




STAFF REPORT

Date: Tuesday, July 14, 2015
To: Bryan H. Montgomery, City Manager
From: Joshua McMurray, Planning Manager
Subject: **3330 Main Street Design Review (DR 08-15) – Design Review for façade improvements to a commercial building located at 3330 Main Street. APN 037-160-027**

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Summary

This Design Review application for the faced improvements to the 3330 Main Street building is a City initiated project. The City and the Successor Agency to the Oakley Redevelopment Agency have entered into a lease agreement with Guanatos Ice Cream to use a portion of the ground floor of the building to open an ice cream shop. Although the current building is structurally sound, the dated design does not lend itself to the retail environment created by the Oakley Plaza improvements to the direct west of the project site. These façade improvements will help extend the current improvements made to the Oakley Plaza shopping center and should encourage improvements to other properties in the immediate vicinity. The improvements are in compliance with the Downtown Specific Plan and will inject new life into a somewhat dated building.

Staff recommends the City Council adopt the Resolution Design Review (DR 08-15) for the façade improvements to the commercial building located at 3330 Main Street (APN 037-160-027), as conditioned.

Background

The Oakley Redevelopment Agency purchased the building at 3330 Main Street in May 2011, and since that time the Redevelopment Agency has been dissolved by the State. The building is currently owned by the Successor Agency to the Oakley Redevelopment Agency. As such, it is included in the Long Range Property Management Plan (PMP) that is currently being reviewed by the California Department of Finance. With that said, the City has entered into a month to month lease with Guanatos Ice Cream, who is leasing approximately 1,400 square feet of the ground floor space of the building. Guantatos is currently preparing plans for the tenant improvements and the City is currently improving the site for ADA compliance.

General Plan/Zoning Compliance

The site is designated Commercial Downtown in the Oakley 2020 General Plan, and classified as SP-4 (Downtown Specific Plan) District on the City of Oakley Zoning Map. The SP-4 is further divided into three subareas, and the subject site is located within the "Downtown Core". Facade improvements are anticipated within the Downtown

Subject: 3330 Main Street DR 08-15

Date: July 14, 2015

Page 3

The paint colors and materials as shown on the attached drawings are as follows:

Sherman William Colors

Main Body: SW7689 'Row House Tan'

Trim: SW7012 'Creamy'

Accent: SW7710 'Brandywine'

Stone: Eldorado Stone 'Santa Fe Stacked Stone'

The one area of the plan that is yet to be ironed out is the color of the fabric awning on the front elevation. The plans show a burnt orange color but the exact specifications have not been decided. Staff has included a condition of approval that requires the Planning Division approval of the fabric color prior to the approval of the building permit.

One of the other aspects of the project worth noting is the new seating area that will be created between the front of the building and the sidewalk along Main Street. The existing area is currently landscaped. The landscaping will be replaced with a concrete patio, iron railing and accent landscaping. This new seating area will be an amenity to the building and the surrounding area. The goal of the Downtown Specific Plan is to have pedestrian orientated development and this feature would accomplish that goal.

The architect has prepared the drawings with input from Staff and the drawings indicate some features that may or may not be included in the final improvements. If any of the features are left off the final design, they would largely be related to the cost of the improvements. At this time it is anticipated the second floor metal railing proposed to replace the existing wood railing is something that would not be completed with the initial façade improvements.

Environmental Review

This project is exempt from environmental analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities).

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the Resolution Design Review (DR 08-15) for the façade improvements to the commercial building located at 3330 Main Street (APN 037-160-027), as conditioned.

Attachments

1. Vicinity Map
2. Project Plan Set
3. Proposed City Council Resolution

Specific Plan, and the building at 3330 Main Street is identified specifically as a building that needs paint and façade improvements.

Project Description

The property (APN 037-160-027) is approximately 0.24-acres in size. The property is developed with an existing two story building, parking lot and frontage landscaping. The City is currently making ADA improvements to the site and when combined with the façade improvements as part of this project, the building will be refreshed and architecturally more in line with the new construction and façade improvements that were completed to the buildings within the Oakley Plaza shopping center to the west of the site.

The project consists of the following approval:

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)(c)(3) requires that any significant changes in architecture or colors be heard and approved by the Planning Commission¹. The proposed façade improvements fit the criteria above and require a Design Review approval.

Analysis

The façade improvements shown on the attached plans consist of new paint, new trim, stone veneer, decorative accents, decorative lighting, signage, an awning on the front elevation and a new second floor railing. Some of the key features to point out are the stone veneer to be added to all three elevations (front, and both sides). The stone veneer is raised on the outer columns to provide architectural interest and a more upscale look. The drawings show the use of new trim to be added around windows, doors, and the east elevation. The east elevation also features a pair of metal trellises in a grid pattern that help break up and reduce the overall mass of what is a large, flat wall. The rendering of the buildings front elevation is below:



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

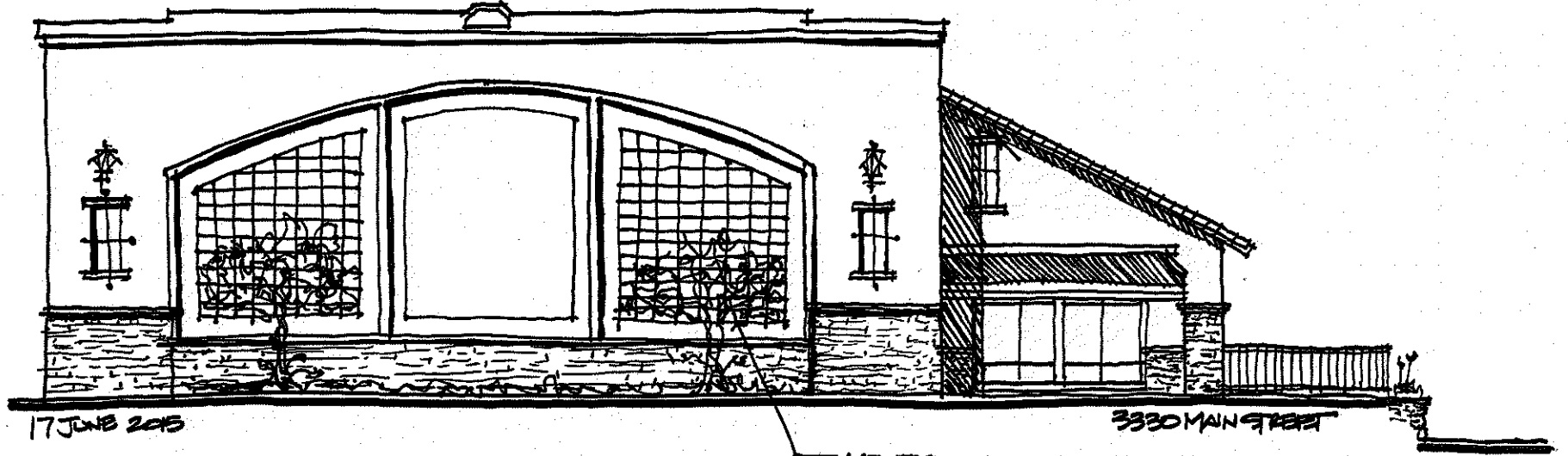
3330 Main Street
Design Review (DR 08-15)
Vicinity Map
Portion of APN: 037-160-027





NOTE: COLORS DEPICTED ARE REPRESENTATIVE ONLY. PLEASE REFER TO THE COLOR SCHEME SHEET FOR ACTUAL COLOR SAMPLES





17 JUNE 2015

MTL TRELLIS GRID
FOR VINES (TYP. OF 2)

3330 MAIN STREET

CITY OF OAKLEY

RESOLUTION NO. XX-15

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING THE 3330 MAIN STREET DESIGN REVIEW (DR 08-15) CONSISTING OF FACADE IMPROVEMENTS TO THE BUILDING LOCATED AT 3330 MAIN STREET (APN'S: 037-160-027)

RECITALS

WHEREAS, the 3330 Main Street Design Review ("Project") is a City of Oakley ("City") initiated project; and

WHEREAS, the project is designated as *Commercial Downtown* in the Oakley 2020 General Plan, and zoned SP-4 (Downtown Specific Plan) District; and

WHEREAS, the project is exempt from further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, "Class 1 - Existing Facilities"; and

WHEREAS, on July 14 2015, the City Council held a meeting at which it received a report from City staff, oral and written testimony from the applicant, and deliberated on the applications. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as conditioned and revised by the City Council during its deliberations; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning Ordinance, the Downtown Specific Plan, the Commercial Design Guidelines, and the information submitted to the City Council at its July 14, 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 Design Review (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL: 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. Adopt the three findings of fact for the Design Review for the 3330 Main Street Design Review (DR 08-15):

1. *The proposed Design Review for the facade improvements to the 3330 Main Street building is consistent with both the General Plan Land Use Designation of Downtown Commercial and the Zoning of Downtown Specific Plan (SP-4) of the property. The Downtown Specific Plan anticipated the facade improvements to this building. The facade improvements will provide significant aesthetic upgrades to the property, and will help facilitate the economic development activities of the City.*

2. *The proposed Design Review for the facade improvements to the 3330 Main Street building, as conditioned, complies with all applicable Zoning regulations, specifically the Downtown Specific Plan.*
 3. *The proposed design and materials of the facade improvement to the 3330 Main Street building is compatible with the surrounding area and the already approved Oakley Plaza. The 3330 Main Street building has a design that is complimentary to the existing improvements already completed to the Oakley Plaza buildings directly to the west of the project site.*
- 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 Design Review, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

The Applicant shall comply with the requirements of Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the Design Review Plan Set received by the Planning Division date stamped July 2, 2015.

THE FOLLOWING PLANNING AND BUILDING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED:

Planning Division

General:

1. This Design Review application is approved, as shown on the revised plans, date stamped by the Planning Division on July 2, 2015, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.
2. This approval shall be effectuated within a period of two (2) years from the effective date of this resolution by pulling a building permit, and if not effectuated shall expire on July 14, 2017. 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 July 2, 2015. Minor changes to the elevations may be approved at a Staff level, with notification of such approval to be made to the City Council. Substantial changes to the facades will require City Council approval.

4. All conditions of approval shall be satisfied by the owner/developer unless otherwise approved by the City of Oakley. 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.

Site Plan:

7. All parking stall striping shall be double striped. Parking stalls shall be 9 feet wide by 19 feet deep and all drive aisles shall be a minimum 24 feet in width as reviewed and approved by the Community Development Director.
8. 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.
9. Light poles shall be a maximum height of 25 feet and shall provide glare shields where adjacent to existing residences per the review and approval of the Community Development Director.
10. Trash enclosures 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.
11. Storage shall be contained inside the building. Storage containers are not allowed and pallets, boxes, cardboard etc. shall not be stored outside.

Architecture:

12. Roof-mounted equipment shall be architecturally screened from view.
13. The light fixtures shall be decorative per the review and approval of the Community Development Director.
14. The fabric color of the awning shall be reviewed and approved by the Planning Division.

15. The final design of the metal trellis and iron accent features shall be reviewed and approved by the Planning Division.

Landscaping Requirements:

16. 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.
17. 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.
18. Parking lot trees shall provide 50 percent shading of the parking areas at tree maturity.
19. 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.
20. Landscaping shall be maintained as shown on the landscape plan in perpetuity.

Signage:

21. The proposed signage shall meet the requirements of the City's Zoning Ordinance and the Downtown Specific Plan. All proposed signage shall be reviewed by the Planning and Building Divisions.
22. All signs shall be on permanent structure and of design and material to compliment the proposed building facades. 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.
23. Temporary signage for such things as special events and grand openings shall require a Temporary Sign Permit or reviewed as part of a Temporary Use Permit Application per the review and approval of the Community Development Director.

Waste Management Plan

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

Building Division Conditions:

25. 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.
26. Prior to requesting a Certificate of Occupancy from the Building Division all Conditions of Approval required to occupancy must be completed.

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 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 14th of July, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date