighting costs and maintenance, subject to an assessment for street light maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to issuance of a certificate of occupancy. The applicant shall apply for annexation and provide all information and documents required by the City to process the annexation. All costs of annexation shall be paid by Applicant.
66. Participate in the provision of funding to maintain police services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to filing of the final map. Should the building be occupied prior to the City receiving the first disbursement from the tax bill, the project proponent shall be responsible for paying the pro-rata share for the remainder of the tax year prior to the City conducting a final inspection.
67. Participate in the formation of a mechanism to fund the operation and maintenance of the storm drain system, including storm water quality monitoring and reporting. The appropriate funding mechanism shall be determined by the City and may include, but not be limited to, an assessment district, community services district, or community facilities district. The funding mechanism shall be

formed prior to issuance of a certificate of occupancy, and the project proponent shall fund all costs of the formation.

68. Applicant shall comply with the drainage fee requirements for Drainage Area 30A and Drainage Area 130 as adopted by the County Board of Supervisors. The applicant shall pay the fee in effect at the time of building permit issuance. Certain improvements required by the Conditions of Approval for this development or the Code may be eligible for credit or reimbursement against the drainage area fee. The developer should contact the City Engineer to personally determine the extent of any credit or reimbursement for which they might be eligible. Any credit or reimbursements shall be determined prior to filing the final map or as approved by the Flood Control District.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL 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. Comply with the requirements of the Ironhouse Sanitary District.
- D. Comply with the requirements of the East Contra Costa Fire Protection District.
- E. Comply with the requirements of the Diablo Water District.
- F. Comply with the requirements of the Building Inspection Department. 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, PO 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.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 9th of June, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor Date

ATTEST:

Libby Vreonis, City Clerk Date