



STAFF REPORT

Approved and Forwarded to City Council:

BHS
Bryan H. Montgomery, City Manager

Date: July 11, 2017
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: **Oakley Recreation Center Design Review (DR 06-17) – Redevelopment of Approximately 4.63 Acres, Construction of a New 9,000 SF Multi-Use Building, and Re-Use of 6,600 SF of Modular Buildings.**

Summary

This is a City-initiated application requesting Design Review approval for the Oakley Recreation Center. The project consists of redeveloping approximately 4.63 acres of the 6.22 acre property with a new multi-purpose building of approximately 9,000 sf., plus reuse/relocation of approximately 6,600 sf. of the approximately 8,012 sf. of portable buildings currently used for classrooms and other recreation-related activities. Other proposed site improvements include a new parking lot, landscaping, plaza, and patio areas. This project is part of CIP 194. The remaining 1.69 acres on the east portion of the site is already funded and approved for a ball field, and is not a part of this Design Review application. Also, a potential second phase, which would include replacing the remaining portable buildings with a permanent building, is not budgeted within CIP 194 and is not a part of this Design Review. The site is located at [1250 O'Hara Avenue](#) and is zoned P (Public, Semi-Public) District. APN 035-211-002.

Staff recommends the City Council adopt the resolution approving Oakley Recreation Center Design Review (DR 06-17), as conditioned.

Background

General Plan and Zoning

The entire 6.22 acre property, which includes the Oakley Recreation Center project, has one General Plan Land Use designation and one Zoning District classification. As indicated in the updated City of Oakley 2020 General Plan (Figure 2.2 - Land Use Diagram), the site is designated "*Public and Semi-Public (P)*". The site is zoned "P" (Public, Semi-Public) District on the most recent City of Oakley Zoning Map.

Project Description

Proposed Site Plan Summary

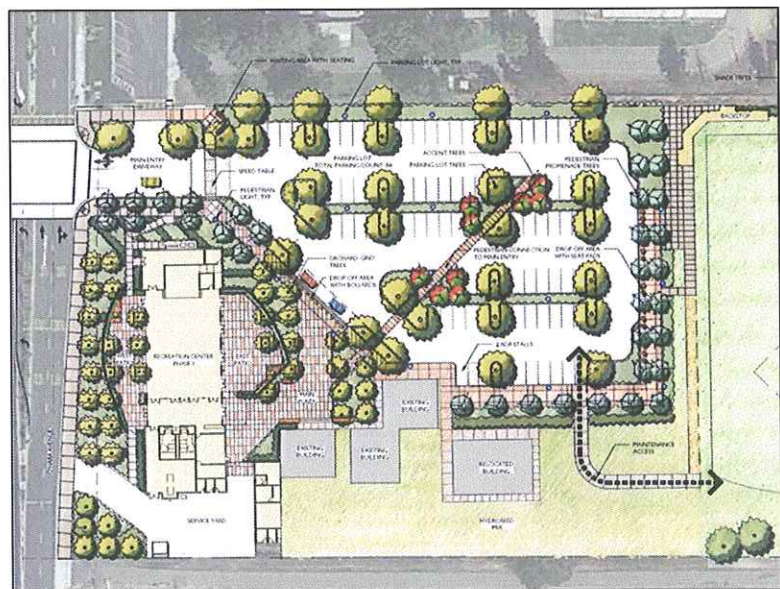
The project includes several changes to the existing site, including building locations, parking lot location, landscaping, and plaza areas. For one, the newly proposed building will require the western most modular building to be removed and the northern most modular building to be relocated east of the existing modular buildings. The parking lot will be removed from the O'Hara Avenue frontage and the new parking lot will be located to the northern portion of the site and east of the newly proposed main building and north of the modular buildings. The O'Hara Avenue frontage will have a substantial increase in landscaping and trees, which will separate the street from the newly proposed building frontage. Open patios are proposed on both the west and east side of the newly proposed building, as well as between the newly proposed building and the existing modular buildings.

Parking

Proposed off-street parking will be accessed from a main driveway off of O'Hara Avenue and have internal access to the adjacent school parking lot. Features of the parking lot include: a covered waiting area near the entrance; a speed table to reduce vehicle speeds entering the parking lot; a dedicated pedestrian connection through the interior of the lot to connect to the main plaza area; a pedestrian promenade on the east side between the project area and the ball field; and substantial parking lot with accent trees and landscaped drive aisle dividers throughout. Also, a drop-off protected by bollards is proposed next to the main plaza. A total of 84 parking spaces are proposed, including ADA parking.

Landscaping

New drought-tolerant landscaping is proposed throughout the project site. The O'Hara Avenue frontage, patios, parking area, and pedestrian promenade all have a mix of trees depending on their specific function so that different areas will have specific species of trees to better distinguish the areas. For example, the spinal structure of the pedestrian walkway in the parking area will have two specific species of accent and entry trees where



aisles intersect the main pedestrian walkway. A different two species are proposed for the street frontage and plaza areas. Two other species are proposed along the main promenade between the parking area and ball field to the east, as well as the main

pedestrian entry off of O'Hara Avenue. Finally, two different species are proposed throughout the parking lot. Several of the trees were chosen to provide distinct characteristics when flowering or turning during autumn. A multitude of shrubs, perennials, and ornamental grasses will fill in the landscaping throughout the site. See Sheet L1.2 for a proposed list of plants and trees.

Proposed Building Architecture

The newly proposed building is approximately 9,000 sf. (180 feet long by 60 feet wide) and will be located approximately 65 feet from the O'Hara Avenue property line. It is proposed to be oriented with the long side facing the street, and with patios on the west and east of the centralized community room. Main areas of the building include the community room (4,152 sf.), lobby (1,239 sf.), and kitchen (1,117 sf.). Other active-use areas of the floor plan worth noting include offices, conference room, and green room.

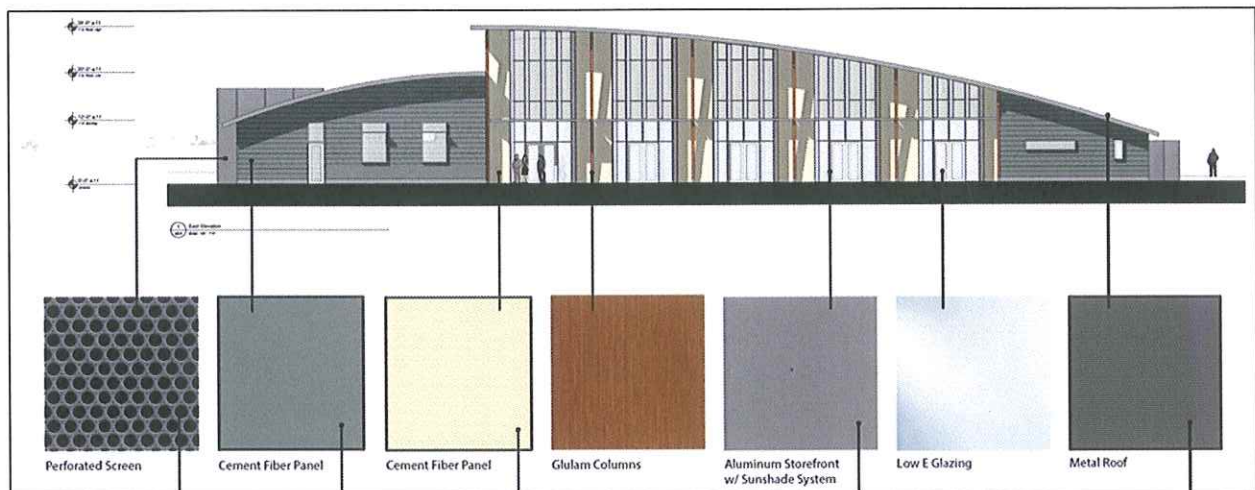
Major architectural design elements of the building include substantial window areas along the community room, ground to roof vertical wooden columns, and two distinctive sloping rooflines. The larger roofline, which begins from the north end of the building, is approximately 29 feet high at its peak. The smaller roofline, which begins at the south end of the building, is approximately 20 feet high at its peak. Main façade materials include cement fiber panels for a majority of the exterior walls, aluminum storefronts and low E glazing windows ("low E" coatings reduce the amount of ultraviolet and infrared light that passes through the glass while minimizing the impact on how much visible light passes through), perforated screen material for the equipment room, and metal roof. Six Glulam columns that span from the ground to roof level of the larger sloped roof are present on both the west and east elevations (Glulam references a procedure of reinforcing timber by laminating several pieces together with glue to create a stronger engineered product).



Upper level windows are included on the east facing elevation, but not the west facing elevation. The east elevation will face the main plaza, parking area, other buildings, and ball field to the east of the project.

Proposed Building Colors

As shown in the proposed plans, the building colors include shades of gray for the roofs, building ends, storefronts, and mechanical room screening, and a cream for the main west and east elevations within the storefronts. The exterior wooden columns show a medium stain. The figure below depicts the colors and their proposed locations on the building. (Actual colors may vary due to changes in printers, ink, and electronic screens).



The color drawings in the proposed plans show only one of three proposed color schemes for the main building. Specific color call outs and a color rendering of the east elevation were made available on *Engage in Oakley* for the purpose of collecting votes from Oakley residents. The three color schemes are called “Pinetop”, “Pinetop / Spice Gold”, and “Warm Wassail”. “Pinetop” is similar to what is shown in the proposed plans. “Pinetop / Spice Gold” switches the storefront building façade to the green (Pinetop) color and the horizontal siding on each building end to “Spice Gold.” All other elements would remain the same. The “Warm Wassail” color scheme uses a color called “Warm Wassail”, which is a brownish/rust color, for the storefront building area and the same “Spice Gold” on the horizontal sidings at the ends of the building. Again, it uses the same colors on other elements of the building. The three color schemes are attached to this staff report for reference. At the time of the public hearing, Staff will present the results of the *Engage in Oakley* online votes to the City Council for consideration if the Council wishes to approve a color scheme as part of the Design Review approval.

Portable/Modular Relocation and Re-Use

Currently, there are approximately 8,000 sf. of portable buildings on the site, which are used for classrooms and other recreation-related activities. The overall plan for this project

includes relocating one of the buildings in order to construct the new building. The building proposed for relocation, which is the current “studio”, makes up approximately 2,360 sf. of the existing facility. The existing “office” will be either sold or demolished and makes up approximately 1,410 sf. of the facility. The remaining buildings are proposed to be reused where they are presently located.

Environmental Review

This project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

Analysis

The proposed plans were analyzed for consistency with the adopted [City of Oakley Commercial and Industrial Guidelines](#) (“Guidelines”). Since this use is for a multi-purpose recreation center, several design guidelines that are appropriate for commercial uses were not appropriate. For example, most shopping center sites are encouraged to have buildings located close to the street; however, for this type use a more prominent landscape buffer and setback is appropriate. The parking areas, vehicle entry, landscaping, and outdoor gathering areas all exhibit virtues of the adopted guidelines. In this analysis, Staff has focused on the consistency of the main building with the adopted guidelines.

Architectural Character

The architectural character and design of the main building is one of uniqueness that will help it to stand out to the community as a future focal point of recreational opportunities in Oakley. As encouraged in the Guidelines, the building displays a “use of creative building design and construction techniques,” with the sloping two-roof design, prominent columns on the west and east elevations, and ground to roof storefronts on the east elevation. Those elements give special attention to portions of the building that will be visible from adjacent roadways (O’Hara Avenue), and interior areas of the property (e.g. patios, parking, open space, etc.).

Although the building is fairly large, it is designed in a manner to reduce the overall massing. The two-roof design is able to break up what would otherwise be a long (180 foot) roofline. Not only is it broken up by having one roof slope up to 29 feet and the other to 20 feet, but each end of the roofs are no more than 12 feet high. This helps to draw the attention towards the center third of the building’s east and west elevations, and reduce the massing on either end. When passing by the building, it will be visually prominent. While entering the parking lot, the north elevation will be subdued and mostly consist of the surface of the larger sloping roof. And then when entering the parking area and being onsite, the most architecturally interesting façade (east elevation) will be the main focus.

Other elements of the Guidelines that are implemented with this design include: using a tower element (tall roof peak); visual interest on pedestrian scale through use of columns, impressive storefronts and mix of exterior forms and texture; highlighting the entry with the

prominent storefront and towering roof line; and including pedestrian plazas near building entries.

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the resolution approving Oakley Recreation Center Design Review (DR 06-17), as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Project Plans
4. Proposed Color Schemes
5. Draft Resolution

Vicinity Map
Oakley Recreation Center (DR 06-18)
1250 O'Hara Avenue, Oakley, CA 94561; APN 035-211-002.





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

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **July 11, 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: Oakley Recreation Center Design Review (DR 06-17).

Project Location: 1250 O'Hara Avenue, Oakley, CA 94561. APN 035-211-002.

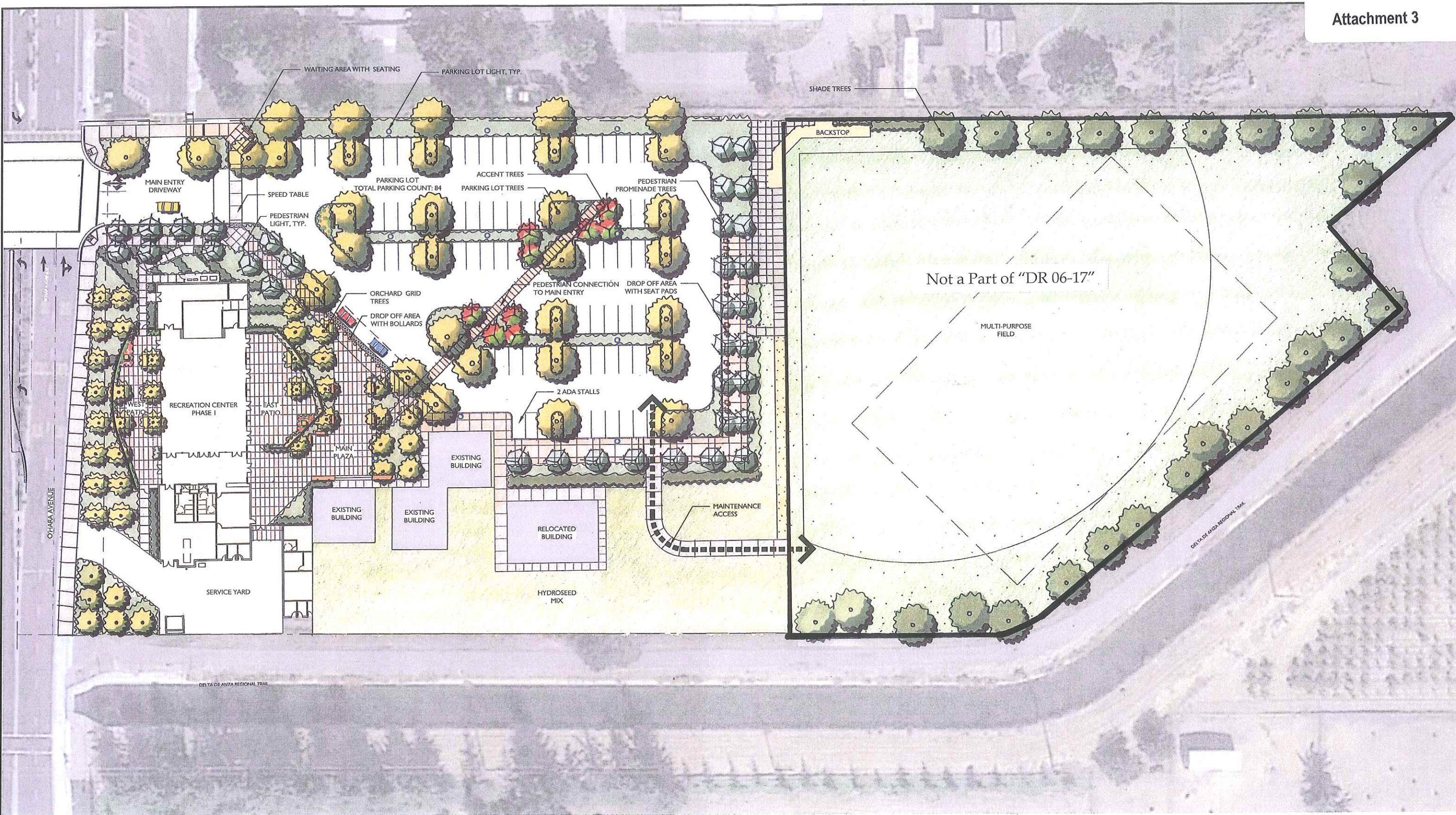
Applicant: City of Oakley.

Request: Application requesting Design Review approval for the Oakley Recreation Center. The project consists redeveloping approximately 4.63 acres of the 6.22 acre property with a new multi-purpose building of approximately 9,000 sf. plus reuse/relocation of approximately 6,000 sf. of the approximately 8,012 sf. of portable buildings currently used for classrooms and other recreation-related activities. Other proposed site improvements include a new parking lot, landscaping, plaza, and patio areas. This project is part of CIP 194. The remaining 1.69 acres on the east portion of the site is already funded and approved for a ball field, and is not a part of this Design Review application. Also, a potential second phase, which would include replacing the remaining portable buildings with a permanent building, is not budgeted within CIP 194 and is not a part of this Design Review. The site is zoned P (Public, Semi-Public) District.

How to Review: The Staff Report and its attachments will be available for public review, on or before **July 6, 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 **July 11, 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.



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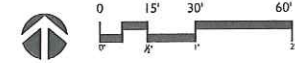
OAKLEY
CALIFORNIA

CIP 194 - OAKLEY RECREATION CENTER
OAKLEY CONTRA COSTA COUNTY CALIFORNIA
OVERALL ILLUSTRATIVE SITE PLAN

Date: 04/28/2017	Revisions
Scale: AS NOTED	
Design: KC	
Drawn: JG	
Approved:	
Job No: P5203	

Drawing Number:
1.1

CITY OF OAKLEY
Planning Department
APR 28 2017
RECEIVED



ENTRY/ ACCENT TREES



Chitalpa tashkentensis 'Pink Dawn'
Pink Dawn Chitalpa



Lagerstroemia indica 'Muskogee'
Muskogee Crape Myrtle

ORCHARD GRID TREES



Prunus serrulata 'Kwanzan'
Kwanzan Flowering Cherry



Pistacia chinensis
Chinese Pistache

PEDESTRIAN PROMENADE TREES



Acer rubrum 'Armstrong'
Red Maple



Ginkgo biloba 'Princeton Sentry'
Maiden Hair Tree

PLANTING LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
AS	<i>Acer rubrum</i> 'Armstrong'	Red Maple	24" Box	As Shown	M
CT	<i>Chitalpa tashkentensis</i> 'Pink Dawn'	Pink Dawn Chitalpa	24" Box	As Shown	L
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Maidenhair Tree	24" Box	As Shown	M
LM	<i>Lagerstroemia indica</i> 'Muskogee'	Muskogee Crape Myrtle	24" Box	As Shown	L
PC	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box	As Shown	L
PA	<i>Platanus acerifolia</i> 'Columbia'	London Plane Tree	24" Box	As Shown	M
FS	<i>Prunus serrulata</i> 'Kwanzan'	Flowering Cherry	24" Box	As Shown	M
OE	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	24" Box	As Shown	L
QA	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box	As Shown	VL
QS	<i>Quercus suber</i>	Cork Oak	24" Box	As Shown	L
QV	<i>Quercus virginiana</i> 'Cathedral'	Southern Live Oak	24" Box	As Shown	M
UP	<i>Ulmus parvifolia</i> 'Drake'	Evergreen Elm	24" Box	As Shown	L

SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES

AA	<i>Agave attenuata</i> 'Kara's Stripes'	Kara's Stripes Agave	5 Gal	3'-0" O.C.	L
EC	<i>Epilobium canum</i> 'Catalina'	California Fuchsia	5 Gal	3'-0" O.C.	L
FG	<i>Festuca mairei</i>	Atlas Fescue	1 Gal	2'-6" O.C.	L
LS	<i>Ligustrum sinense</i> 'Sunshine'	Sunshine Chinese Privet	5 Gal	3'-0" O.C.	L
LM	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	1 Gal	3'-0" O.C.	L
MA	<i>Mimulus aurantiacus</i>	Sticky Monkey Flower	5 Gal	3'-0" O.C.	L
MD	<i>Muhlenbergia dubia</i>	Pine Muhly	5 Gal	4'-0" O.C.	L
NL	<i>Nandina domestica</i> 'Lemon Lime'	Heavenly Bamboo	1 Gal	2'-6" O.C.	L
RE	<i>Rhamnus californica</i> 'Eve Case'	California Coffeeberry	1 Gal	2'-0" O.C.	L
RM	<i>Rhamnus californica</i> 'Mound San Bruno'	California Coffeeberry	5 Gal	4'-6" O.C.	L
RO	<i>Rosmarinus officinalis</i> 'Gold Dust'	Rosemary	5 Gal	3'-0" O.C.	L
SM	<i>Salvia microphylla</i> 'Hot Lips'	Hot Lips Sage	1 Gal	3'-0" O.C.	L
SB	<i>Salvia selvestris</i> 'Blue Hill'	Blue Hill Meadow Sage	1 Gal	1'-0" O.C.	L
SL	<i>Salvia leucantha</i> 'Santa Barbara'	Santa Barbara Sage	5 Gal	4'-0" O.C.	L
TF	<i>Teucrium fruticans</i> 'Azureum'	Bush Germander	5 Gal	4'-0" O.C.	L

BIO-RETENTION PLANTING

CT	<i>Carex tumulicola</i>	Foothill Sedge	1 Gal	2'-0" O.C.	L
CH	<i>Chondropetalum tectorum</i> 'El Campo'	Small Cape Rush	1 Gal	3'-0" O.C.	L
HH	<i>Hemerocallis</i> hybrids	Day Lily	1 Gal	2'-0" O.C.	M
DB	<i>Diets bicolor</i>	Fortnight Lily	1 Gal	2'-6" O.C.	L
JP	<i>Juncus patens</i> 'Elk Blue'	California Gray Rush	1 Gal	2'-0" O.C.	L

WATER USE RATING LEGEND:
WUCOLS III CATEGORIES OF WATER NEEDS FROM: UNIVERSITY OF CALIF COOPERATIVE EXTENSION, CALIF DEPARTMENT OF WATER RESOURCES, U.S. BUREAU OF RECLAMATION
H = HIGH
M = MODERATE
L = LOW
VL = VERY LOW

PARKING LOT TREES



Platanus acerifolia 'Columbia'
Columbia London Plane



OLEA europaea 'Swan Hill'
Swan Hill Olive

SHADE TREES



Quercus agrifolia
Coast Live Oak



Quercus suber
Cork Oak



Quercus virginiana
Southern Live Oak



Ulmus parvifolia 'Drake'
Evergreen Elm

SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES



Agave attenuata 'Kara's Stripes'
Foxtail Agave



Epilobium canum 'Catalina'
California Fuchsia



Festuca glauca
Blue Fescue



Ligustrum sinensis 'Sunshine'
Sunshine Ligustrum



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Mimulus aurantiacus
Sticky Monkey Flower



Muhlenbergia dubia
Pine Muhly



Nandina domestica 'Lemon Lime'
Heavenly Bamboo



Rhamnus californica 'Eve Case'
Coffeeberry



Rhamnus californica 'Mound San Bruno'
Coffeeberry

SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES



Rosmarinus officinalis 'Gold Dust'
Gold Dust Rosemary



Salvia microphylla 'Hot Lips'
Hot Lips Sage



Salvia leucantha 'Santa Barbara'
Mexican Sage



Salvia sylvestris 'Blue Hill'
Blue Hill Meadow Sage



Teucrium fruticans 'Azureum'
Azure Bush Germander

BIO-RETENTION PLANTING



Carex tumulicola
Foothill Sedge



Chondropetalum tectorum
Small Cape Rush

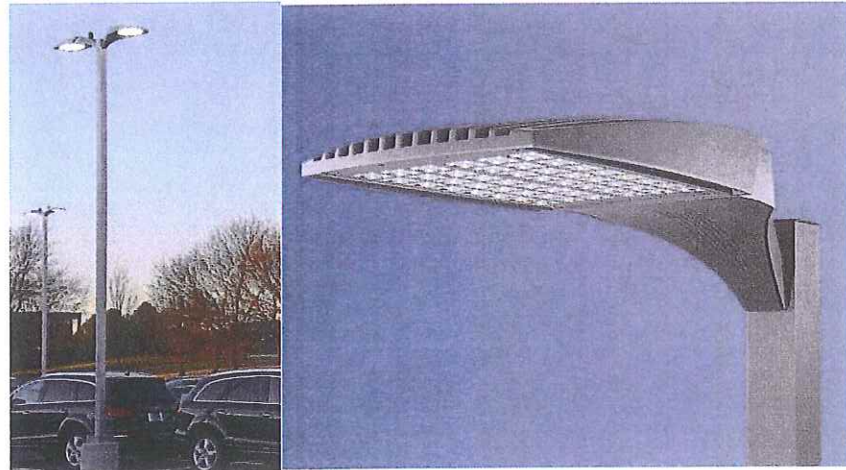


Hemerocallis hybrids
Daylily



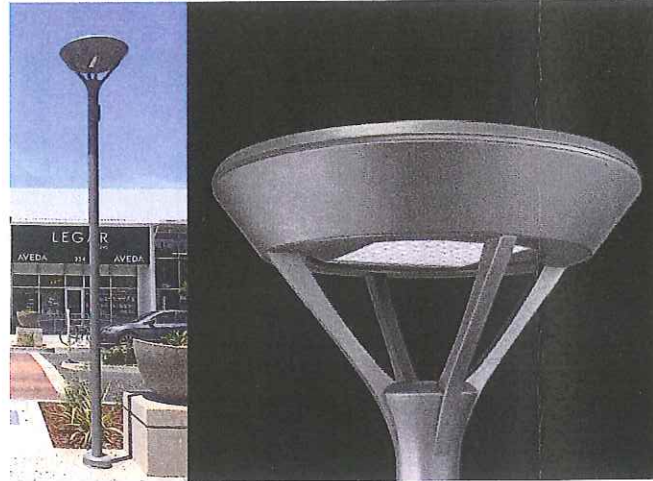
Juncus patens 'Elk Blue'
Elk Blue California Gray Rush

PARKING LOT LIGHT FIXTURE



MFR: Visonarie Lighting
Model: VLX, LED
Pole Height: 25'

PEDESTRIAN POST TOP LIGHT

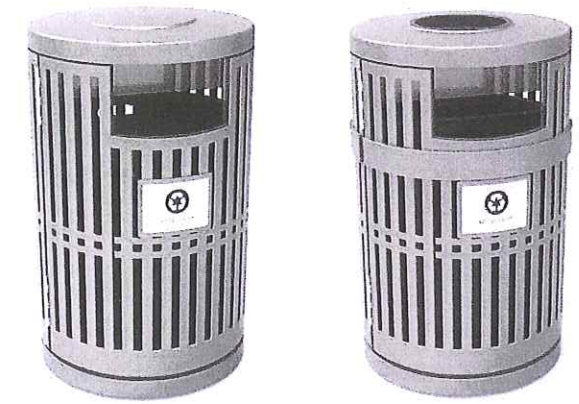


MFR: Cooper Lighting
Model: Invue Mesa LED
Pole Height: 10' - 12'

TRASH RECEPTACLE OPTIONS

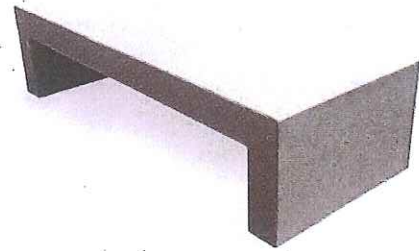


Oakley City Standard



MFR: Landscape Form
Model: Chase Park

BENCH

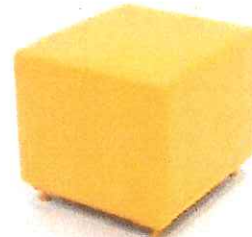


OPTION 1
MFR: WAUSAU MADE
Model: TF5021



OPTION 2
MFR: WAUSAU MADE
Model: TF5027

CONCRETE SEAT PAD



MFR: WAUSAU MADE
Model: TF5206
Note: Color/finish to be determined

BOLLARDS



MFR: WAUSAU MADE
Model: SL605

BIKE RACK



MFR: Landscape Form
Model: Emerson

TREE CUTOUT OPTIONS



OPTION 1 DG Cutout

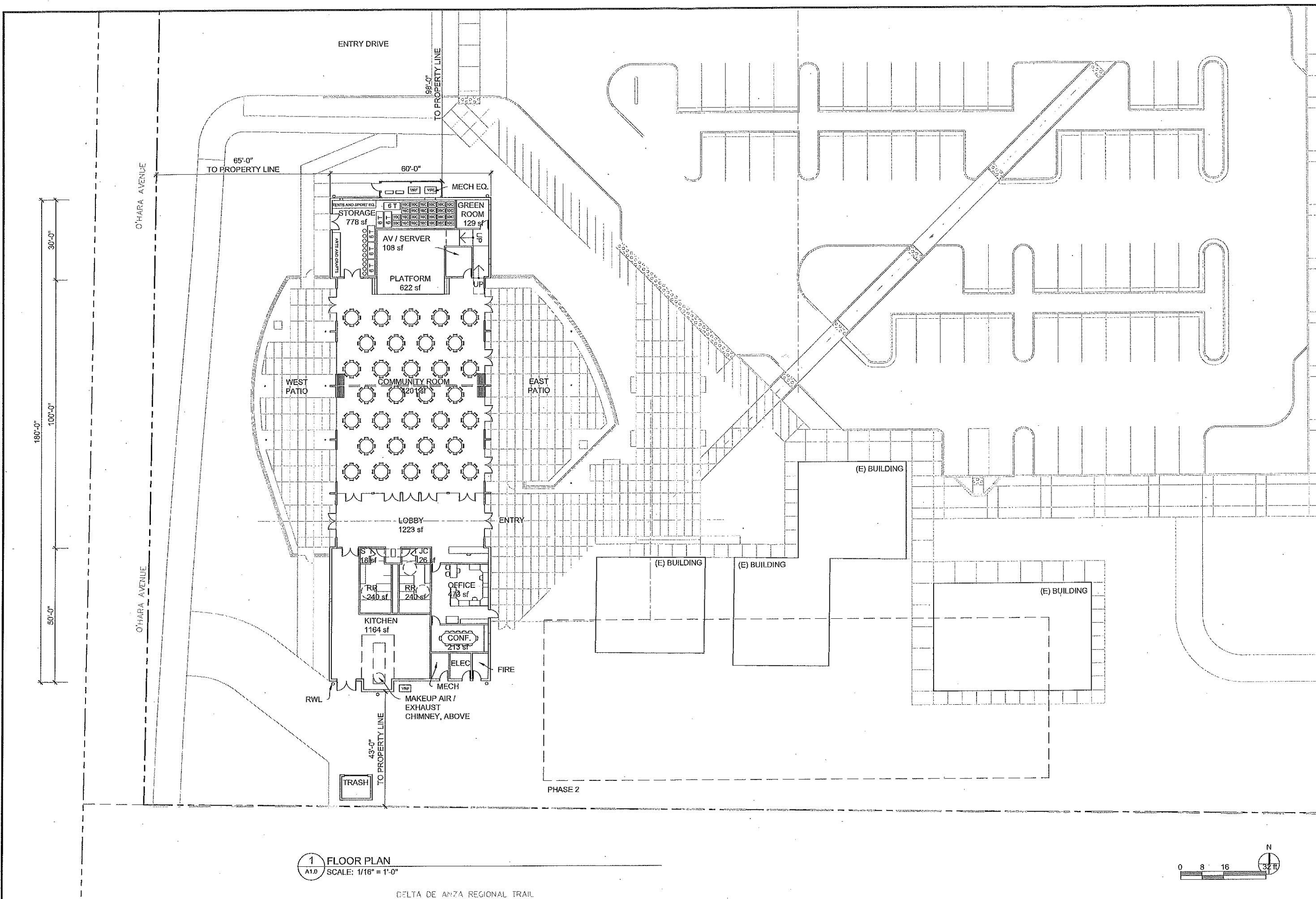


OPTION 2 Tree Grate
MFR: Iron SMith
Model: Metro

ORNAMENTAL METAL FENCE



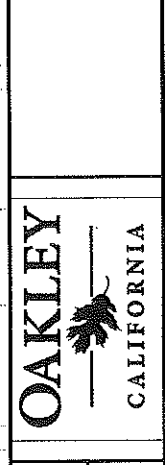
Date: 04/28/2017	Revisions
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Drawn: JG	
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Job No: P5203	



1 FLOOR PLAN
 A1.0 SCALE: 1/16" = 1'-0"

DELTA DE ANZA REGIONAL TRAIL

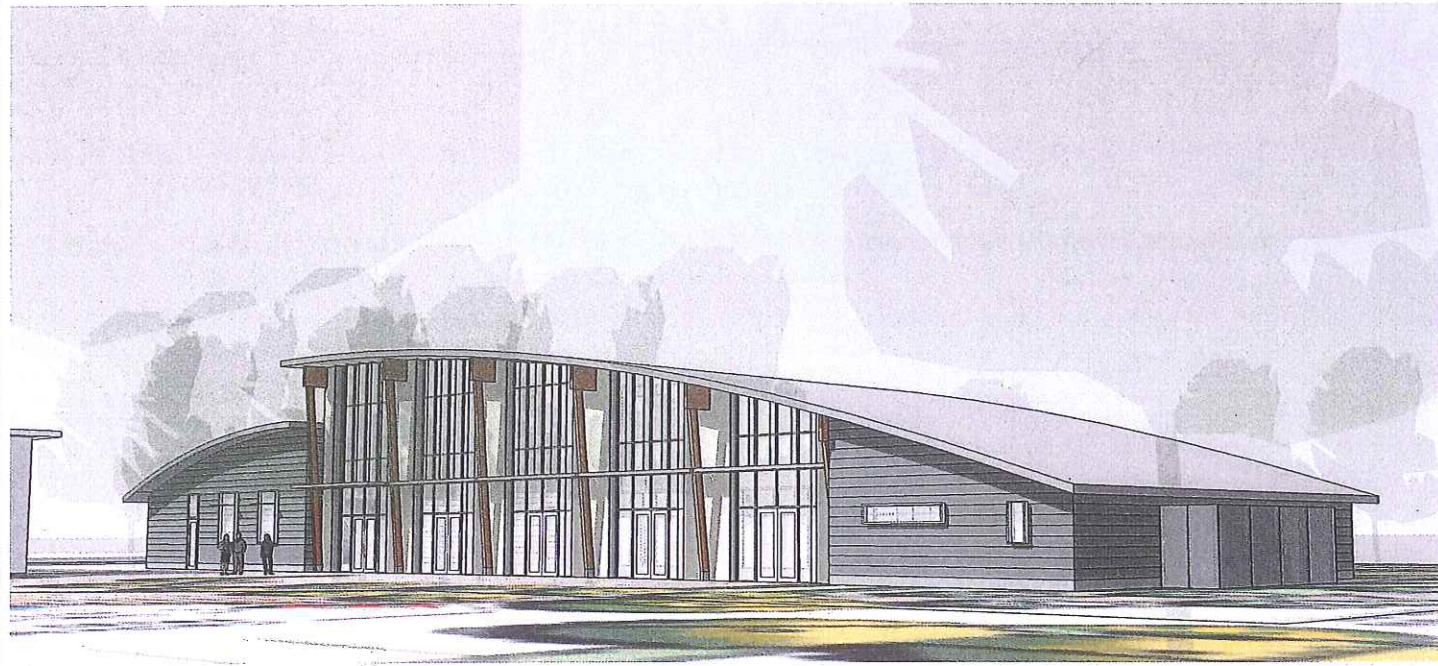
SIEGEL & STRAIN Architects
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 FAX 510 / 547-2604
 www.siegelstrain.com



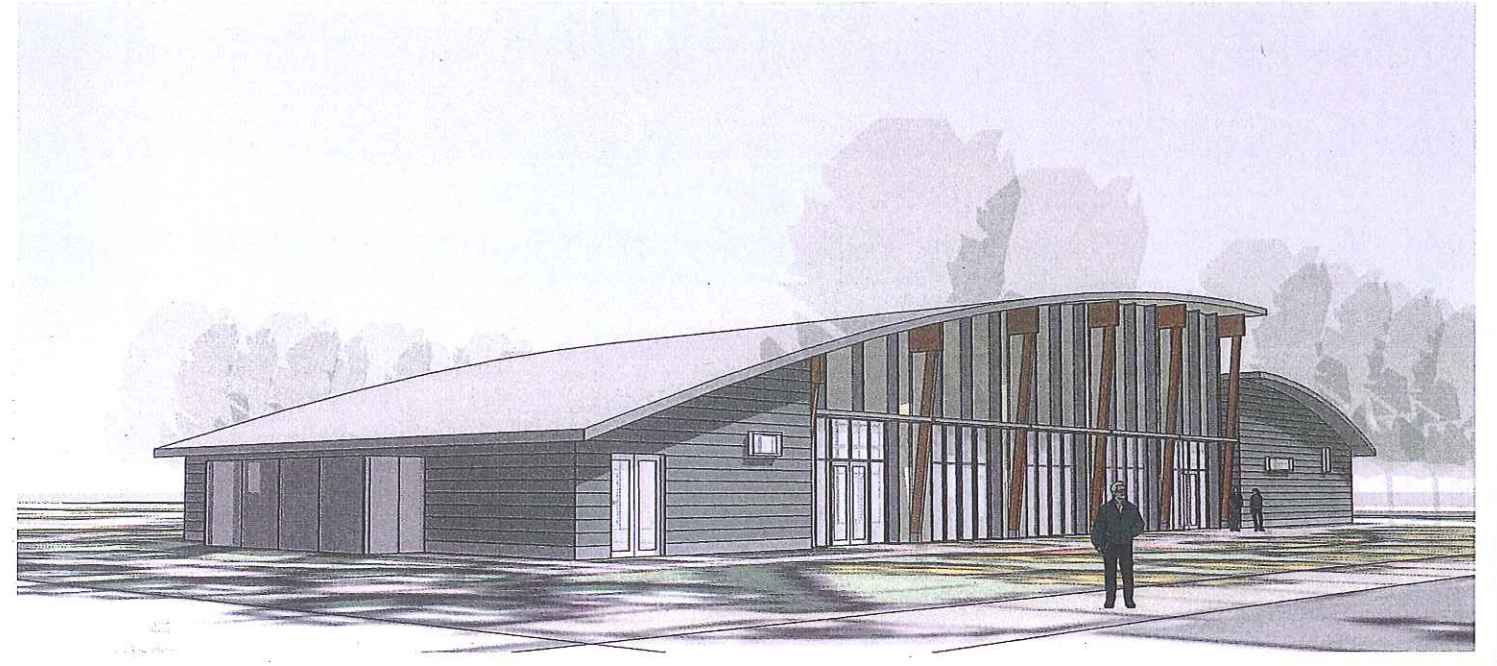
OAKLEY RECREATION CENTER
 OAKLEY CONTRA COSTA COUNTY CALIFORNIA
 FLOOR PLAN

Date	Revisions
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Scale: AS NOTED	
Design: SM	
Drawn: SCD	
Approved:	
Job No: ORC	

Drawing Number:
A1.0



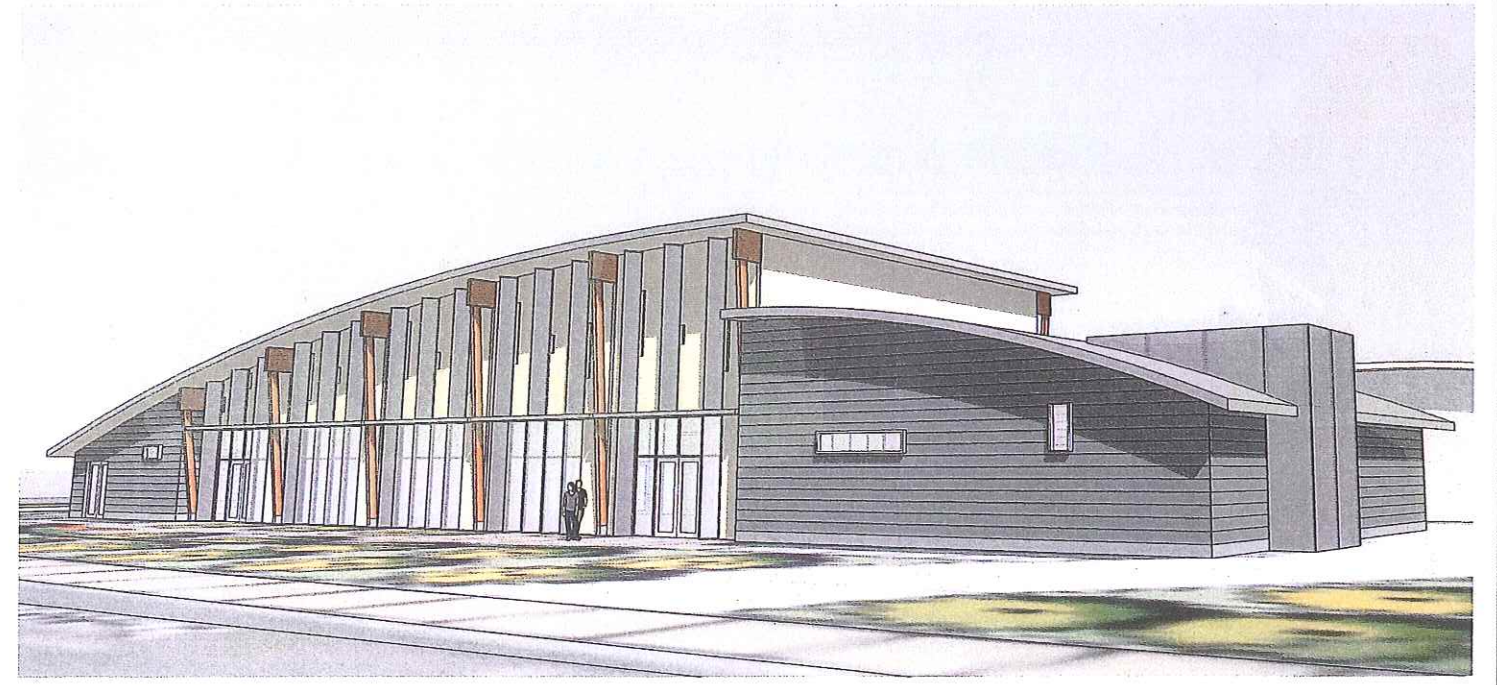
2 East Side Looking South
A4.8 Not to Scale



1 West Side Looking South
A4.8 Not to Scale



4 East Entry View From Parking
A4.8 Not to Scale



3 West Side Looking North
A4.8 Not to Scale

SIEGEL & STRAIN Architects
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OAKLEY
CALIFORNIA

OAKLEY RECREATION CENTER
OAKLEY CONTRA COSTA COUNTY CALIFORNIA
PERSPECTIVES

Revisions	
No.	DESCRIPTION
XX	

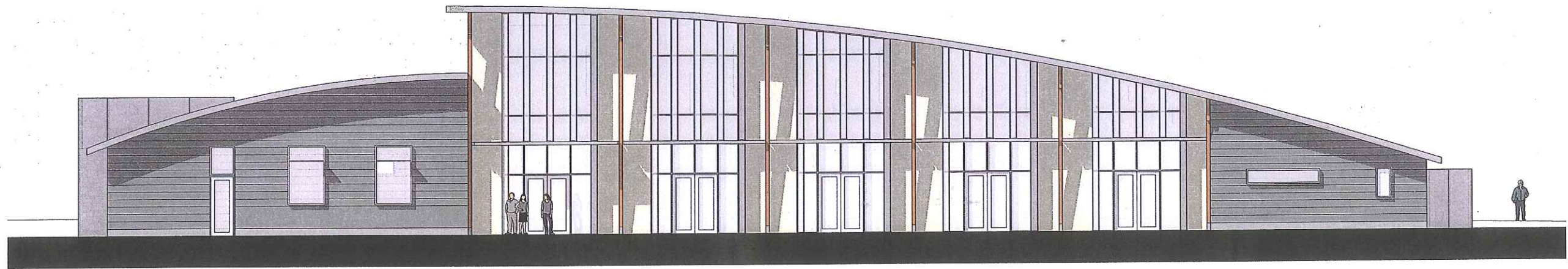
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Scale: AS NOTED
Design: SM
Drawn: SCD
Approved:
Job No: ORC
Drawing Number:
A3.0

28'-0" a.f.f.
T.O. Roof High

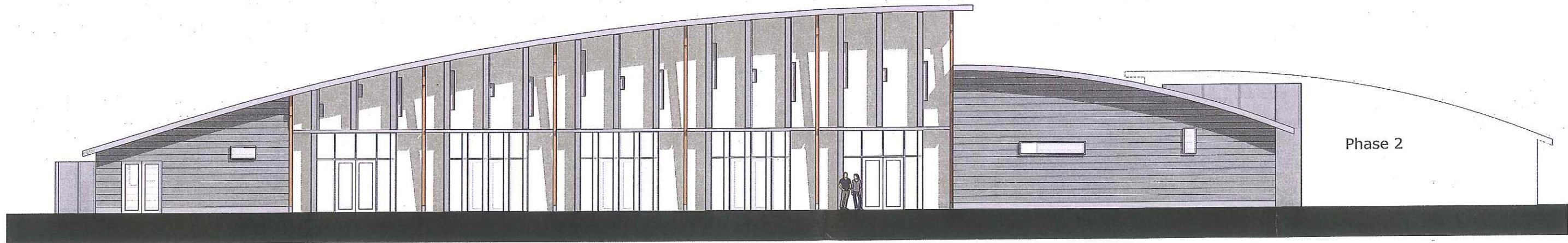
20'-0" a.f.f.
T.O. Roof Low

12'-0" a.f.f.
T.O. Awning

0'-0" a.f.f.
Ground



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



2 West Elevation, Ohara Ave.
Scale: 1/8" = 1'-0"

SIEGEL & STRAIN Architects
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OAKLEY
CALIFORNIA

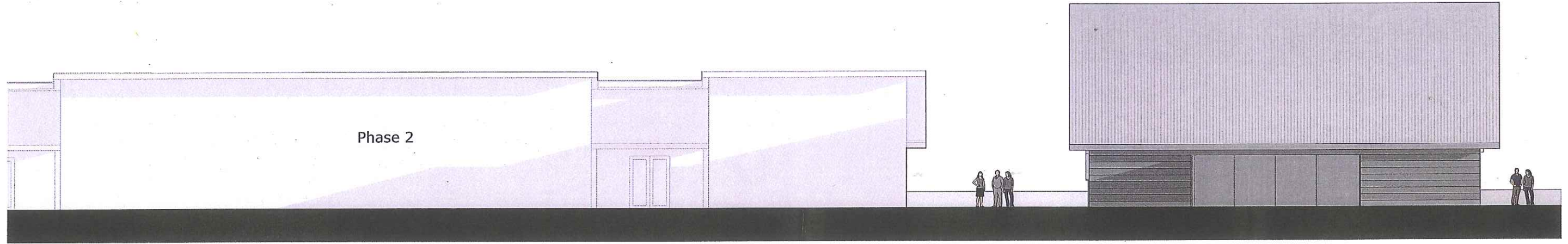
OAKLEY RECREATION CENTER
OAKLEY CONTRA COSTA COUNTY CALIFORNIA

No.	Revisions
XX	DESCRIPTION

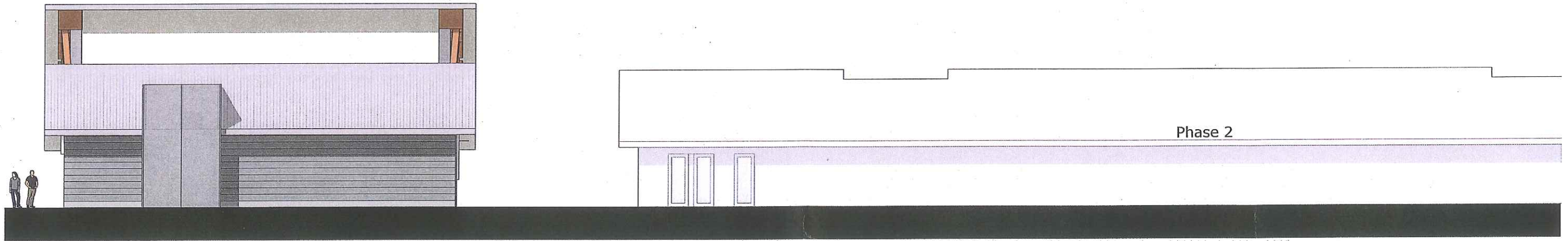
Date: MM.DD.YY
Scale: AS NOTED
Design: SM
Drawn: SCD
Approved:
Job No: ORC

Drawing Number:
A4.0

ELEVATIONS



3 North Elevation, Entry Drive
 A3.5 Scale: 1/8" = 1'-0"



4 South Elevation, Service and Della De Anza Trail
 A3.5 Scale: 1/8" = 1'-0"

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OAKLEY
 CALIFORNIA

OAKLEY RECREATION CENTER
 OAKLEY CONTRA COSTA COUNTY CALIFORNIA
 ELEVATIONS

Date: MM.DD.YY	No.	Revisions
AS NOTED	XX	DESCRIPTION
Design: SM		
Drawn: SCD		
Approved:		
Job No. ORC		

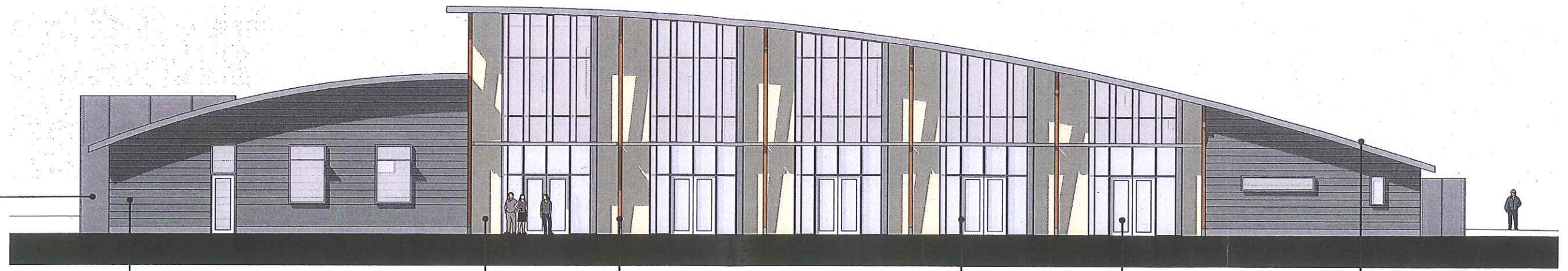
Drawing Number:
A4.1

28'-0" a.f.f.
T.O. Roof, High

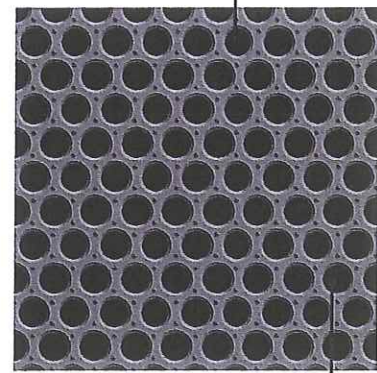
20'-0" a.f.f.
T.O. Roof, Low

12'-0" a.f.f.
T.O. Awning

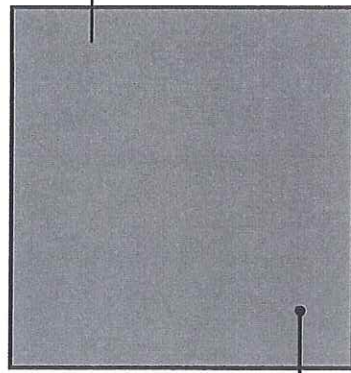
0'-0" a.f.f.
Ground



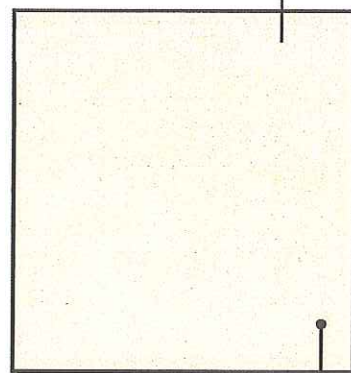
1 East Elevation
AS5
Scale: 1/8" = 1'-0"



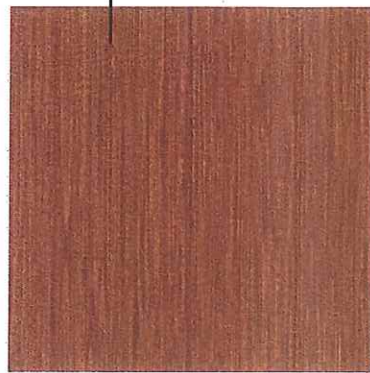
Perforated Screen



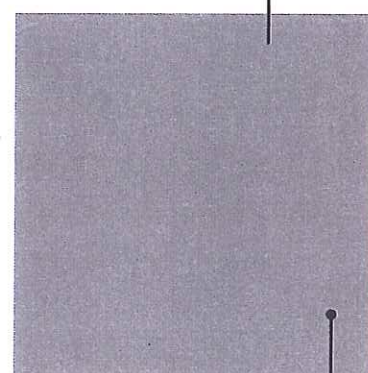
Cement Fiber Panel



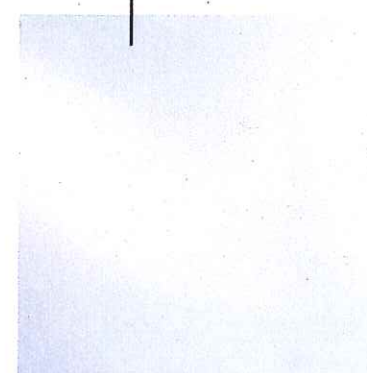
Cement Fiber Panel



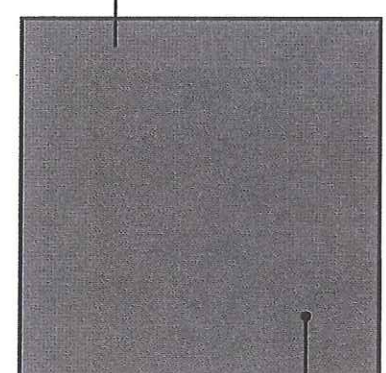
Glulam Columns



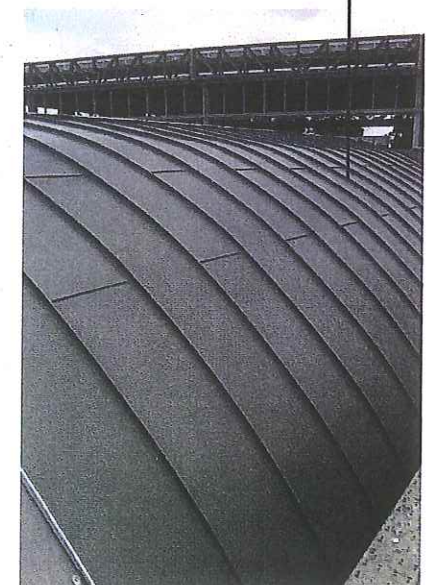
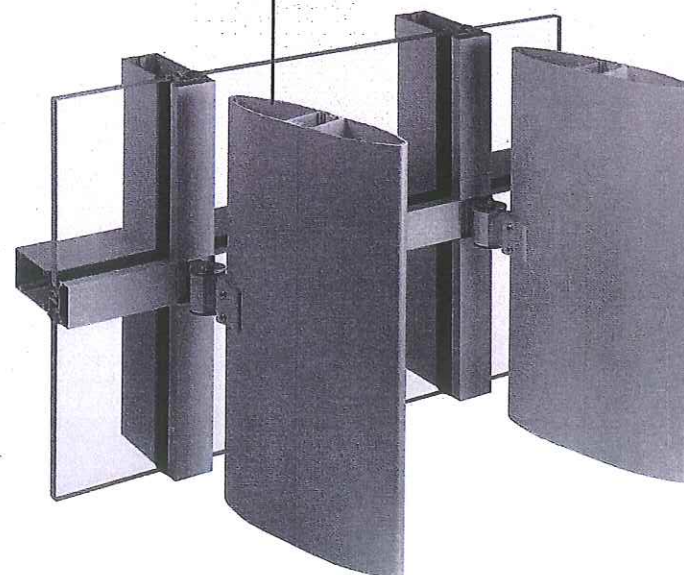
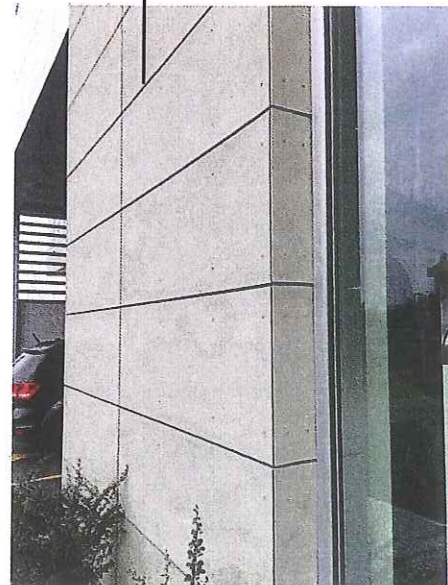
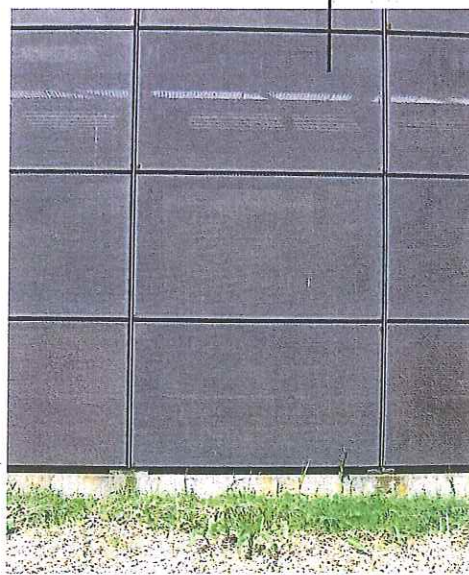
Aluminum Storefront
w/ Sunshade System



Low E Glazing



Metal Roof



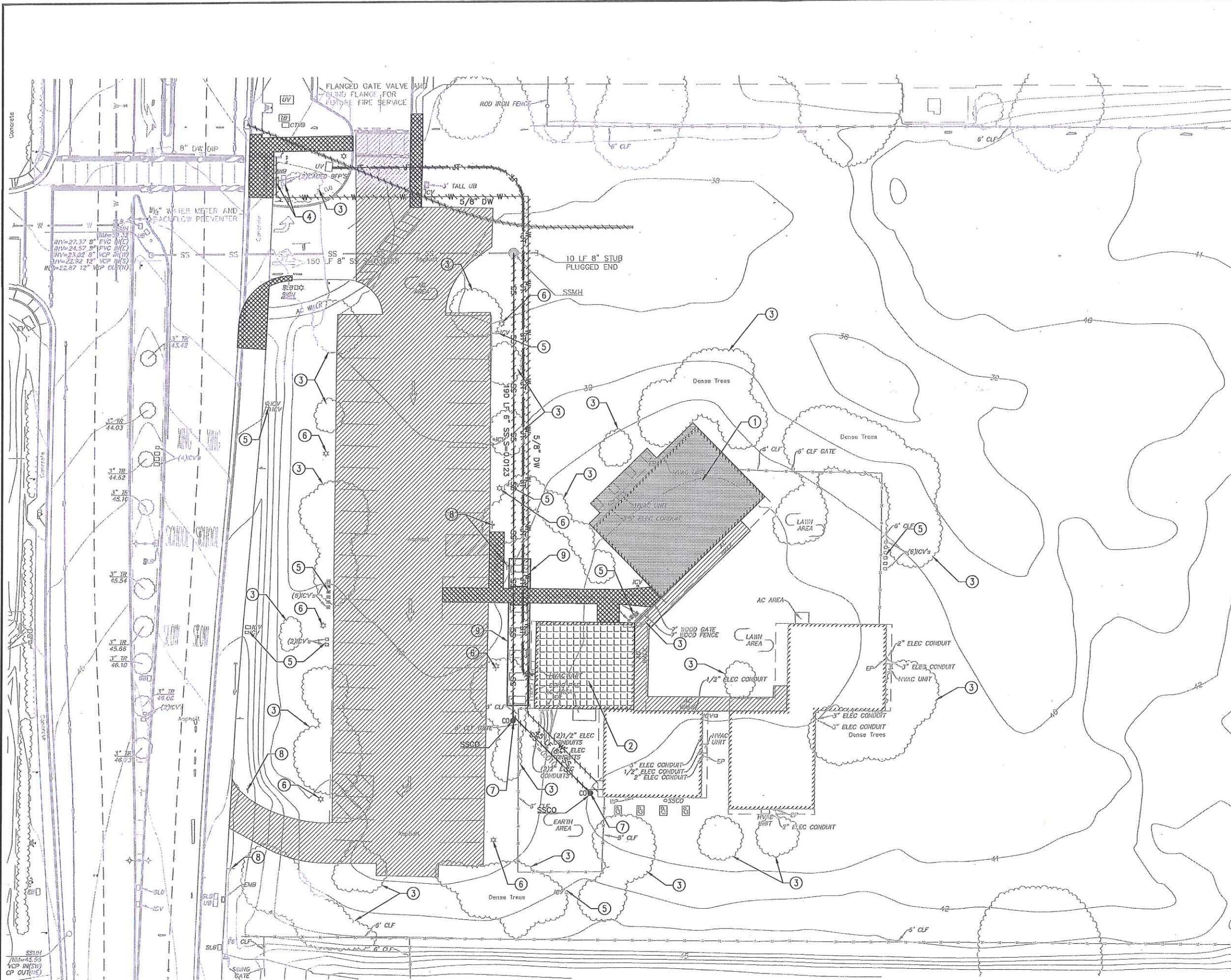
SIEGEL & STRAIN Architects
1295 59th Street
Emeryville, CA 94608
510/547-8092
FAX 510/547-2604
www.siegelstrain.com

OAKLEY
CALIFORNIA

OAKLEY RECREATION CENTER
OAKLEY CONTRA COSTA COUNTY CALIFORNIA
MATERIAL BOARD

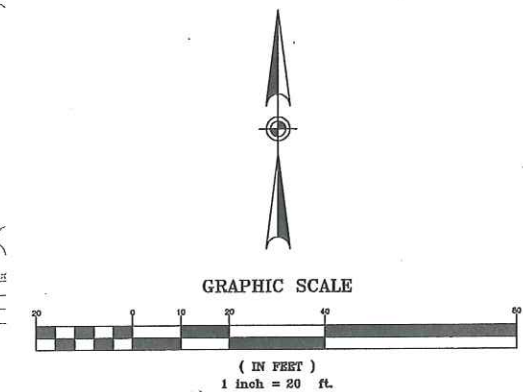
Date: MM/DD/YY	No.	Revisions
Scale: AS NOTED	XX	DESCRIPTION
Design: SM		
Drawn: SCD		
Approved:		
Job No: ORC		

Drawing Number:
A5.0



- LEGEND**
- DEMO AND REMOVE EXISTING BUILDING
 - RELOCATE EXISTING BUILDING
 - DEMO AND REMOVE EXISTING ASPHALT CONCRETE.
 - DEMO AND REMOVE EXISTING CONCRETE.
 - DEMO AND REMOVE EXISTING UTILITY

- DEMOLITION NOTES:**
- ① RELOCATE EXISTING BUILDING
 - ② DEMO AND REMOVE EXISTING BUILDING
 - ③ DEMO AND REMOVE EXISTING TREES
 - ④ DEMO AND REMOVE EXISTING BACKFLOW PREVENTERS AND METER
 - ⑤ DEMO AND REMOVE EXISTING IRRIGATION CONTROL VALVE BOX
 - ⑥ DEMO AND REMOVE EXISTING LIGHT POLE
 - ⑦ DEMO AND REMOVE EXISTING CLEANOUT
 - ⑧ DEMO AND REMOVE EXISTING SIGN
 - ⑨ DEMO AND REMOVE EXISTING ARBOR



4670 WILLOW RD
SUITE 250
PLEASANTON, CA 94588
925-396-7700
925-396-7799 (FAX)

BKF
Engineering / Construction / Planning

OAKLEY
CALIFORNIA

CIP 194 - OAKLEY RECREATION CENTER
OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SITE DEMOLITION PLAN

Revisions	No.	DESCRIPTION
	XX	

Date: 04/28/2017	Scale: AS NOTED	Design: SR	Drawn: AR	Approved:	Job No: P5203
Drawing Number: C3.0					



Pittsburgh Paints
PPG 1125 - 7
Pinetop



Sherwin Williams
SW 6126
Navajo White



Glulam
Alaskan Yellow Cedar



Metal Roof
Weathered Copper
Metal Sales



Mechanical Screen & Sun Screen
Perforated Metal
Stainless Steel



Storefront Doors & Windows
Anodized Aluminum
Kawneer



Spandrel Glass
Vitro
Bone White

PINETOP
East Elevation

Oakley Recreation Center
Siegel & Strain Architects
June 27, 2017

colourSTUDIO
592 UTAH STREET
SAN FRANCISCO, CA 94110



Pittsburgh Paints
PPG 1125 - 7
Pinetop



Benjamin Moore
BM 1040
Spice Gold



Glulam
Alaskan Yellow Cedar



Metal Roof
Weathered Copper
Metal Sales



Mechanical Screen & Sun Screen
Perforated Metal
Stainless Steel



Storefront Doors & Windows
Anodized Aluminum
Kawneer



Spandrel Glass
Vitro
Bone White

PINETOP / SPICE GOLD
East Elevation

Oakley Recreation Center
Siegel & Strain Architects
June 28, 2017

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Pittsburgh Paints
PPG 1062-7
Warm Wassail



Benjamin Moore
BM 1040
Spice Gold



Glulam
Alaskan Yellow Cedar



Metal Roof
Weathered Copper
Metal Sales



Mechanical Screen & Sun Screen
Perforated Metal
Stainless Steel



Storefront Doors & Windows
Anodized Aluminum
Kawneer



Spandrel Glass
Vitro
Bone White

WARM WASSAIL
East Elevation

Oakley Recreation Center
Siegel & Strain Architects
June 27, 2017

colourSTUDIO
592 UTAH STREET
SAN FRANCISCO, CA 94110

RESOLUTION NO. XX-17

**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING DESIGN REVIEW TO REDEVELOP APPROXIMATELY 4.63 ACRES WITH SITE DEVELOPMENT, A NEW MULTI-PURPOSE BUILDING OF APPROXIMATELY 9,000 SQUARE FEET, AND REUSE/RELOCATION OF APPROXIMATELY 6,600 SQUARE FEET OF PORTABLE BUILDINGS FOR THE PROJECT KNOWN AS "OAKLEY RECREATION CENTER DESIGN REVIEW (DR 06-17)" LOCATED AT 1250 O'HARA AVENUE.
APN 037-060-011**

FINDINGS

WHEREAS, this is a City-initiated application requesting Design Review approval for the Oakley Recreation Center. The project consists redeveloping approximately 4.63 acres of the 6.22 acre property with a new multi-purpose building of approximately 9,000 sf. plus reuse/relocation of approximately 6,600 sf. of the approximately 8,012 sf. of portable buildings currently used for classrooms and other recreation-related activities. Other proposed site improvements include a new parking lot, landscaping, plaza, and patio areas ("Project"). This project is part of CIP 194. The remaining 1.69 acres on the east portion of the site is already funded and approved for a ball field, and is not a part of this Design Review application. Also, a potential second phase, which would include replacing the remaining portable buildings with a permanent building, is not budgeted within CIP 194 and is not a part of this Design Review. The site is located at 1250 O'Hara Avenue and is zoned P (Public, Semi-Public) District. APN 035-211-002; and

WHEREAS, the project plans include a site demolition plan, illustrative site plan, plant list and palette, various landscape plans, site furnishing selections, building floor plans, elevations, and perspective renderings, and a material board ("Plans"); and

WHEREAS, the project site is designated *Public and Semi-Public (P)* on the Oakley 2020 General Plan Land Use Map, and zoned P (Public, Semi-Public) District on the City of Oakley Zoning Map; and

WHEREAS, the project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects); and

WHEREAS, on June 28, 2017, the Notice of Public Hearing for the project was published in the Contra Costa Times. On June 30, 2017, the Notice of Public Hearing for the project was 1) 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, and 2) mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to outside agencies, and to parties requesting such notice; and

WHEREAS, on July 11, 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 Ordinance, and the information submitted to the City Council at its July 11, 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 Design Review approval for "Oakley Recreation Center Design Review (DR 06-17)", the City Council finds that:
1. The proposed project is consistent with the applicable General Plan designation of *Public and Semi-Public (P)* in that it is located in a manner that serves the community's interest, allows for adequate access by bus, bicycle, and foot, and provides for access by all residents; and
 2. The proposed project complies with the P District development regulations as defined in Oakley Municipal Code Section 9.1.702; and
 3. The proposed project complies with several areas of the adopted City of Oakley Commercial and Industrial Guidelines in that the building displays a "use of creative building design and construction techniques," with the sloping two-roof design, prominent columns on the west and east elevations, and ground to roof storefronts on the east elevation. Those elements give special attention to portions of the building that will be visible from adjacent roadways (O'Hara Avenue), and interior areas of the property (e.g. patios, parking, open space, etc.); and
 4. The proposed project complies with several areas of the adopted City of Oakley Commercial and Industrial Guidelines in that: the building is designed in a manner to reduce overall massing; it uses tower elements (tall roof peak); provides visual interest on pedestrian scale through use of columns, impressive storefronts and mix of exterior forms and texture;

highlights the entry with the prominent storefront and towering roof line; and includes pedestrian plazas near building entries.

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 Design Review for the project titled, "Oakley Recreation Center Design Review (DR 06-17)", subject to the following conditions:

Applicant shall comply with the requirements of the Oakley Municipal Code ("OMC"). Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the applicant's plans received by the Community Development Department on April 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 Project is approved, as shown on the plans, date stamped by the Community Development Department on April 28, 2017, and as conditioned herein.
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 11, 2019. Prior to said expiration date, the applicant may apply for an extension of time pursuant to Oakley Municipal Code section 9.1.1602(h).
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.

Waste Management Plan:

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

Building Division Conditions

8. 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.
9. 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

General:

10. 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.
11. 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.
12. 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.

13. 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.
14. Design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.

Grading:

15. Submit a geotechnical report to the City Engineer for review that substantiates the design features incorporated into the project including, but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections.
16. 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.
17. Dust control measures shall be provided for all stockpiling per the review and approval of the City Engineer.
18. 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.
19. Submit a dust and litter control plan to the City Engineer prior to beginning any construction activities.
20. 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.

21. 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.
22. 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.

Utilities/Undergrounding:

23. Underground all new and existing utility distribution facilities, including those along the frontage of O'Hara Avenue. 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.
24. 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.
25. Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

Drainage Improvements:

26. 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 29E as prepared by the Contra Costa County Flood Control and Water Conservation District.
27. Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system to the City Engineer for review and approval.

28. Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.
29. Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

National Pollutant Discharge Elimination System (NPDES):

30. 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:

31. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 85-00 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 Resolution No. 09-01);
- g. General Plan Fee (adopted by Resolution No. 53-03); and
- h. East Contra Costa County Habitat Conservation Plan Fee (adopted by Resolution No. 112-07 & 124-07).

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.

- 32. 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.
- 33. Applicant shall comply with the drainage fee requirements for Drainage Area 29E 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:

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 Wildlife. It is the applicant's responsibility to notify the Department of Fish and Wildlife, 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 July 11, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Sue Higgins, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date