



STAFF REPORT

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Date: March 28, 2017
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelow, Senior Planner
SUBJECT: Aspen Place Design Review (DR 02-17)

Summary

This is an application by Leticia Martinez of Discovery Builders, Inc. ("Applicant") requesting Design Review approval of the Aspen Place Subdivision (TM 9044), which is made up of 20 single family residential lots on 4.78 acres. Lot sizes range between 5,231 to 9,659 sf., and average 7,556 sf. There are five house plans, each with three elevations, consisting of one 1-story, and four 2-story plans. Home sizes range from 2,144 to 2,952 sf. of livable area. The project site is zoned P-1 (Planned Development) District, and is located at 577 Laurel Road, which is on the south side of Laurel Road approximately 300 feet west of Rose Avenue. APN 034-290-097.

Staff recommends the City Council adopt the resolution approving Aspen Place Design Review (DR 02-17), as conditioned.

Background

General Plan and Zoning

The site's General Plan Land Use Designation and Zoning Classification are as follows:

- General Plan – *Single Family Residential, High Density (SH)*; and
- Zoning – P-1 (Planned Development) District.

Existing Development and Entitlements

The City Council approved the Aspen Place Subdivision 9044 project, including a Vesting Tentative Map, Design Review, Conditional Use Permit, and Mitigated Negative Declaration on March 12, 2007 through adoption of Resolution No. 30-07. A Rezone from A-2 (General Agriculture) District to P-1 (Planned Development) District was also approved in conjunction with the project through adoption of Ordinance No. 04-07, which was introduced on March 12, 2007 and adopted on March 26, 2007.

The original Design Review for the project was made up of four house plans, including one single-story and three two-story homes. The Planning Commission included four project specific recommendations for conditions of approval (two of which were implemented into revised plans), which were considered by the City Council. The result of those recommendations and how the current application implements them is further discussed in the Analysis section of this Staff Report.

Project Description

The proposed plans are the same as those recently approved for the Duarte Ranch Subdivision 9027; a 116 lot residential subdivision, located on the southeast corner of Laurel Road and Rose Avenue. The applicant has decided that this product is more in tune with today's market than the houses approved in 2007, and they plan to sell the homes in Aspen Place as a phase of the Duarte Ranch development. The applicant's plans are attached and include a master plot plan, color front elevations of all home combinations, side and rear elevations of all home combinations, all available floor plans and footprints, and a colors and materials booklet of schemes.

Proposed Floor Plans and Architecture

There are a total of five different floor plans with one one-story and four two-story plans. Living area ranges from 2,144 sf. for the one-story plan (Plan 1) to 2,952 sf. for the largest two-story (Plan 5). All homes offer a two-car garage with Plan 4 designed as a side-loaded garage.

The three architectural style options are the same for each of the floor plans and are titled "Monterey" (Elevation A), "French Country" (Elevation B), and "Prairie" (Elevation C). When factoring there are five floor plans with three elevations each, there are a total of 15 possible combinations of floor plans and elevations, excluding the number of color/material options available. Figure 1 shows a conceptual street scene example of each floor plan and each of the architectural styles at least once. The order in which the homes are shown from left to right are as follows: Plan 4 with Monterey (Elevation A), Plan 2 with Monterey (Elevation A), Plan 1 with Prairie (Elevation C), Plan 3 with French Country (Elevation B), and Plan 5 with Prairie (Elevation C).

Figure 1. Conceptual Street Scene



Proposed Master Plot Plan

The Master Plot Plan (included in the Applicant's Plans) shows a specific plan type on each lot, as well as an illustration of how the home is plotted related to the required setbacks.

Plan 1 (the one-story) makes up 5 of the 20 homes (25%); Plan 2 – 3 (15%); Plan 3 – 4 (20%); Plan 4 – 4 (20%) and Plan 5 – 4 (20%). There is one corner lot in the subdivision, which is plotted with a Plan 3. The plotting plan shows no instance where two of the same floor plan are adjacent to each other and only one instance where the same floor plan is directly across the street from one another and facing each other.

Colors and Materials Booklet of Schemes

The proposed colors and materials booklet of scheme for the homes is included in the Applicant's Plans. The Applicant has indicated the schemes are interchangeable for any of the house combinations and would use the roof and veneer type applicable to the architectural style. The colors and materials schemes include combinations or roof color and type, body colors, trim color, accent color, and stone or brick veneer type.

Environmental Review

The proposal for house designs falls within the scope of the original subdivision's California Environmental Quality Act (CEQA) analysis and approved Mitigated Negative Declaration, and no further environmental analysis is required. All mitigation measures contained in the Aspen Place Residential Subdivision 9044 Initial Study and Mitigated Negative Declaration (SCH 2006112126 - available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented, as applicable, per the proposed resolution.

Analysis

The project plans were analyzed for consistency with the adopted [City of Oakley Residential Guidelines](#) ("Guidelines"). Since, the Vesting Tentative Map has already been approved, Staff has focused this analysis on residential siting, and architectural character and details of each house. Also, any conditions or design elements that were approved with the original design review and that were the result of input at the original public hearing have been considered in this analysis. If approved, the proposed Design Review plans would supersede those approved as part of the original project in 2007.

Residential Siting

The Oakley Residential Design Guidelines include a provision to provide adequate setbacks between adjacent homes, specifically, increased setbacks of 15 feet between adjacent second stories. The homes are shown on the Master Plot Plan to comply with this provision. The guidelines also include a provision related to variations in setbacks for front yards. The applicant has plotted all of the homes so that the minimum front yard setback of 20 feet is often exceeded by the living area by as much as five additional feet. Many of the lots that back onto existing homes, or land zoned for residential development, have fairly deep backyards. While the living areas of the homes are proposed at similar setbacks to the street, the front porches do provide some variation in the distances to the street due to different home footprints. Also, Plan 4 (with the side-loaded garage) provides a completely different streetscape and much further setback to the house entry. Even with the above positives, Plans 1, 2, 3 and 5 all have a similar distance between the living area and garage

door. In order to maintain setback variations between the front doors, the homes would need to be plotted so there is variation in the front living area distance to the street. In order to accomplish this, Staff has proposed a condition of approval that is based on the adopted City of Oakley Residential Design Guidelines. The proposed condition was also adopted as part of the Duarte Ranch Subdivision 9027 Design Review. Implementation of the following condition of approval will ensure the homes maintain several feet of variation with front yard setbacks, which will help avoid long, straight "walls" along the street frontages and create visual interest within the front yards:

- For each group of three (3) adjacent homes, at least one (1) home shall have a front yard setback to the living area that varies from both the other two homes by at least five (5) feet.

Building mass is an element of lot siting and design. The covered porches, projecting architectural elements, and varying roof plans within the same footprints all add to the diversity of the house styles. The guidelines also call for at least 25% of the homes being one-story. Five of the 20 lots are proposed to be developed with the one-story home, which meets this requirement. The guidelines also speak to at least 50% of the corner lots containing a one-story home; however, there is only one corner lot within this subdivision (Lot 19) and it is plotted with a Plan 3, which is a two-story home. Plan 3 is the narrowest of the five plans, at 40 feet wide (Plans 1, 2 and 5 are 45 feet wide, and Plan 4 is 43 feet wide). Based on the recorded Final Map, Lot 19 is 62 feet wide. With an interior side yard setback of five feet and a corner side yard setback of 14 feet (only for Lot 19 and normally 15 feet), only 43 feet of buildable width remain. Only Plan 3 or Plan 4, both of which are two-story homes, can fit on Lot 19. Therefore, Staff is not recommending the project be conditioned to switch out Lot 19 with a one-story home.

Overall, the applicant has taken into account many of the residential guidelines when plotting and designing the homes, and varying setbacks. With implementation of the proposed conditions of approval, the residential siting and lot design of the project will result in a diverse and interesting streetscape.

Architectural Character

The architectural character and design of the proposed homes have several consistencies with the guidelines. For one, the applicant has integrated 360 degree architecture for many of the elements, including false shutters, gable materials, and window muntins on second stories. Also, depending on the specific architectural style, a variety of colors and materials are used to enhance porches, window treatments, wainscots, and gables. For example, Elevation A (Monterey) includes the use of false shutters and gable vents, and brick veneer on the entire porch and as wainscot on some plans. Elevation B (French Country) includes false shutters, stone veneer, and hipped-gables. Finally, Elevation C (Prairie) includes false shutter, stone veneer, and horizontal siding on the gables. The architectural character of the proposed homes meets the intent of the guidelines.

Consideration of Previous Planning Commission Input

As mentioned in the Project Description, there were four specific conditions of approval recommended for adoption by the Planning Commission on the original Design Review. Two of those conditions were integrated into revised plans that were approved by the City Council and the other issues were addressed in the adopted conditions of approval. Staff recommends those items also be addressed in this Design Review approval. Each item is briefly discussed below:

1. The homes shall be plotted as shown on the development plan date stamped January 24, 2007, or as modified by this resolution. There shall be a minimum of five one-story homes.

Discussion – The first part of this condition is standard, and will be modified to apply to the current plans. The applicant has proposed five one-story homes out of the 20 lots. A condition will still be included to ensure this requirement is not modified.

2. The developer shall work with City staff to increase the rear yards on homes that will back up to existing homes. This shall not negatively affect the staggered front yard setbacks required by the Residential Design Guidelines.

Discussion – Staff feels this item has been resolved when viewing the Master Plot Plan. All living areas are shown within five feet of the 20 foot minimum setback.

3. The developer shall include a statement in the CC&R's that second-story decks shall not be permitted on the two-story homes, or any single-story homes that may have a second story added to them in the future.

Discussion – The City Council did not agree to prohibit future second-story decks that are otherwise permitted on single-family homes. Instead, the issue was addressed by including a development regulation in the P-1 District Ordinance (Ordinance No. 04-07) that requires Zoning Administrator approval for any second-story decks. All owners of property within 50 feet of the subject property are notified by mail, and a public hearing is held if any request one. This Design Review does not have any impact on the adopted P-1 District development regulations, rather it must abide by them.

4. The developer shall work with City staff in switching the house models on Lots 8 and 13.

Discussion – The applicant addressed this in the final version of the original Design Review by placing a smaller footprint home on Lot 8. Again, this is addressed by placing Plan 4, which is one of two smallest footprints, on Lot 8, thereby increasing the size of the realized backyard.

Findings

Draft findings are included in the attached resolution.

Subject: Aspen Place Design Review (DR 02-17)

Date: March 28, 2017

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Recommendation

Staff recommends the City Council adopt the resolution approving Aspen Place Design Review (DR 02-17), as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant's Plans
4. Draft Resolution

In City Clerk's Reading File

1. Ordinance No. 04-07
2. City Council Resolution No. 30-07
3. Aspen Place Residential Subdivision 9044 Initial Study and Mitigated Negative Declaration (SCH 2006112126)

Vicinity Map Aspen Place Design Review (DR 02-17)





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

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **March 28, 2017** at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for **Design Review**.

Project Name: Aspen Place Design Review (DR 02-17).

Project Location: 577 Laurel Road. South side of Laurel Road approximately 300 feet west of Rose Avenue. APN 034-290-097.

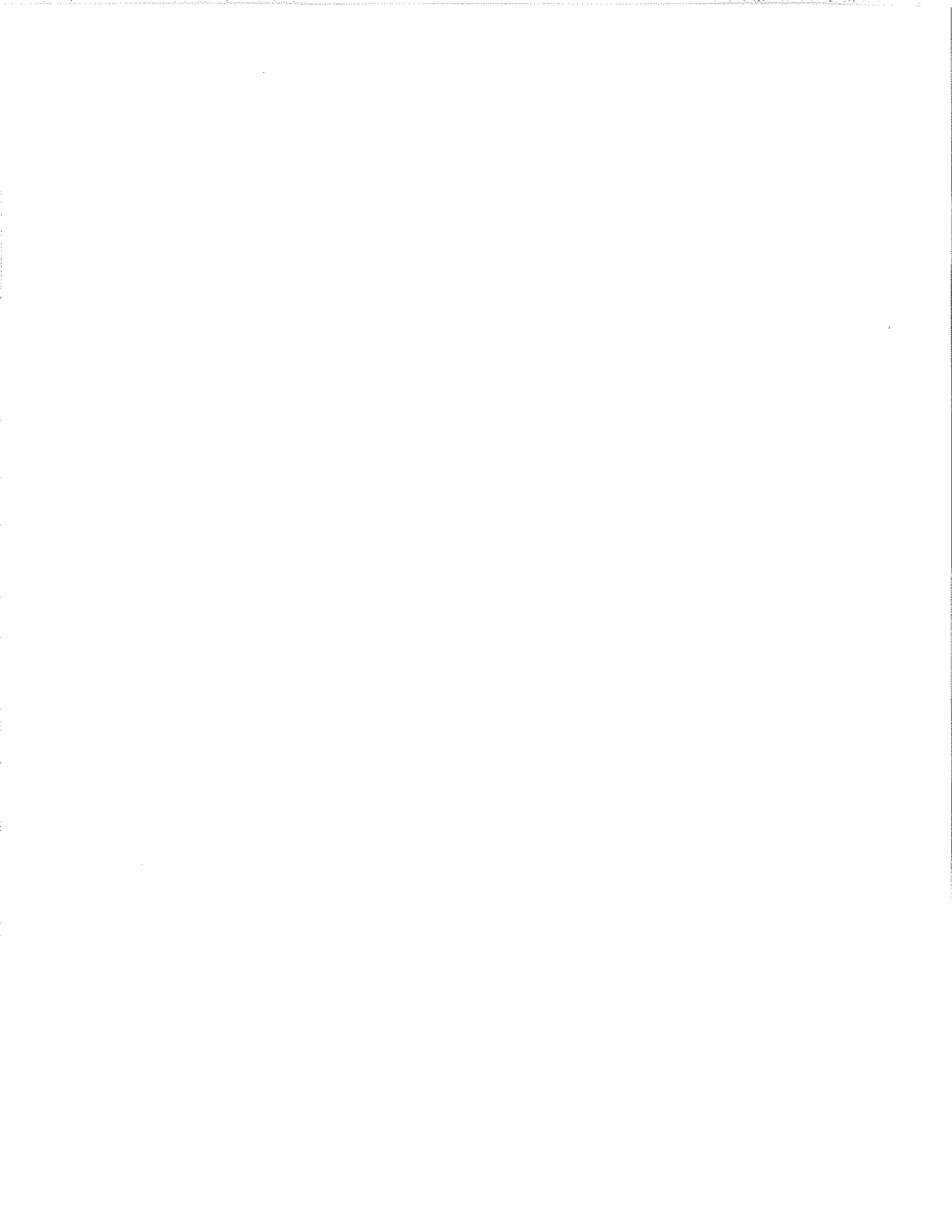
Applicant: Leticia Martinez of Discovery Builders, Inc. 4061 Port Chicago Highway, Suite H, Concord, CA 94520. lmartinez@discoverybuilders.com

Request: This is a public hearing on a request for Design Review approval of the Aspen Place Subdivision, which is made up of 20 single family residential lots on 4.78 acres. Lot sizes range between 5,231 to 9,659 sf., and average 7,556 sf. There are five house plans, each with three elevations, consisting of one 1-story, and four 2-story plans. Home sizes range from 2,144 to 2,952 sf. of livable area. The project site is zoned P-1 (Planned Development) District.

How to Review: The Staff Report and its attachments will be available for public review, on or before **March 24, 2017** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **March 28, 2017** agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month).

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

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

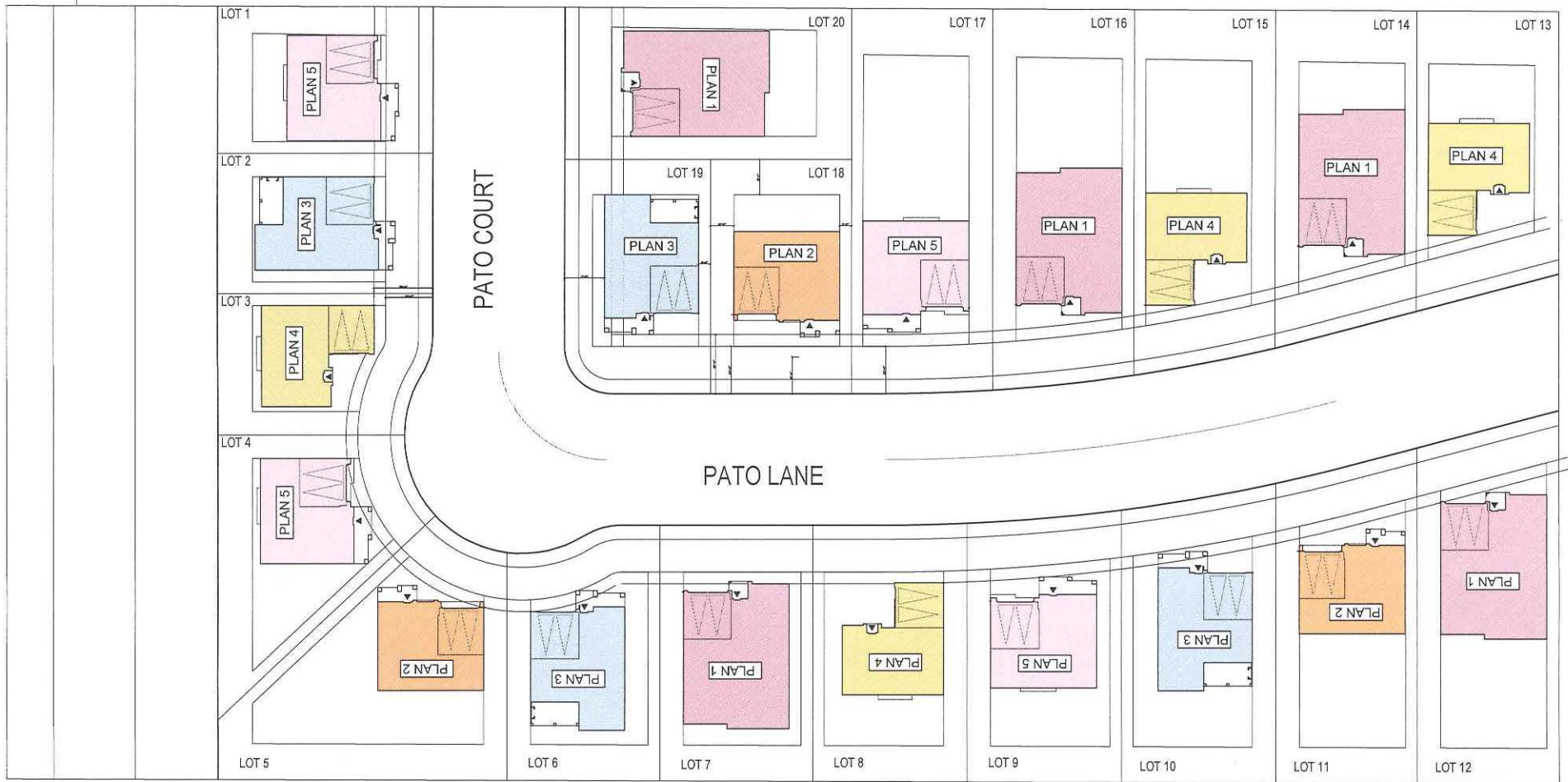




ASPEN PLACE

OAKLEY, CA

 **D**ISCOVERY
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GROUP, LLC
Discovery Builders Inc.
Date 01/17/17



Aspen Place

Oakley, CA

MASTER PLOT PLAN

DISCOVERY BUILDERS INC.

JAN/20/17



THE DEVELOPER RESERVES THE RIGHT TO INTERCHANGE PLAN TYPES DURING THE COURSE OF HOUSING CONSTRUCTION.

DIMENSIONS SHOWN MAY VARY DEPENDING ON FINAL PLOT PLAN LAYOUT



Elevation A - "Monterey"

MATERIAL LEGEND

- | | | |
|---|---|---|
| <p>A CONCRETE VILLA ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
FOAM/STUCCO CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|---|---|---|



Elevation B - "French Country"



Elevation C - "Prairie"

Front Elevations
Plan 1

ASPEN PLACE

OAKLEY, CA



Discovery Builders Inc.
Date 01/17/17

MATERIAL LEGEND

A CONCRETE VILLA ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
FOAM/STUCCO CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation A - "Monterey"



Elevation B - "French Country"



Elevation C - "Prairie"

**Front Elevations
Plan 1**



ASPEN PLACE

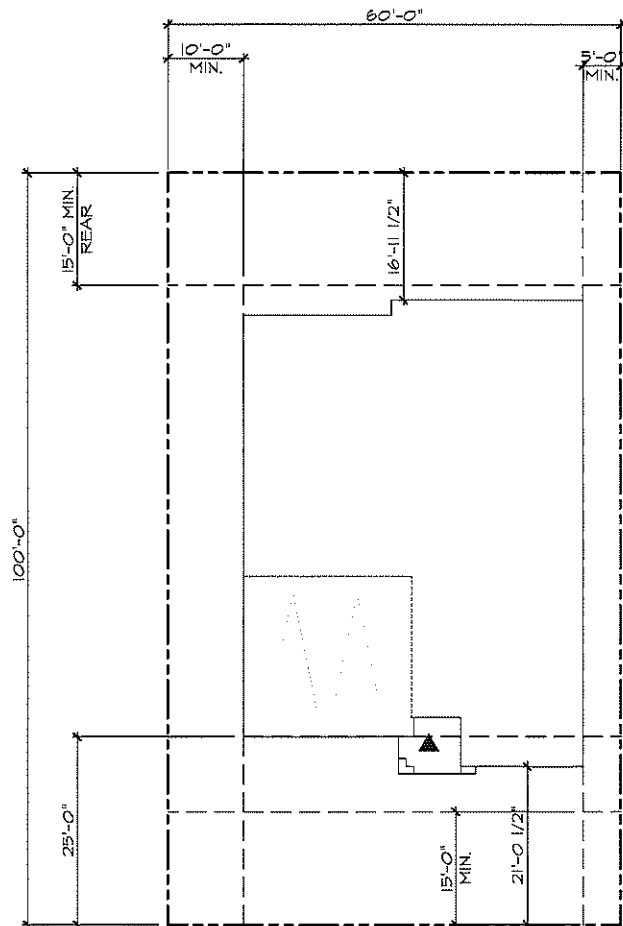
OAKLEY, CA



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GROUP, LLC

Discovery Builders Inc.

Date 01/17/17



City of Oakley

Zoning P-1

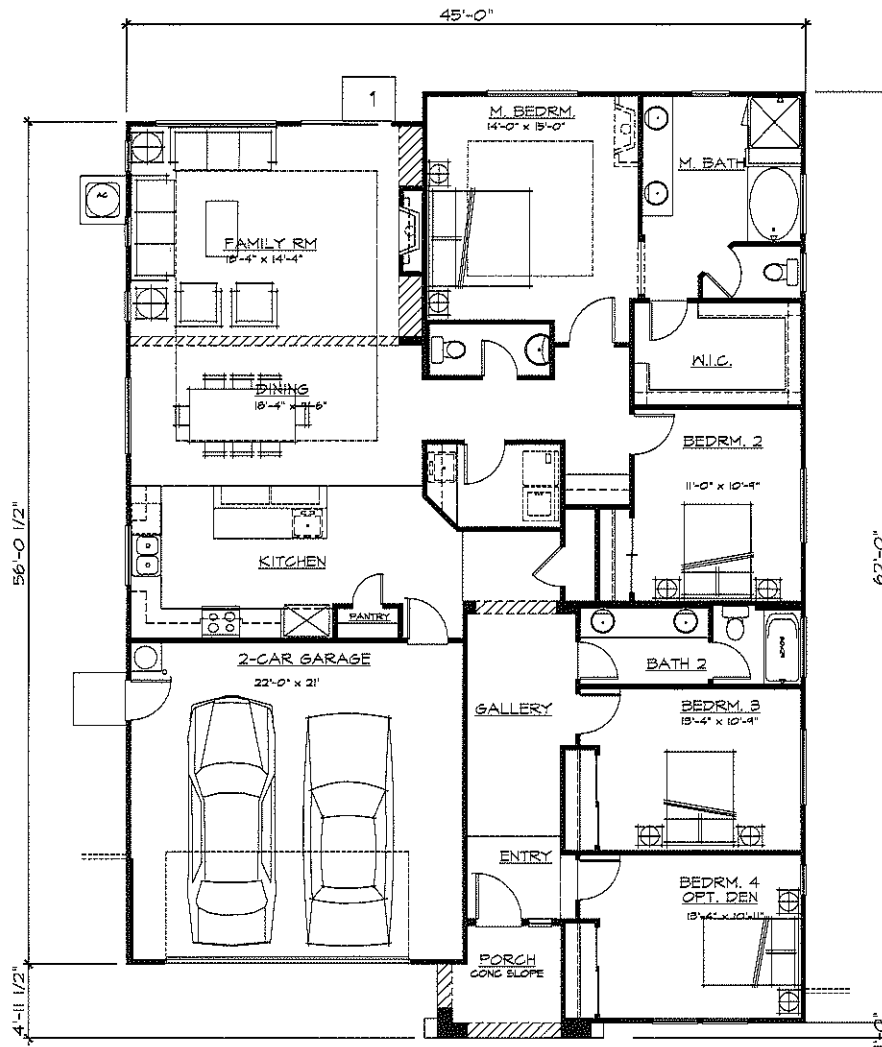
FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	
	5'
CORNER SIDE SETBACKS	
	10'
REAR SETBACKS	
	15'

Plan 1
Site Plan
 SCALE: 1/16" = 1'-0"

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
60x100=6000	2622 SQ. FT.	44%

ASPEN PLACE
 OAKLEY, CA

 **DISCOVERY DESIGN GROUP, LLC**
 Discovery Builders Inc.
 Date 01/17/17



SQUARE FOOTAGE	
TOTAL LIVING AREA	2144 SF
GARAGE	478 SF

Plan 1 Floor Plan



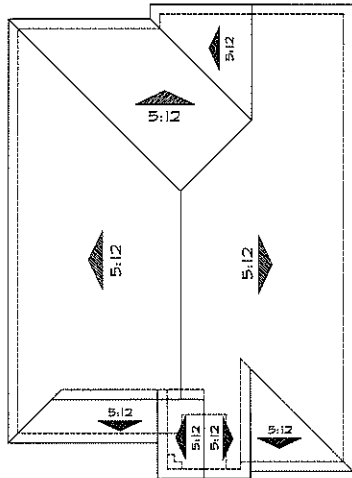
ASPEN PLACE

OAKLEY, CA

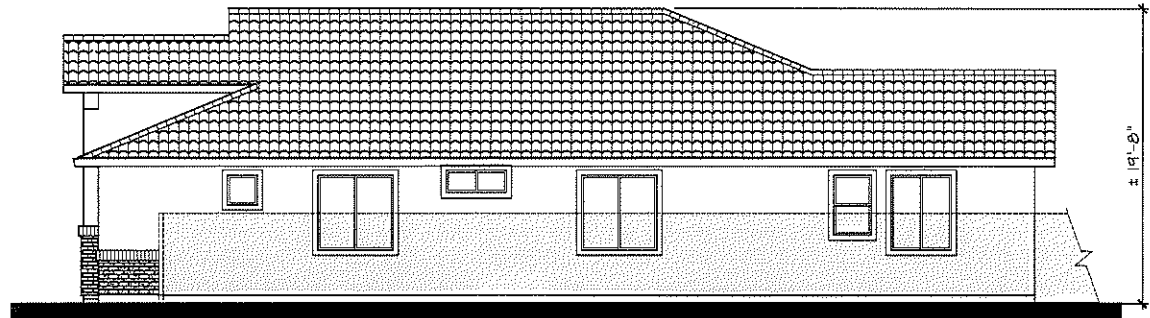


Discovery Builders Inc.

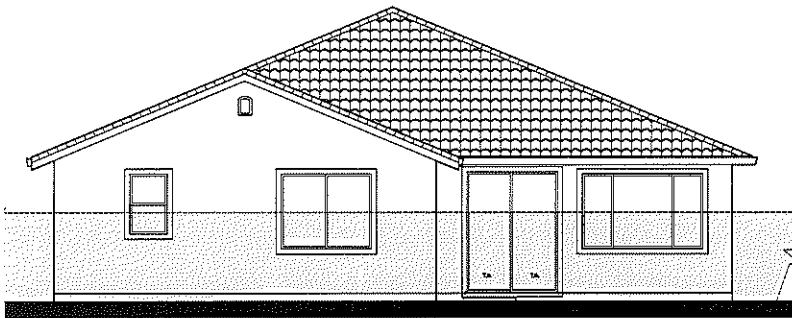
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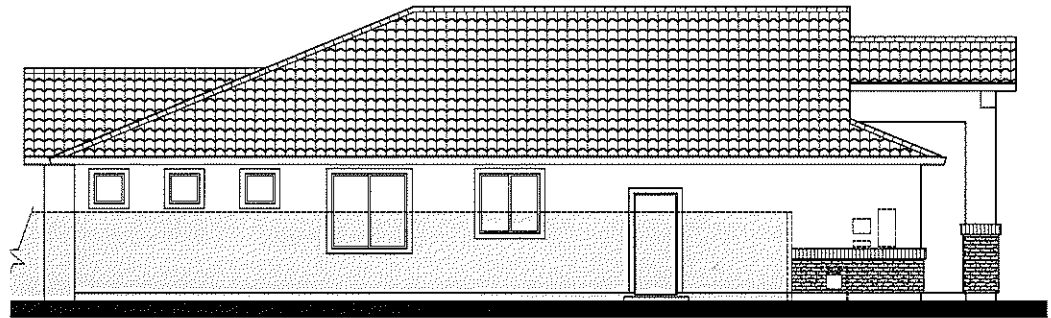
Roof Plan 'A'



Right

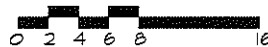


Rear



Left

**Plan 1
Elevations - 'A'**



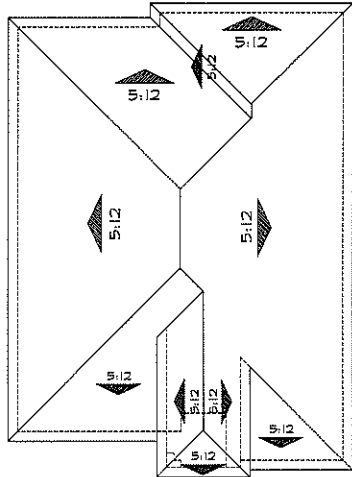
ASPEN PLACE

OAKLEY, CA

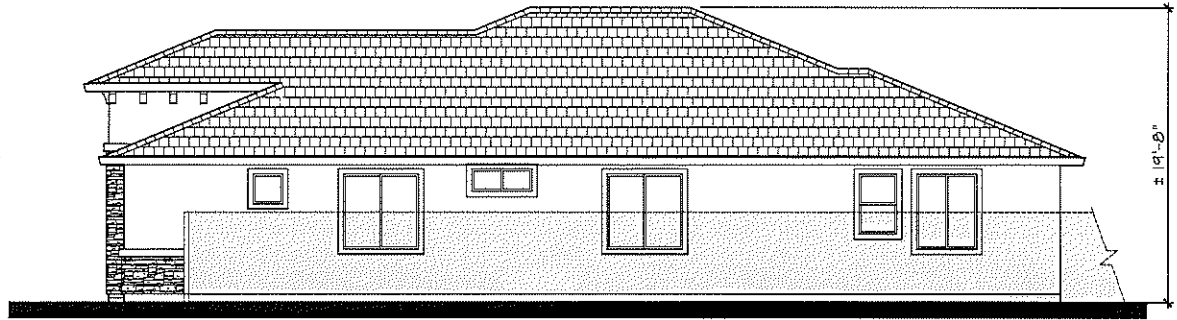


Discovery Builders Inc.

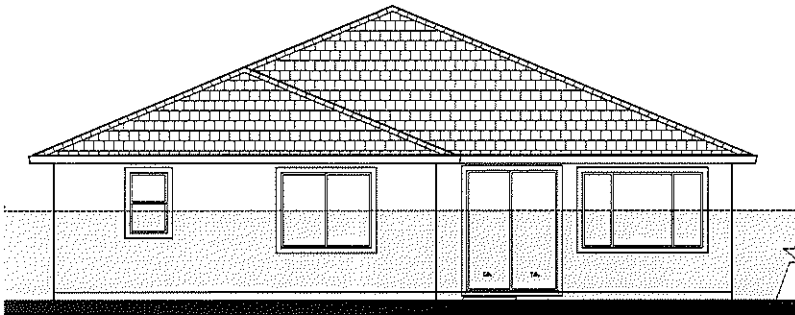
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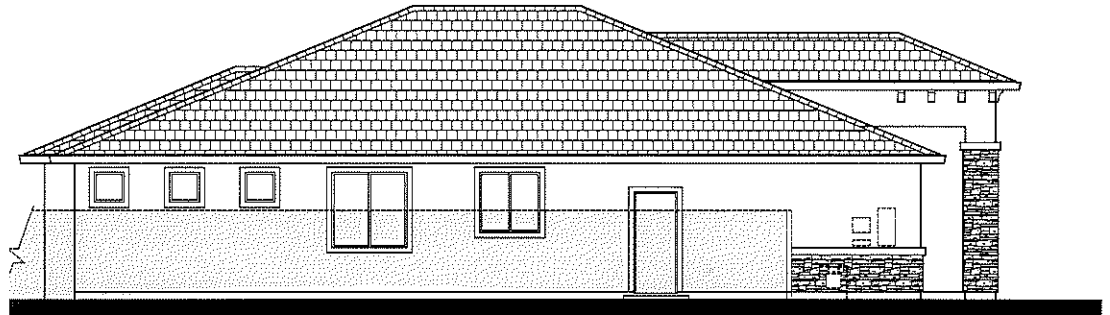
Roof Plan 'B'



Right



Rear



Left

**Plan 1
Elevations - 'B'**



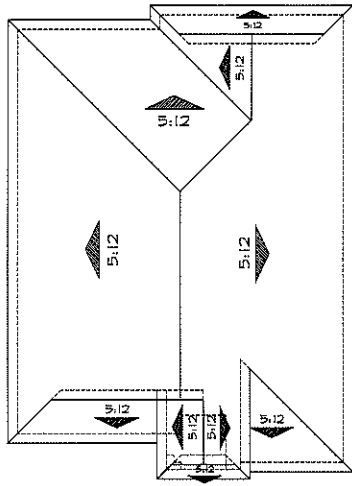
ASPEN PLACE

OAKLEY, CA

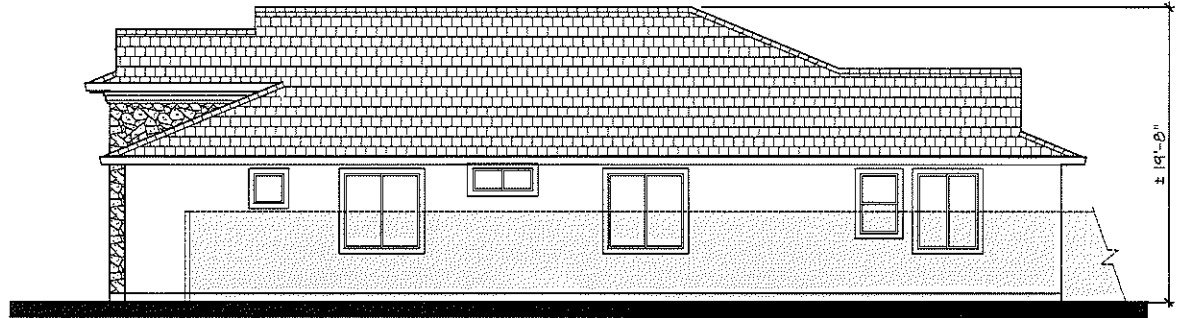


Discovery Builders Inc.

Date 01/17/17



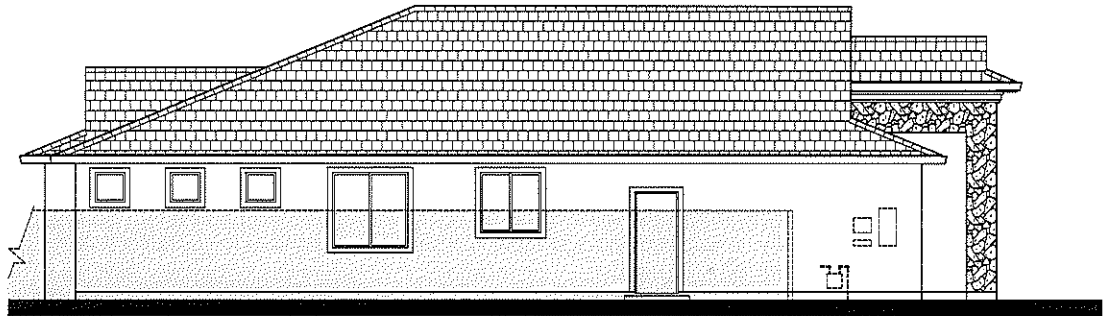
Roof Plan 'C'
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Right

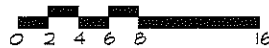


Rear



Left

**Plan 1
Elevations - 'C'**



ASPEN PLACE

OAKLEY, CA



Discovery Builders Inc.
Date 01/17/17



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- | | | |
|--|--|---|
| <p>A CONCRETE S-TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> | <p>C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
HORIZONTAL LAP SIDING
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> |
|--|--|---|



Elevation B - "French Country"

Plan 2
Front Elevations

ASPEN PLACE
OAKLEY, CA
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Discovery Builders Inc.
Date 01/17/17



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- A** CONCRETE 9-TILE ROOFING
 HIP & GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK VENTS
 MOCK SHUTTERS
 SIMULATED BRICK VENEER
 ROLL-UP GARAGE DOORS

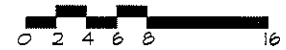
- B** FLAT CONCRETE TILE ROOFING
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 STUCCO BODY
 STUCCO TRIM
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS

- C** FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
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 MOCK SHUTTERS
 HORIZONTAL LAP SIDING
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS



Elevation B - "French Country"

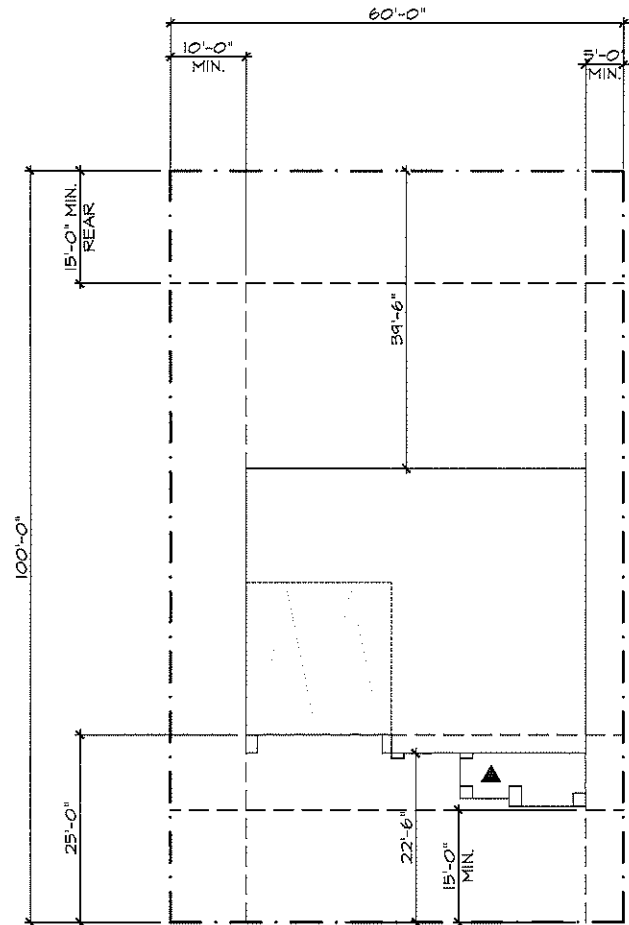
Plan 2
 Front Elevations



ASPEN PLACE
 OAKLEY, CA



Discovery
 Design
 Group, LLC
 Discovery Builders Inc.
 Date 01/17/17



City of Oakley

Zoning P-1

FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	
	5'
CORNER SIDE SETBACKS	
	10'
REAR SETBACKS	
	15'

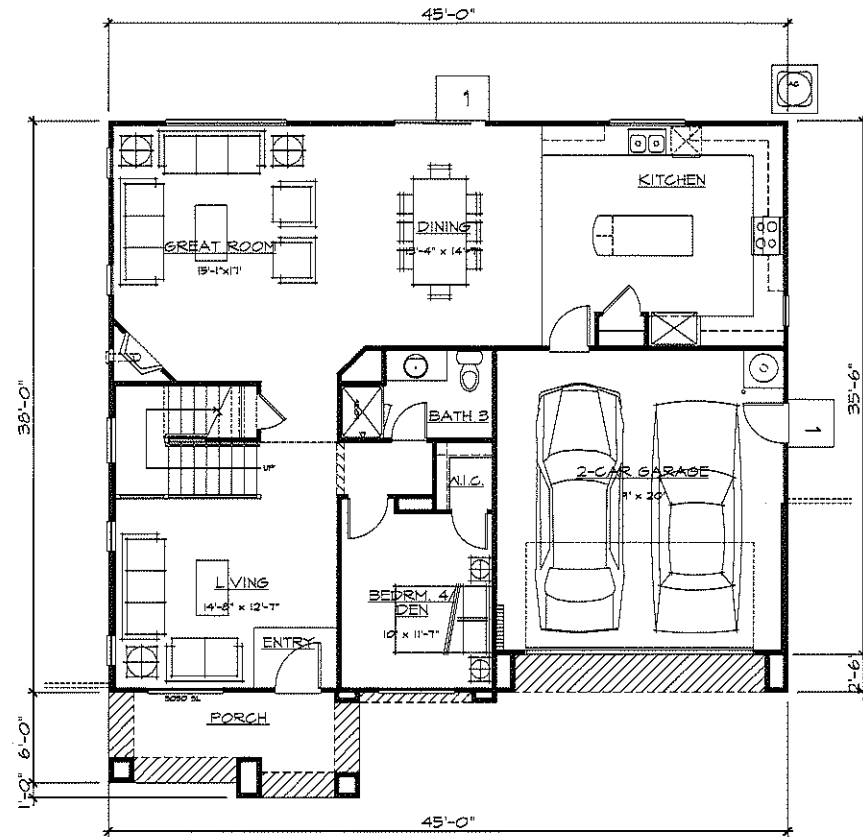
Plan 2
Site Plan
 SCALE: 1/16" = 1'-0"

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
60x100=6000	1661 SQ. FT.	28%

ASPEN PLACE
 OAKLEY, CA

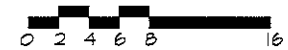


DISCOVERY
 DESIGN
 GROUP, LLC
 Discovery Builders Inc.
 Date 01/17/17



SQUARE FOOTAGE	
FIRST FLOOR	1270 SF
SECOND FLOOR	1278 SF
TOTAL LIVING AREA	2548 SF
GARAGE	841 SF

Plan 2 First Floor Plan



ASPEN PLACE

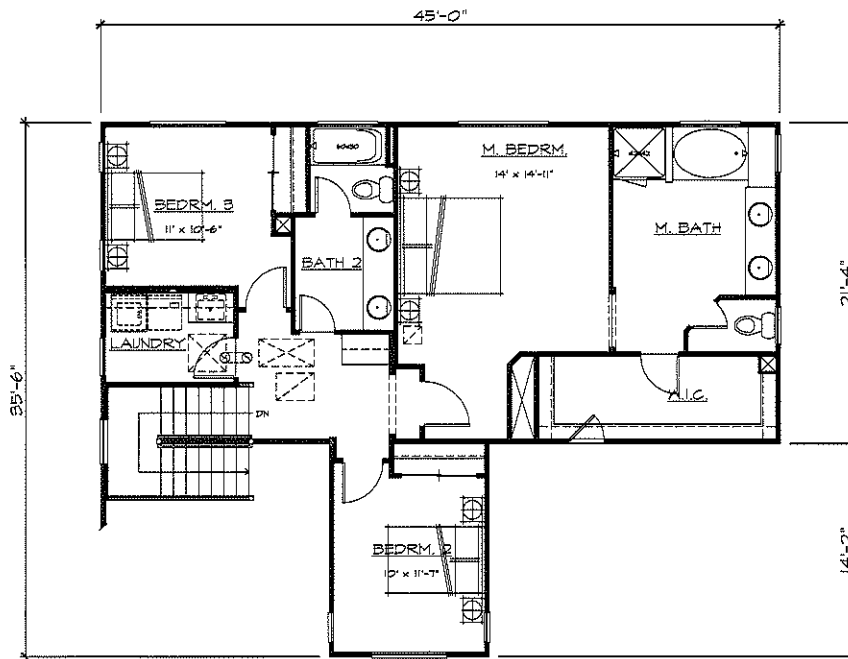
OAKLEY, CA



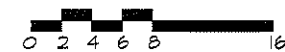
DISCOVERY
DESIGN
GROUP, LLC

Discovery Builders Inc.

Date 01/17/17



Plan 2
Second Floor Plan



ASPEN PLACE

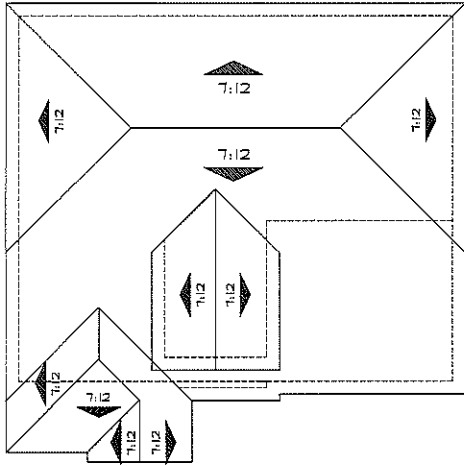
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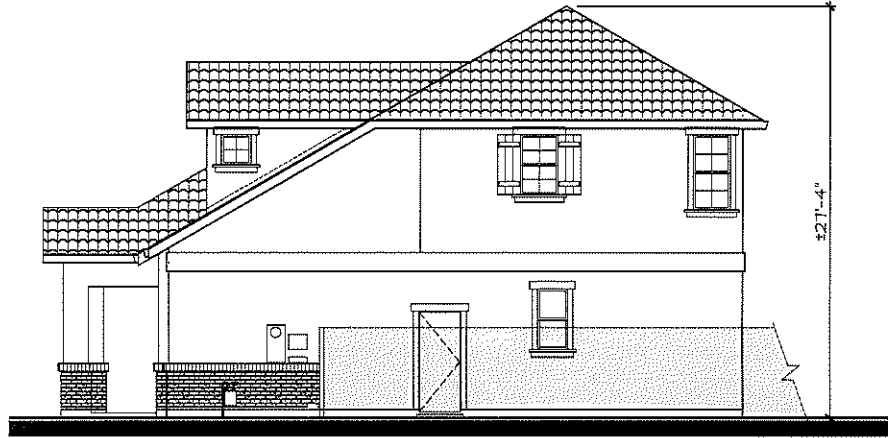
DISCOVERY
DESIGN
GROUP, LLC

Discovery Builders Inc.

Date 01/17/17



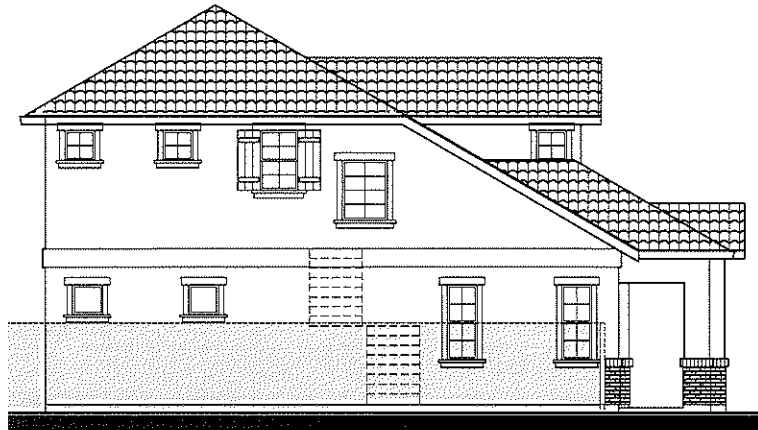
Roof Plan 'A'



Right

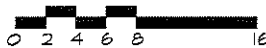


Rear



Left

**Plan 2
Elevations - 'A'**

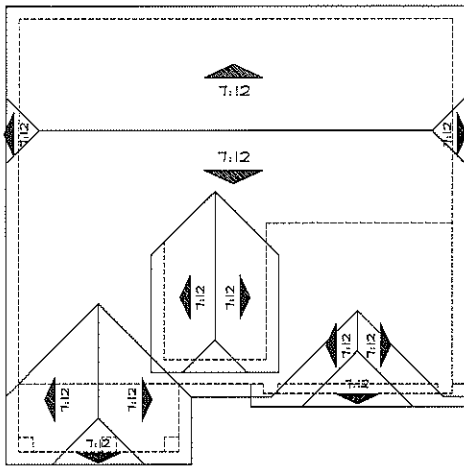


ASPEN PLACE

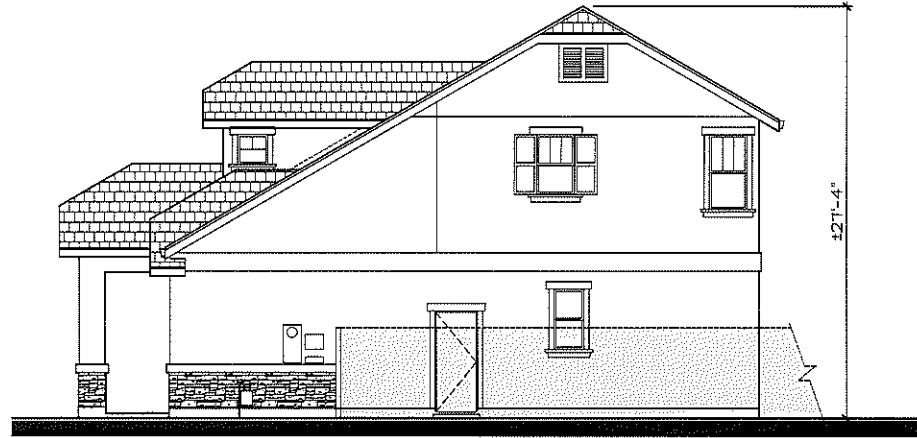
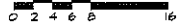
OAKLEY, CA



A.D. Seno Construction
Date 01/17/17



Roof Plan 'B'



Right



Rear



Left

Plan 2
Elevations - 'B'

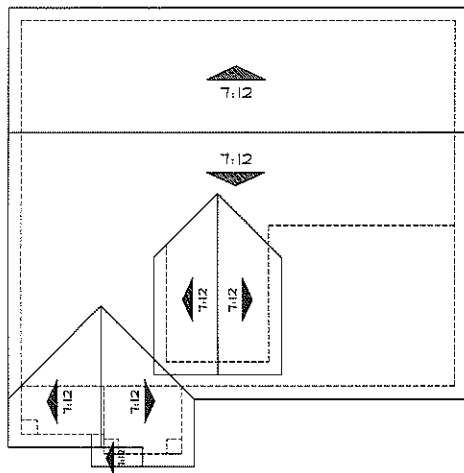


ASPEN PLACE

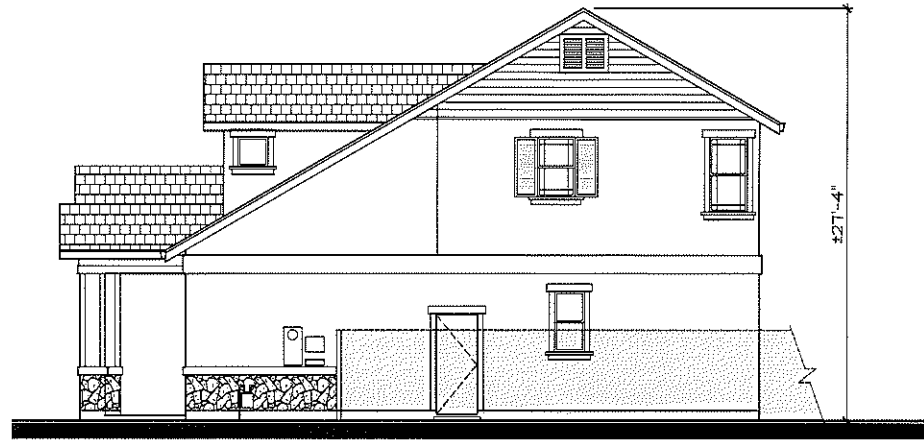
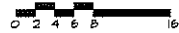
OAKLEY, CA



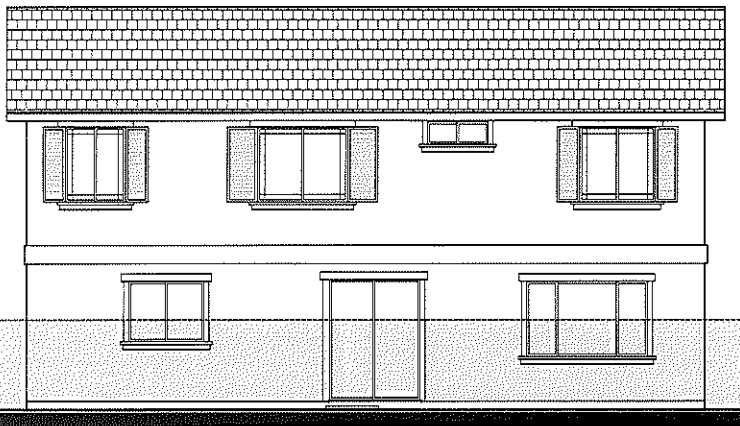
A.D. Seno Construction
Date 01/17/17



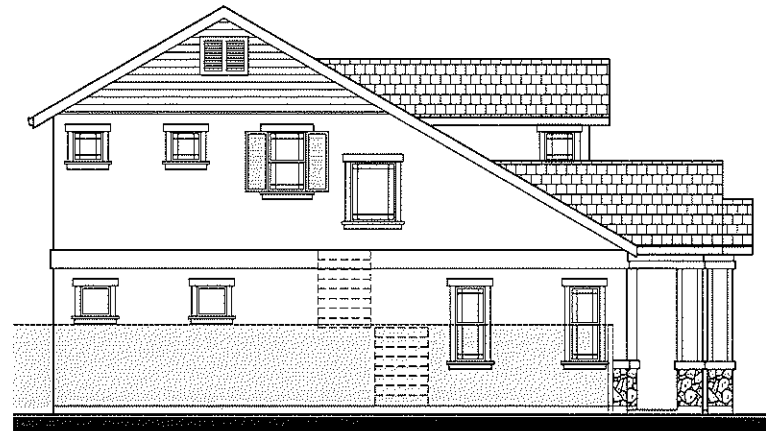
Roof Plan 'C'



Right



Rear



Left

Plan 2
Elevations - 'C'



ASPEN PLACE

OAKLEY, CA



A.D. Seno Construction
Date 01/17/17



Elevation A - "Monterey"

MATERIAL LEGEND

A CONCRETE S-TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 3
Front Elevations**

ASPEN PLACE

OAKLEY, CA



Discovery Builders Inc.

Date 01/17/17



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

A CONCRETE S-TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation B - "French Country"

Plan 3
Front Elevations

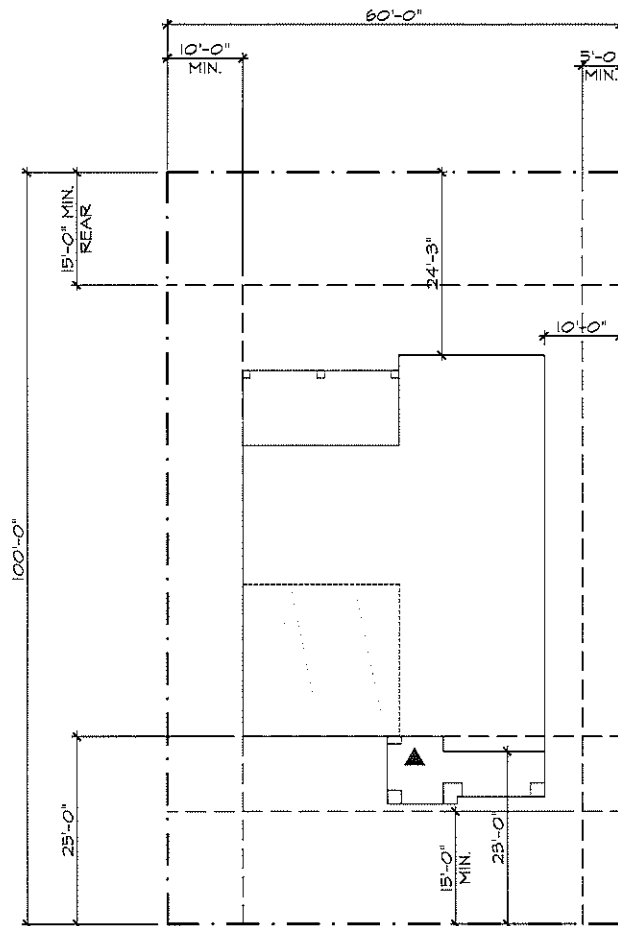


ASPEN PLACE

OAKLEY, CA



Discovery Builders Inc.
Date 01/17/17



City of Oakley

Zoning P-1

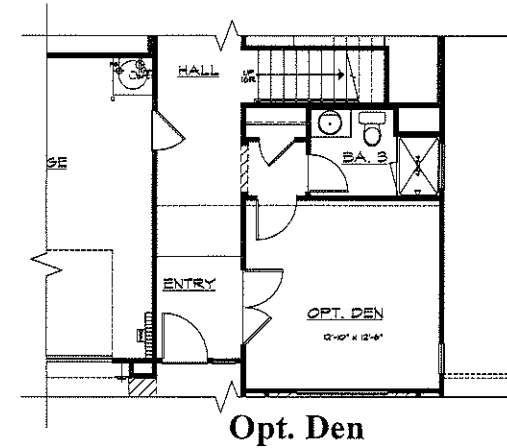
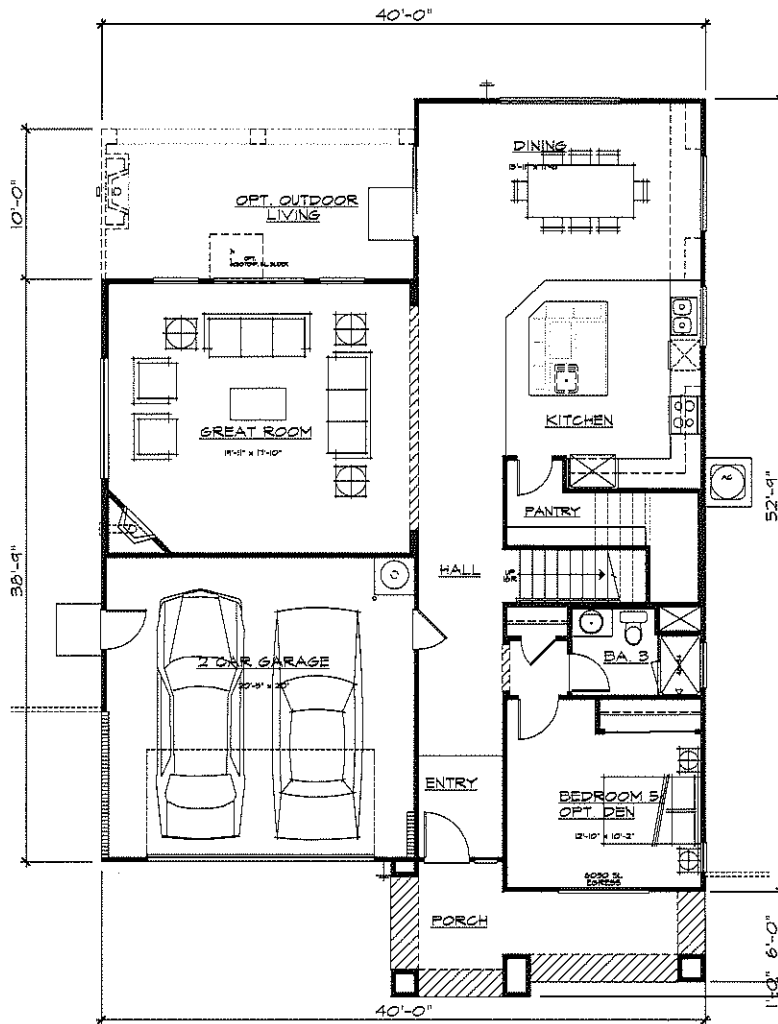
FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	
CORNER SIDE SETBACKS	10'
REAR SETBACKS	15'

Plan 3
Site Plan
 SCALE: 1/16" = 1'-0"

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
60x100=6000	1775 SQ. FT.	30%

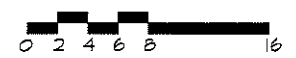
ASPEN PLACE
 OAKLEY, CA

 **DISCOVERY DESIGN GROUP, LLC**
 Discovery Builders Inc.
 Date 01/17/17



SQUARE FOOTAGE	
FIRST FLOOR	1580 SF
SECOND FLOOR	1300 SF
TOTAL LIVING AREA	3285 SF
GARAGE	420 SF

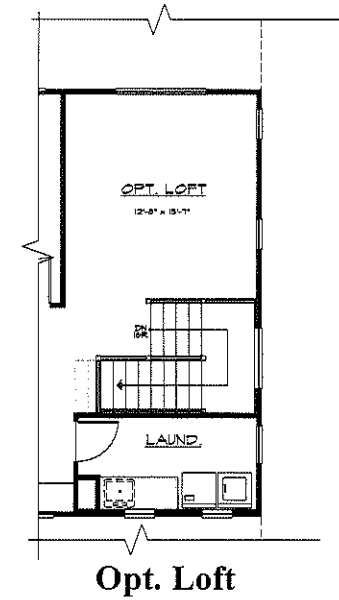
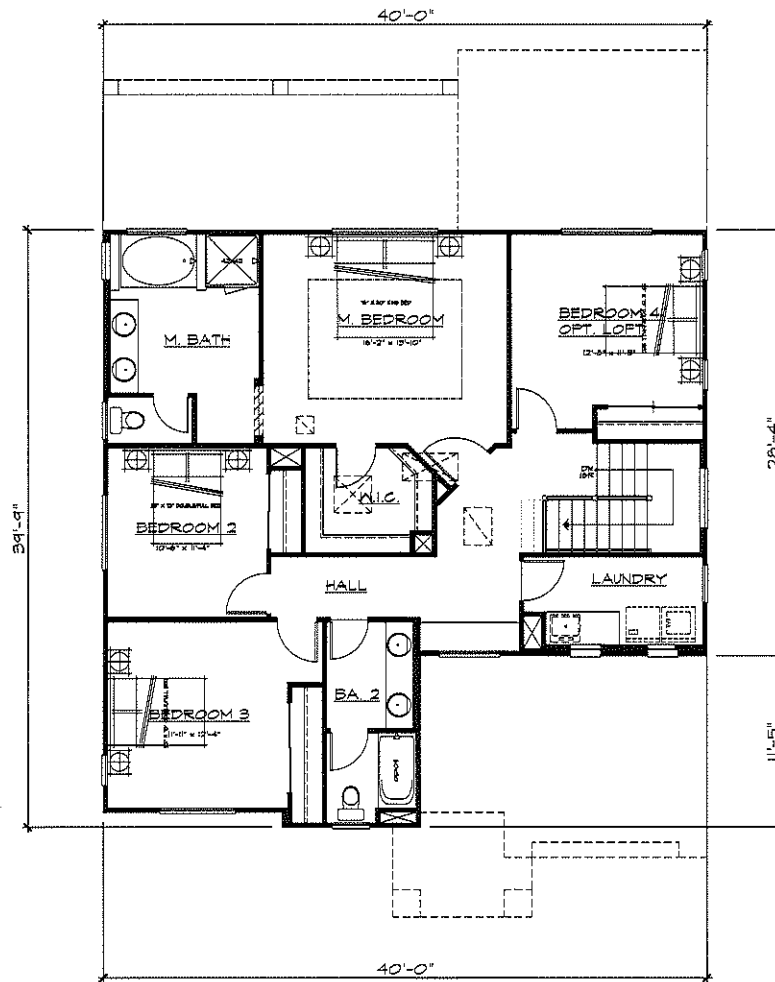
Plan 3
First Floor Plan



ASPEN PLACE
OAKLEY, CA



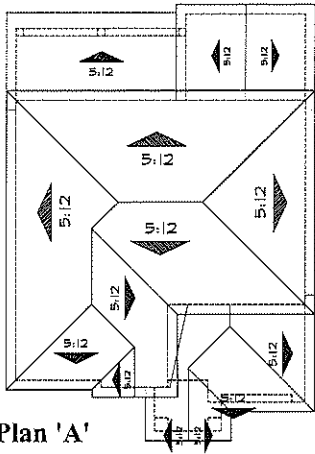
Discovery Builders Inc.
Date 01/17/17



**Plan 3
Second Floor Plan**



ASPEN PLACE
 OAKLEY, CA
 **DISCOVERY
 DESIGN
 GROUP, LLC**
 Discovery Builders Inc.
 Date 01/17/17



Roof Plan 'A'



Right



Rear



Left

Plan 3
Elevations - 'A'

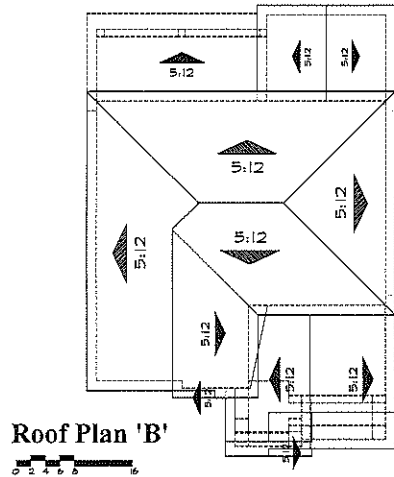


ASPEN PLACE

OAKLEY, CA

**DISCOVERY
DESIGN
GROUP, LLC**

A.D. Seno Construction
Date 01/17/17



Right

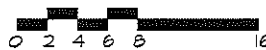


Rear



Left

**Plan 3
Elevations - 'B'**

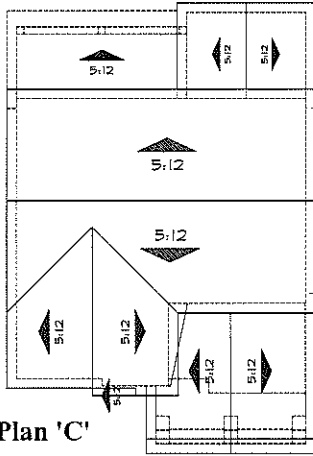


ASPEN PLACE

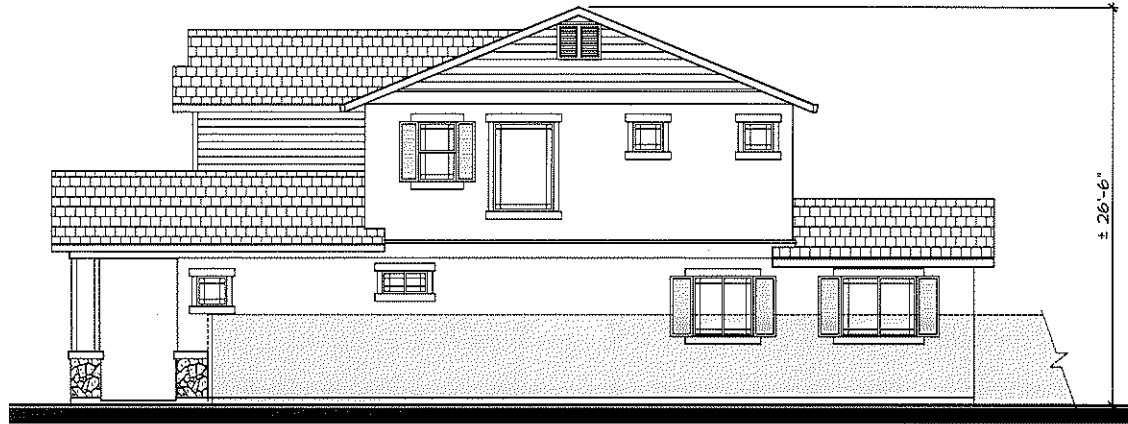
OAKLEY, CA



A.D. Seno Construction
Date 01/17/17



Roof Plan 'C'



Right



Rear



Left

Plan 3
Elevations - 'C'



ASPEN PLACE

OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC
A.D. Seeno Construction
Date 01/17/17

MATERIAL LEGEND

- A** CONCRETE S-TILE ROOFING
 HP ROOFS
 STUCCO BODY
 STUCCO TRIM
 STUCCO/FOAM CORBEL
 MOCK SHUTTERS
 SIMULATED BRICK VENEER
 ROLL-UP GARAGE DOORS

- B** FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK VENTS
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS

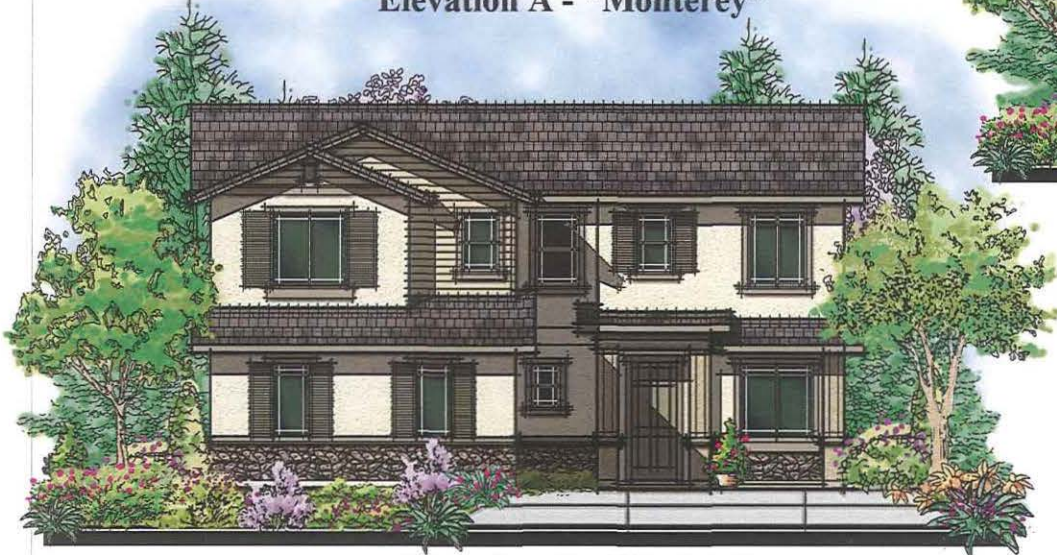
- C** FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK VENT
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 HORIZONTAL LAP SIDING
 ROLL-UP GARAGE DOORS



Elevation A - "Monterey"



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 4
 Front Elevations**

ASPEN PLACE

OAKLEY, CA



Discovery Builders Inc.
 Date 01/17/17



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- | | | |
|--|---|--|
| <p>A CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORDEL
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> | <p>C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENT
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|--|---|--|



Elevation B - "French Country"

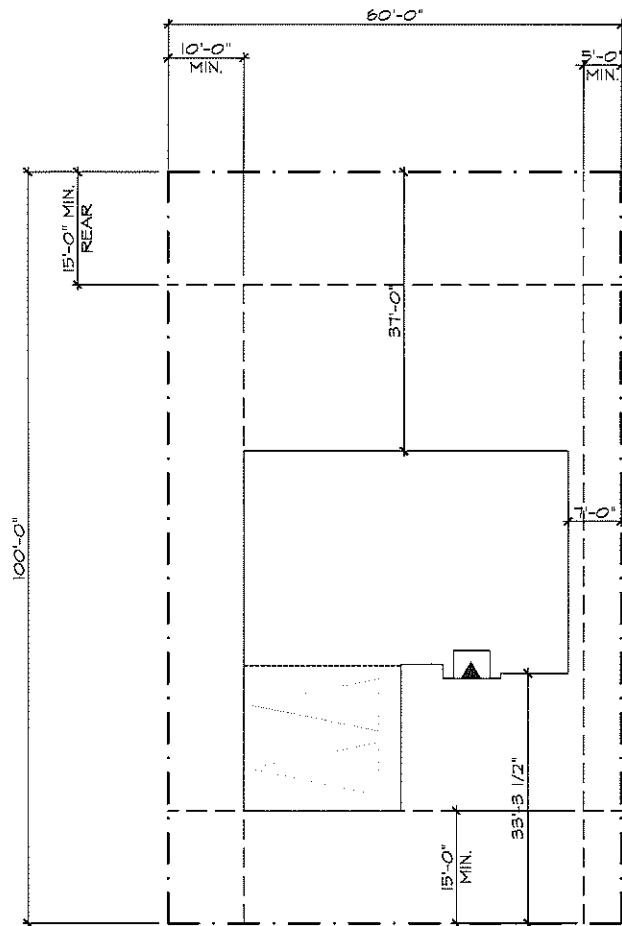
**Plan 4
Front Elevations**



ASPEN PLACE
OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC
Discovery Builders Inc.
Date 01/17/17



City of Oakley

Zoning P-1

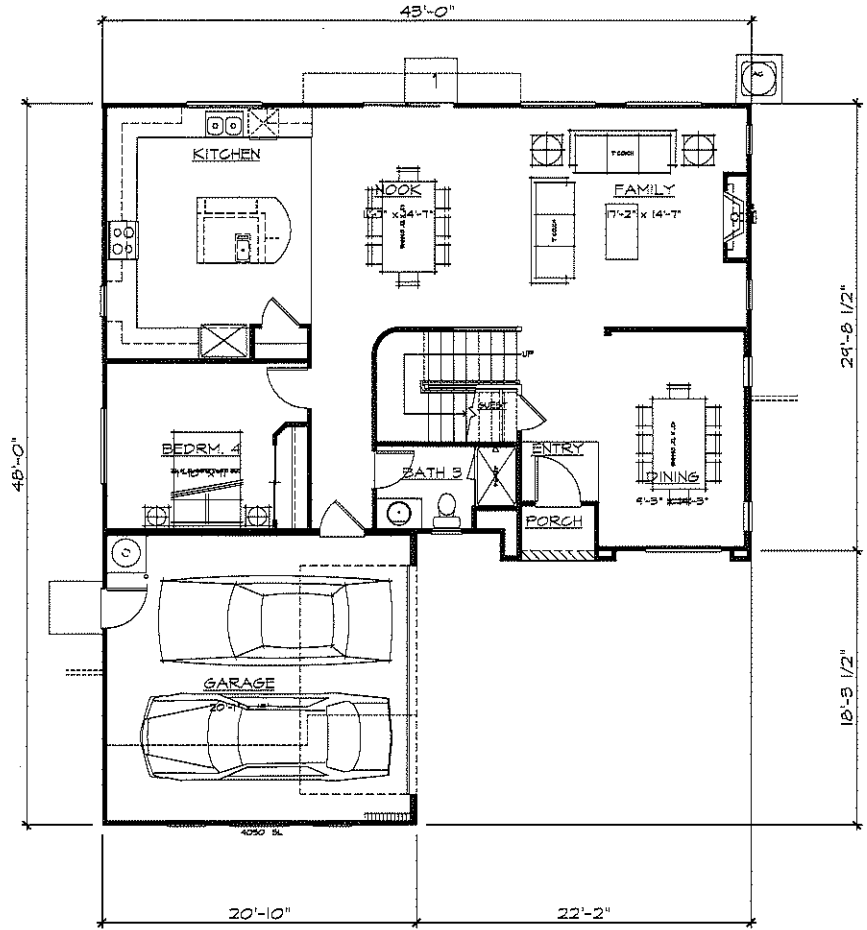
FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	
	5'
CORNER SIDE SETBACKS	
	10'
REAR SETBACKS	
	15'

Plan 4
Site Plan
 SCALE: 1/16" = 1'-0"

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
60x100=6000	1636 SQ. FT.	27%

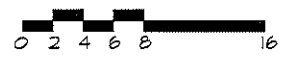
ASPEN PLACE
 OAKLEY, CA

 **DISCOVERY DESIGN GROUP, LLC**
Discovery Builders Inc.
 Date 01/17/17

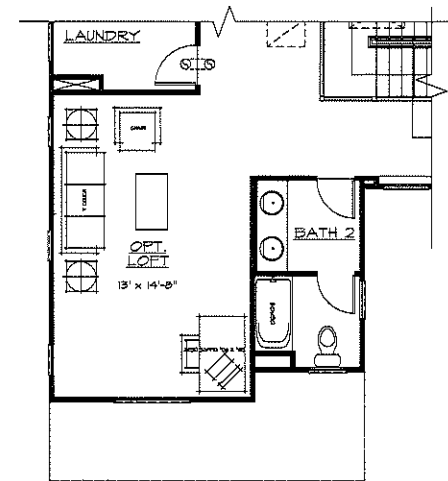
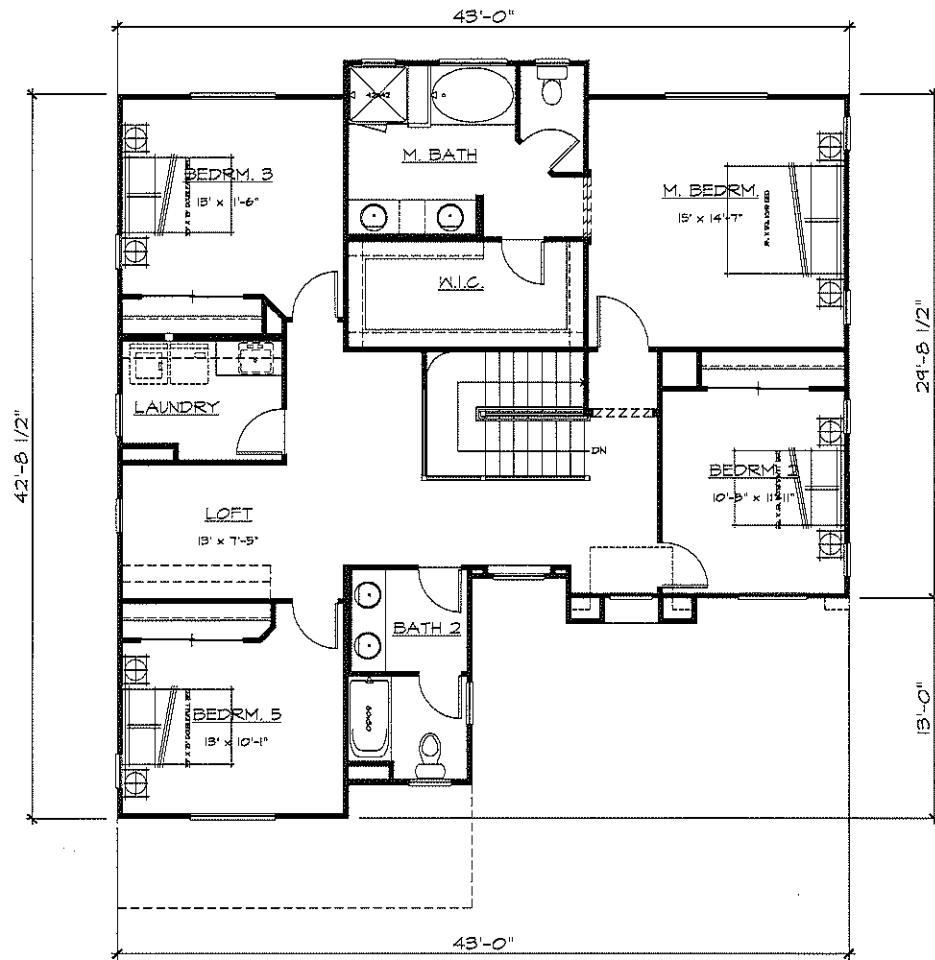


SQUARE FOOTAGE	
FIRST FLOOR	1254 SF
SECOND FLOOR	1486 SF
TOTAL LIVING AREA	2722 SF
GARAGE	402 SF

Plan 4
First Floor Plan



ASPEN PLACE
OAKLEY, CA
 **DISCOVERY DESIGN GROUP, LLC**
 Discovery Builders Inc.
 Date 01/17/17



Opt. Loft

Plan 4
Second Floor Plan



ASPEN PLACE

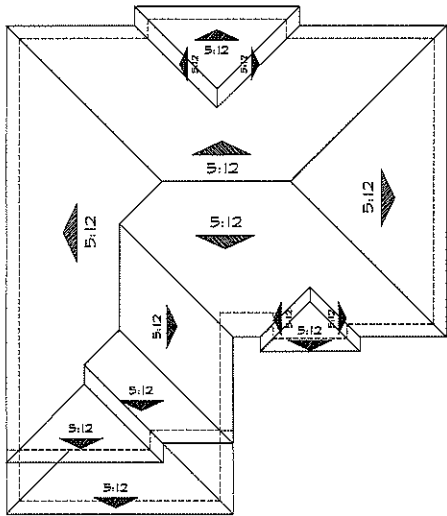
OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC

Discovery Builders Inc.

Date 01/17/17



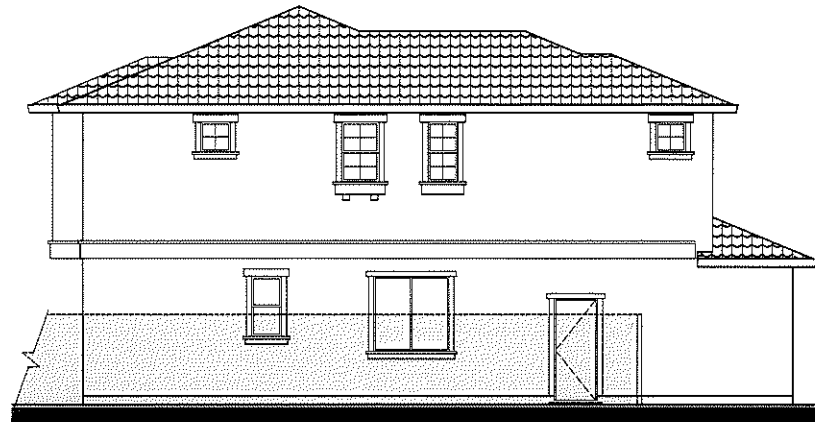
Roof Plan 'A'



Right



Rear



Left

Plan 4
Elevations - 'A'

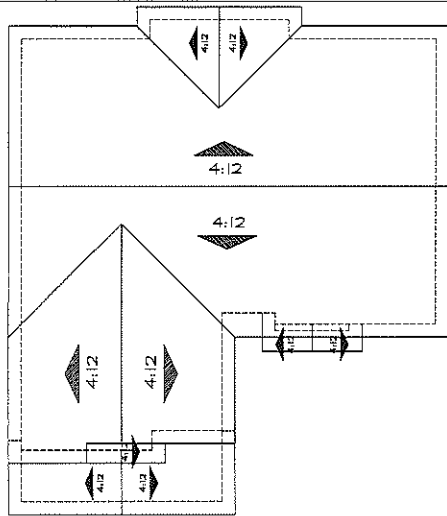


ASPEN PLACE

OAKLEY, CA



A.D. Seno Construction
Date 01/17/17



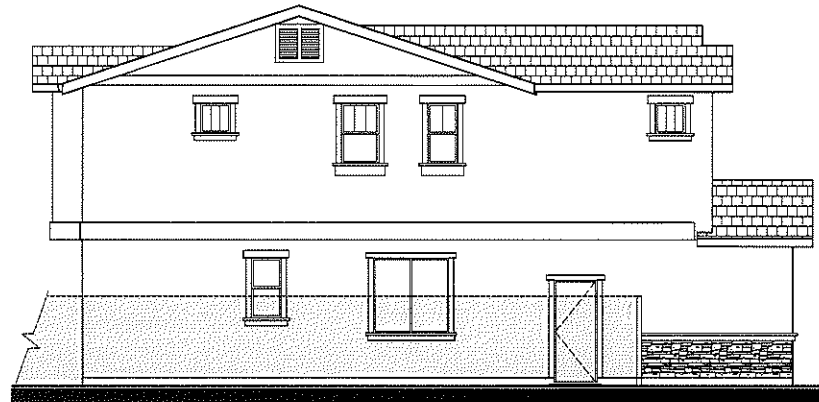
Roof Plan 'B'



Right



Rear



Left

Plan 4
Elevations - 'B'

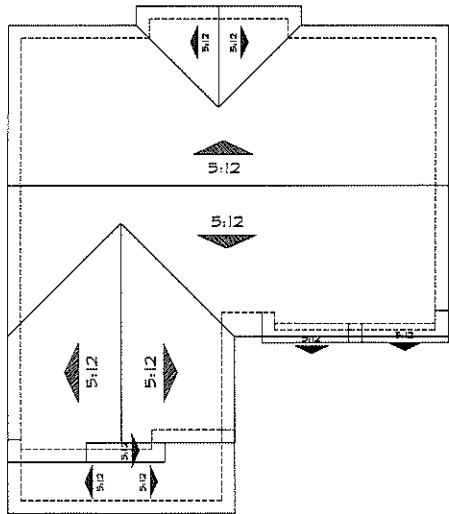


ASPEN PLACE

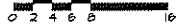
OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC
A.D. Seno Construction
Date 01/17/17



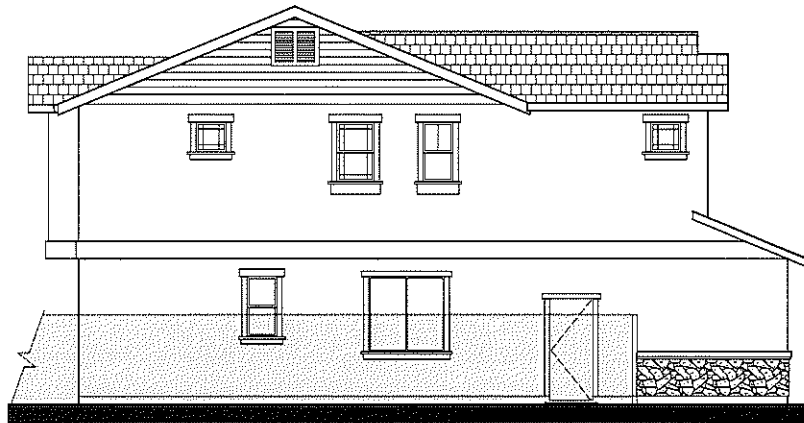
Roof Plan 'C'



Right



Rear



Left

Plan 4
Elevations - 'C'



ASPEN PLACE

OAKLEY, CA



A.D. Seeno Construction
Date 01/17/17



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- A** CONCRETE S-TILE ROOFING
 HIP ROOFS
 STUCCO BODY
 STUCCO TRIM
 STUCCO/FOAM CORBEL
 MOCK SHUTTERS
 SIMULATED BRICK VENEER
 ROLL-UP GARAGE DOORS

- B** FLAT CONCRETE TILE ROOFING
 HIP & GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
 STUCCO/FOAM CORBEL
 MOCK VENTS
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS

- C** FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK VENT
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 HORIZONTAL LAP SIDING
 ROLL-UP GARAGE DOORS



Elevation B - "French Country"

**Plan 5
 Front Elevations**

ASPEN PLACE

OAKLEY, CA



Discovery Builders Inc.

Date 01/17/17



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- A** CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBEL
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

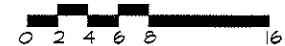
- B** FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBEL
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

- C** FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENT
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation B - "French Country"

**Plan 5
Front Elevations**



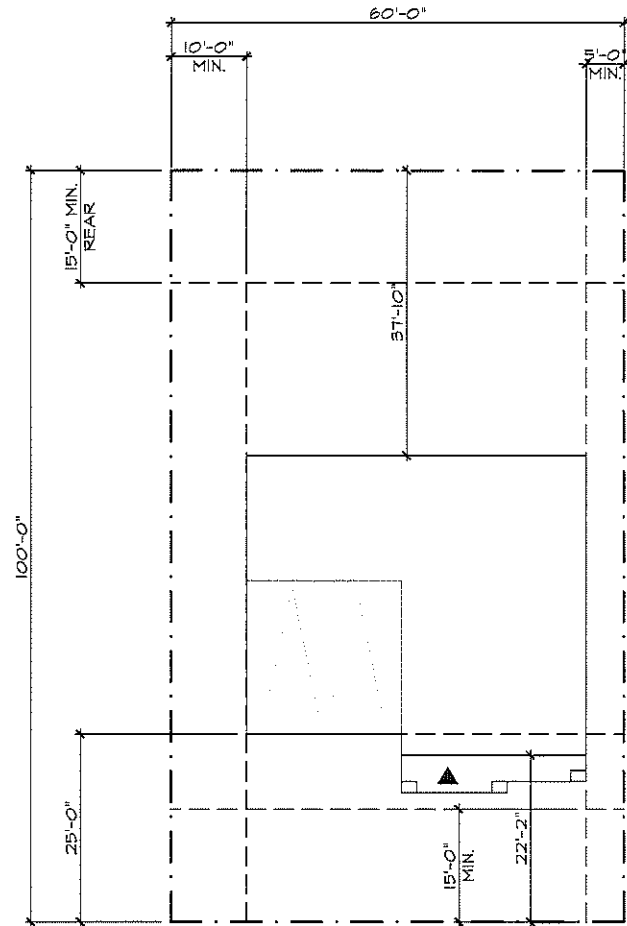
ASPEN PLACE

OAKLEY, CA



Discovery Builders Inc.

Date 01/17/17



City of Oakley

Zoning P-1

FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	
	5'
CORNER SIDE SETBACKS	
	10'
REAR SETBACKS	
	15'

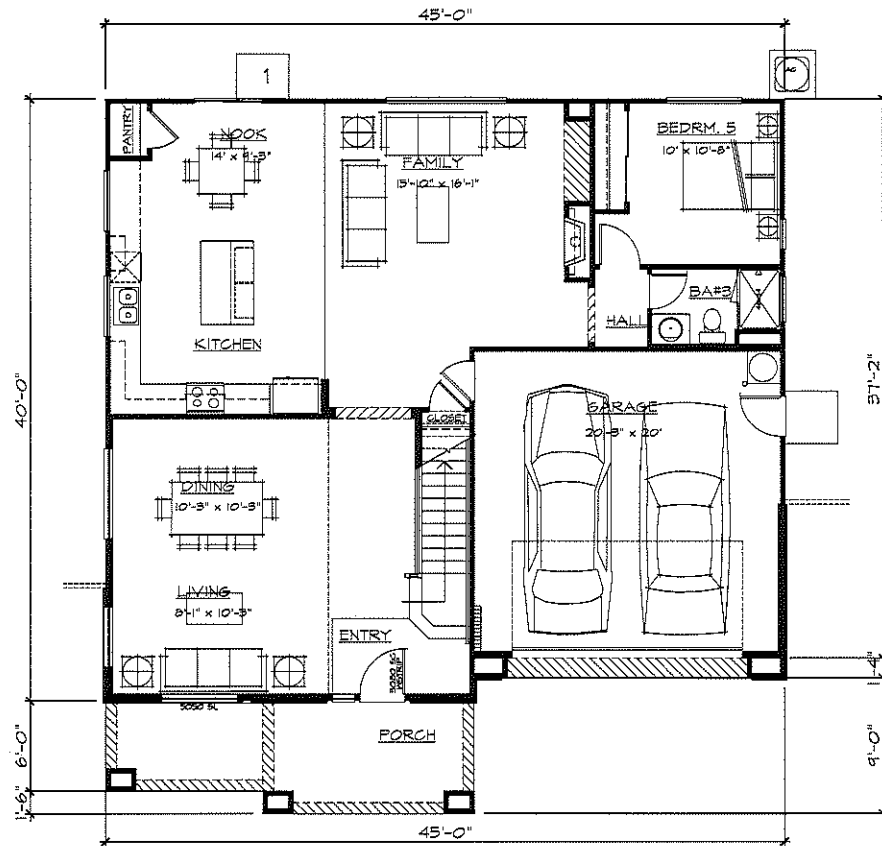
Plan 5
Site Plan
 SCALE: 1/16" = 1'-0"

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
60x100=6000	1741 SQ. FT.	29%

ASPEN PLACE
 OAKLEY, CA

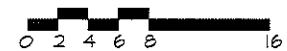


DISCOVERY
 DESIGN
 GROUP, LLC
 Discovery Builders Inc.
 Date 01/17/17



SQUARE FOOTAGE	
FIRST FLOOR	1920 SF
SECOND FLOOR	1652 SF
TOTAL LIVING AREA	3452 SF
GARAGE	421 SF

Plan 5 First Floor Plan

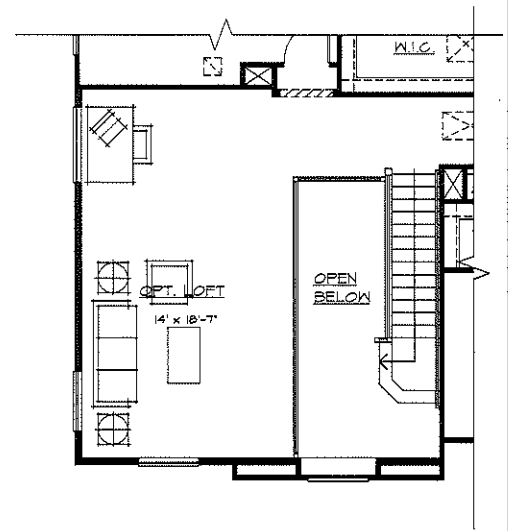
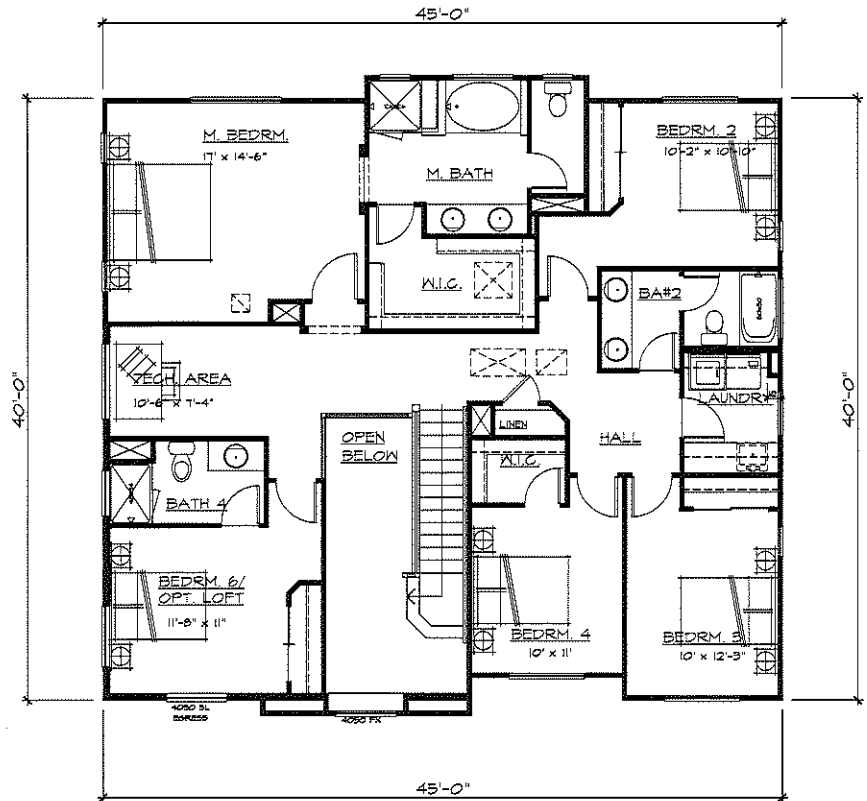


ASPEN PLACE

OAKLEY, CA

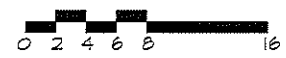


Discovery Builders Inc.
Date 01/17/17



Opt. Loft

**Plan 5
Second Floor Plan**

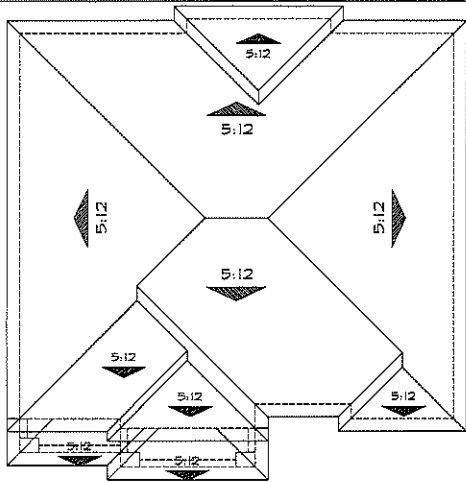


ASPEN PLACE
OAKLEY, CA

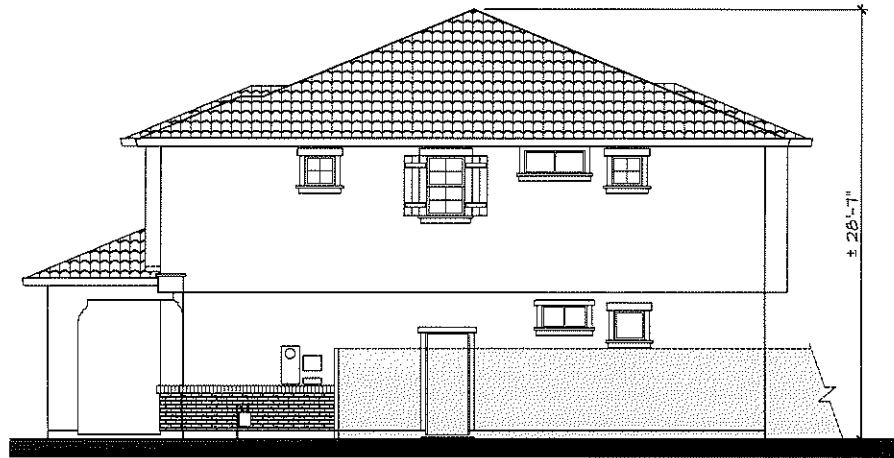


Discovery Builders Inc.

Date 01/17/17



Roof Plan 'A'



Right

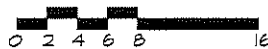


Rear



Left

Plan 5
Elevations - 'A'



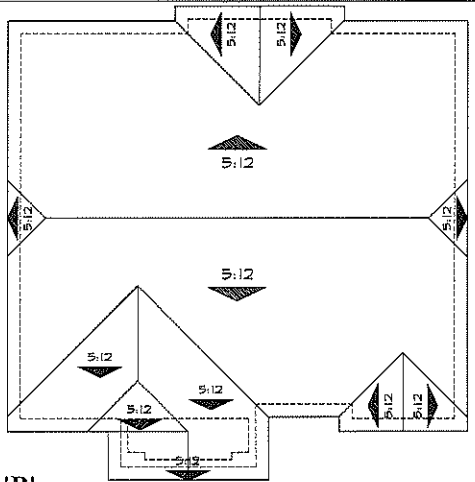
ASPEN PLACE

OAKLEY, CA

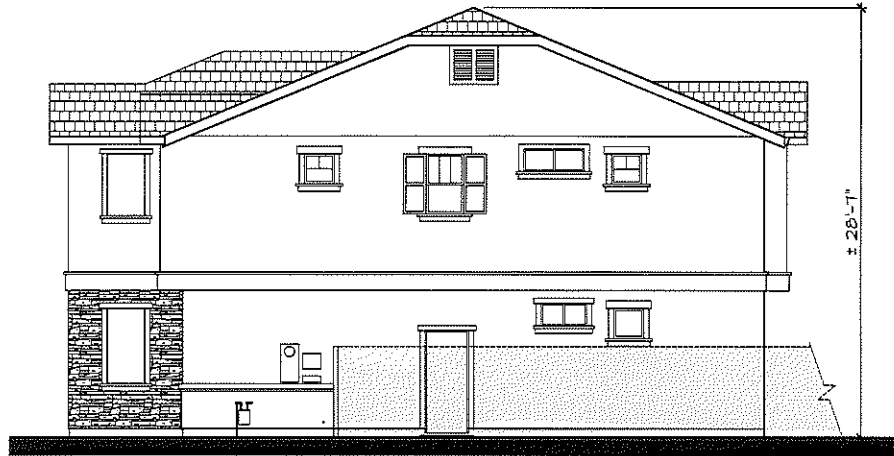


A.D. Seeno Construction

Date 01/17/17



Roof Plan 'B'
 0 2 4 6 8 16



Right

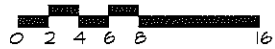


Rear

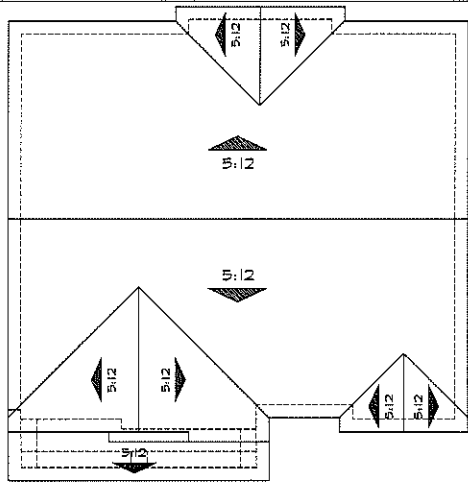


Left

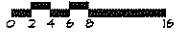
**Plan 5
 Elevations - 'B'**



ASPEN PLACE
 OAKLEY, CA
 DISCOVERY
 DESIGN
 GROUP, LLC
 A.D. Seeno Construction
 Date 01/17/17



Roof Plan 'C'



Right



Rear



Left

Plan 5
Elevations - 'C'



ASPEN PLACE

OAKLEY, CA



























DISCOVERY
DESIGN
GROUP, LLC
A.D. Seeno Construction
Date 01/17/17

SUBDIVISION: ASPEN PLACE
DISCOVERY BUILDERS, INC.

OAKLEY, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1 Monterey/Prairie	1VIC5233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KMW28-1 Clam 	KM5784-3 Creek Bay 	KM5792-3 Stacked Stone 	KM4582 Beaver Pelt 	Sevilla Dressed Fieldstone 	Sandy Creek 
SCHEME 2 Monterey/Prairie	1VIC5646 CA Mission Blend 	1FACS6464 CA Mission Blend 	KMW10-1 Pogo Sands 	KM4937-3 Paw Print 	KM5777 Cannery Park 	KM4897-5 Yin Mist 	Echo Ridge Dressed Fieldstone 	Coastal Bluff 
SCHEME 3 Monterey/Prairie	1VIC57330 Verona Clay 	1FACS0024 - Desert Sage 	KM4634-2 Community 	KM4635-3 Tanglewood 	KM46 Acoustic White 	KMA56-5 Pinyon Pine 	Tudor Old Country Fieldstone 	Moroccan Sand 
SCHEME 4 Monterey/French Country	1VIC5646 CA Mission Blend 	1FACS6464 CA Mission Blend 	KM1232 Toscana 	KM412 Cargo 	KM4582 Beaver Pelt 	KMA68-5 Leather Satchel 	Red Rock Country LedgeStone 	High Desert 
SCHEME 5 Monterey/French Country	1VIC57330 Verona Clay 	1FACS1430 Charcoal Blend 	KM4719 Harvest Dance 	KM4718-2 Wagon Wheel 	KM4575-5 Mud Room 	KMA76-5 Log Cabin 	Grand Mesa Country LedgeStone 	Marsh Pointe 
SCHEME 6 Monterey/French Country	1VIC5233 Brown Blend 	1FBCF1132 Charcoal Brown Blend 	KM4942-2 Tin Man 	KM4937-3 Paw Print 	KM4939-5 Arrowhead 	KM417 Oxford Brown 	Umber Creek Country LedgeStone 	Tobacco Road 











ROOFING: Boral Concrete Tile or Equivalent
STONE: Boral Cultured Stone/Cultured Brick or Equivalent
PAINT: Kelly Moore or Equivalent

REVISED: 10/18/2016

SUBDIVISION: ASPEN PLACE
DISCOVERY BUILDERS, INC.

OAKLEY, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7 Monterey/French Country	1VIC5163 Camino Blend 	1FACS1132 Charcoal Brown Blend 	HL4201 Adobe White 	KM5705-3 Pioneer Village 	KM5800-5 Sausalito Ridge 	KMA82-5 Lamp Post 	Burnt Ochre Del Mare Ledgestone 	Coastal Bluff 
SCHEME 8 Monterey/Prairie	1VIC50024 Desert Sage 	1FACS1430 Charcoal Blend 	KM4899-1 Gray Spell 	KM4942-2 Tin Man 	KM4786-1 Fresh Linen 	KM407 Carbon 	Echo Ridge Old Country Fieldstone 	Alamo 
SCHEME 9 Monterey/Prairie	1VIC5233 Brown Blend 	1FBCF1430 Charcoal Blend 	KM305 Ironwood 	KM4938-3 Grouchy Badger 	KM216 Malibu Beige 	KM5804-5 Yacht Club 	Chardonnay Old Country Fieldstone 	Capers Island 
SCHEME 10 Monterey/French Country	1VIC5233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KM4566-3 City Loft 	KM4559-3 Mink 	KM5800-5 Sausalito Ridge 	KMA66-5 Santana Soul 	Chardonnay Limestone 	Rustic Manor 
SCHEME 11 Monterey/French Country	1VIC57330 Verona Clay 	1FBCF1132 Charcoal Brown Blend 	KM49 Antique White 	KM5767-2 Greige 	KM14 Frost 	KM4818-5 Knit Cardigan 	Sevilla Country Ledgestone 	Old Guignard 
SCHEME 12 Monterey/French Country	1VIC50024 Desert Sage 	1FBCF1430 Charcoal Blend 	KM4908-1 Bashful Emu 	KM4896-3 Stone Hearth 	KM49 Antique White 	KMA82-5 Lamp Post 	Fog Southern Ledgestone 	Mt Rushmore 

ROOFING: Boral Concrete Tile or Equivalent
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PAINT: Kelly Moore or Equivalent

REVISED: 10/18/2016

RESOLUTION NO. XX-17

**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS
AND APPROVING THE PROJECT KNOWN AS ASPEN PLACE DESIGN REVIEW
(DR 02-17), LOCATED AT 577 LAUREL ROAD; APN 034-290-097****FINDINGS**

WHEREAS, on January 24, 2017, Leticia Martinez of Discovery Builders, Inc. ("Applicant") filed an application requesting Design Review approval of the Aspen Place Subdivision (TM 9044), which is made up of 20 single family residential lots on 4.78 acres. Lot sizes range between 5,231 to 9,659 sf., and average 7,556 sf. There are five house plans, each with three elevations, consisting of one 1-story, and four 2-story plans. Home sizes range from 2,144 to 2,952 sf. of livable area. The project site is zoned P-1 (Planned Development) District, and is located at 577 Laurel Road, which is on the south side of Laurel Road approximately 300 feet west of Rose Avenue. APN 034-290-097; and

WHEREAS, the applicant's plans include a master plot plan, color front elevations of all home combinations, side and rear elevations of all home combinations, all available floor plans and footprints, and a colors and materials booklet of schemes, ("Plans"); and

WHEREAS, on February 23, 2017 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated *Single Family Residential, High Density (SH)* on the Oakley 2020 General Plan Land Use Map, and zoned P-1 (Planned Unit Development) District as approved through adoption of Ordinance No. 04-07; and

WHEREAS, on March 12, 2007, the Tentative Map, original Design Review, a Conditional Use Permit was approved, and a Mitigated Negative Declaration was adopted, for the project known as "Aspen Place Residential Subdivision 9044" through adoption of City Council Resolution No. 30-07; and

WHEREAS, the project falls within the scope of the original subdivision's California Environmental Quality Act (CEQA) analysis and adopted Mitigated Negative Declaration (Aspen Place Residential Subdivision 9044 Initial Study and Mitigated Negative Declaration (SCH 2006112126)), and no further environmental analysis is required; and

WHEREAS, on March 16, 2017, 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 500-foot radius of the subject property's boundaries and to parties requesting such notice; and

WHEREAS, on March 28, 2017, the City Council opened the public hearing and received a report from City Staff, oral and written testimony from the applicant and public,

and deliberated on the project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as revised by the City Council during its deliberations; and

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

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning and Subdivision Ordinances, Vesting Tentative Map 9044, the project's P-1 District, and the information submitted to the City Council at its March 28, 2017 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Subdivision (hereafter the "Record").

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

- A. Regarding the application requesting approval for the project known as "Aspen Place Design Review (DR 02-17)", the City Council finds that:
 - 1. The proposed design review plans are consistent with the applicable General Plan designation and approved Vesting Tentative Map 9044, in that the proposed residential use is anticipated in the General Plan, and Vesting Tentative Map 9044 was approved on March 12, 2007 (City Council Resolution No. 30-07) and can accommodate the proposed homes; and
 - 2. The proposed design review plans comply with all applicable P-1 District zoning regulations within Ordinance No. 04-07, and with City Council Resolution No. 30-07, approving the Tentative Map for Subdivision 9044 and the Conditional Use Permit for a sound wall along Laurel Road; and
 - 3. The proposed design and materials of the single-family homes are compatible with the applicable adopted City of Oakley Residential Design Guidelines standards, as analyzed in the project Staff Report.
- B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves the Applicant's request for approval for the project known as "Aspen Place Design Review (DR 02-17)", subject to the following conditions:

- 1. Applicant shall comply with the requirements of the Oakley Municipal Code and applicable development regulations and conditions of approval from Ordinance

No. 04-07, and all applicable conditions of approval from City Council Resolution No. 30-07. 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 March 28, 2017.

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

Planning Department Conditions

General:

1. This Design Review is approved, as shown on the plans, date stamped by the Community Development Department on January 24, 2017, and as conditioned herein.
2. This design review approval shall expire one year from the date of this resolution (March 28, 2018). Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Oakley 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 in relation to this resolution and as conditioned herein.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.
6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
7. All mitigation measures contained in the Aspen Place Residential Subdivision 9044 Initial Study and Mitigated Negative Declaration (SCH 2006112126) shall be implemented as applicable.

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

Development Regulations:

10. All development regulations adopted in conjunction with the subdivision's P-1 District (Ordinance No. 04-07), and Tentative Map approval (City Council Resolution No. 30-07), shall be implemented as applicable. In the event a condition of approval from this resolution contradicts one from City Council Resolution No. 30-07, the condition of approval in this resolution shall take precedence.

Residential Siting:

11. The homes shall be plotted as shown on the development plan date stamped January 24, 2017, or as modified by this resolution. There shall be a minimum of five one-story homes.
12. For each group of three (3) adjacent homes, at least one (1) home shall have a front yard setback to the living area that varies from both the other two homes by at least five (5) feet.

Landscaping:

13. A landscaping and irrigation plan for all front yard, right-of-way, parks, open space, and trail 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.
14. 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.
15. 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. Areas covered with bark shall use a physical weed barrier.

16. The applicant shall maintain all private landscaping until occupancy.

Subdivision Disclosures:

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

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

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

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

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

Energy Efficiency:

19. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.

20. Design and site units so as to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Waste Management Plan:

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

Building Division Conditions

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

Public Works and Engineering Conditions

All Public Works and Engineering Conditions of Approval adopted with City Council Resolution No. 30-07 shall apply, as applicable.

Advisory Notes:

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

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Ordinance Code.
- C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- D. The applicant shall comply with the requirements of the Diablo Water District.
- E. Comply with the requirements of the East Contra Costa Fire Protection District.

- F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
- G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the March 28, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Sue Higgins, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date