

Aaron Meadows
Mayor

July 31, 2023

Anissa Williams
Vice Mayor

Trent Sanson
Yellow Roof Foundation
1200 Willow Pass Ct.
Concord, CA 94520

Dr. George Fuller
Councilmember

SUBJECT: Approval of Design Review Application (DR 02-23) – YRF Teakwood Homes

Shannon Shaw
Councilmember

Dear Trent Sanson,

Hugh Henderson
Councilmember

Thank you for submitting your application requesting Design Review approval of four detached homes on separate lots on Teakwood Drive, each with their own internal Accessory Dwelling Unit (DR 02-23). This letter is to inform you that the Zoning Administrator has completed the review of your application and accompanying plans pursuant to Oakley Municipal Code (OMC) Section 9.1.1604, and at this time your Design Review application has been approved.

Duty to Review: Pursuant to OMC Section 9.1.1604(d)(1)(a), the Zoning Administrator shall review each application for a building permit and/or design review application for any structure that is above ground or alters the existing grade in any public and semi-public zoning district and that fits the criteria in OMC 9.1.1604(c). The proposed four homes generally fit the description in subsection 9.1.1604 (c)(1), which applies to individual single-family homes and homes proposed for fewer than five lots.

Findings: The Zoning Administrator finds this Design Review application for four homes each with internal ADUs consistent with the standards of review for Design Review applications as detailed below, consistent with the development standards under Articles 4 and 11 of Chapter 9.1 of the OMC, and either consistent with the Oakley Residential Design Guidelines or consistent with the criteria allowing waivers from development standards under State Law pertaining to affordable housing projects, specifically Government Code Section 65915, as well as subsequent judicial decisions which through legal precedent have set the parameters for local review of affordable housing projects.



Standards of Review

- a) Site planning, including building siting (location), setback and orientation; entries, circulation and parking; landscape setbacks and buffers; and location of trash, loading and service areas, and mechanical equipment.

The proposed siting of the homes and accessory dwelling units on their individual lots is consistent with the development standards in Oakley's Zoning Ordinance as well as the City's Residential Design Guidelines. This consistency includes the use of varied front setbacks, porch projections within the limits set by local guidelines, and the use of side setbacks for landscaping, as well as for providing light and views between buildings. The backyard spaces and trash receptable locations have been well designed for two units to practically occupy each lot together in a manner that greatly benefits the residents.

- b) Architecture, including massing and grouping; facades, entries and roofs; materials and colors; and screening of trash, loading and service areas, and mechanical equipment.

Elements of the proposed architecture are consistent with Oakley's Residential Design Guidelines. The proposed porches break up the massing of the homes and create well-defined, welcoming entryways. The homes will have extensive front yard landscaping to create a more appealing streetscape. The windows include raised trim which would help create shadow and interest within the façade design. Two of the homes would have banding which breaks up large blank sections of wall, consistent with City Guidelines. Where the proposed homes are less consistent with the design guidelines, such as the design guideline requiring varied planes and masses within a roof to reduce large blank sections of roofing material, and the sections of the residential guidelines that call for the units of a development to have varying building sizes and heights, the project applicant has requested waivers as provided in Government Code Section 65915 and further supplemented by subsequent judicial decisions.

- c) Landscaping and site elements, including general landscape areas; entry and plaza enhancements; parking lot landscaping; walls and fences; and lighting.

The proposed landscaping is a varied mix of shrubs and trees that is consistent with both City standards as well as the California Model Water Efficient Landscaping Ordinance.

- d) Streetscapes, including major community entries; highlighted intersections; and district entries.



The proposed project will not create new streets. The part of the project that does impact the public right of way – the connection between the driveway and the sidewalk – has a design that is consistent with the yard and driveway standards in the Zoning Ordinance.

Environmental Review: This project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15332, “In-fill Development Projects”, which pertains to housing that is generally consistent with the general plan and zoning regulations, is within city limits, covers 5 acres or less, is substantially surrounded by urban uses, the project site does not have any value as habitat for endangered, rare or threatened species, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all needed utilities and public services. The proposed project and project site comply with the requirements of this exemption.

Appeals: Pursuant to OMC Section 9.1.1604(h)(5)(a), this approval is subject to an appeal period of 10 calendar days during which any interested party may appeal the decision to the Planning Commission.

Thank you again for your application. If you have any questions or would like to discuss this letter in more detail, please contact the Planning Division at 925-625-7160. Please contact the Oakley Building Division at inspections@ci.Oakley.ca.us or 925-625-7005 to proceed with your building permit application.

Sincerely,



Brent Smith, Zoning Administrator

CC:

1. Planning Manager

Attachments:

1. Approved Plans

