

STAFF REPORT

Approved and forwarded to City Council

A handwritten signature in blue ink, appearing to read "B. Montgomery", is written over a horizontal line.

Bryan H. Montgomery, City Manager

Date: October 28, 2014
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: Oakley Senior Center Exterior Color Change (DR 08-14)

Summary

This is a request by Shirley Darling of the Oakley Senior Citizens ("Applicant") for design review approval of exterior color changes to the Oakley Senior Center building located at 215 2nd Street. The project site is zoned "SP-4" (Downtown Specific Plan) District: APN 035-131-002.

Staff recommends the City Council adopt the resolution approving the Oakley Senior Center Exterior Color Change (DR 08-14), as conditioned.

Background and Project Description

The 27,000 square foot site is the former location of Station 93 of East Contra Costa Fire Protection District. After relocation of the station to the newly constructed building and site at 530 O'Hara Avenue in Oakley, the Oakley Senior Citizens successfully worked towards occupying the site of the former station. Surrounding uses include several residential uses, the "White House" to the east, across 2nd Street, the Sheriff's Station directly to the west, on the same block, and commercial uses to the north along Acme Street and Main Street.

The proposed color change consists of repainting the main building, which is currently off-white with red trim (See Figure 1), to a yellow neutral that appears a beige-tinted off white (Valspar "Homestead Resort Bluff") with a forest green trim (Valspar "Northern Glen") (See Figure 2). In essence, the proposed color change would result in a fresh coat of a more tinted main color and a change from red to green on all visible trim pieces.

There are no proposed plans for the red-slatted chain link screening fence along the south side of the building. Currently, the fence is a fairly decent match to the building's red trim.

Figure 1. Google Street View of Building and Fence (May 2011)

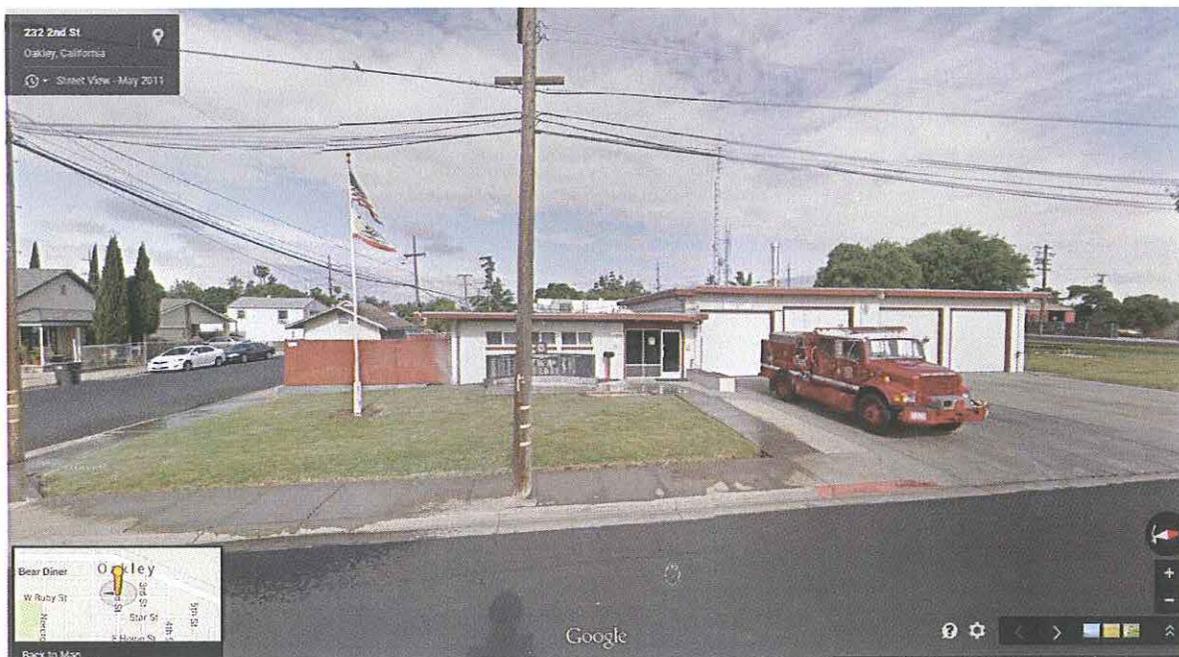
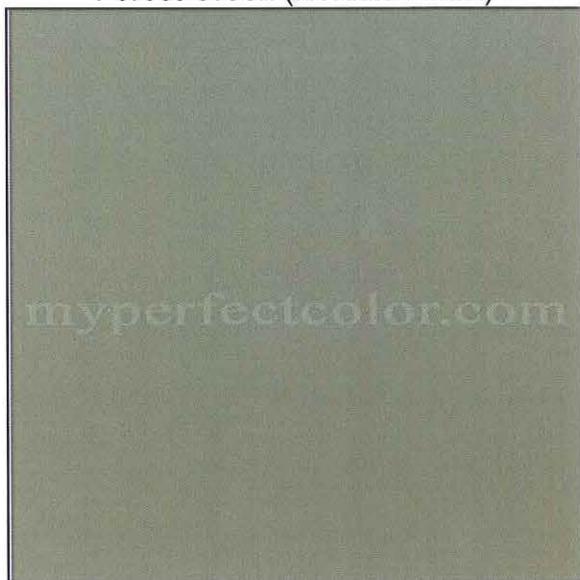
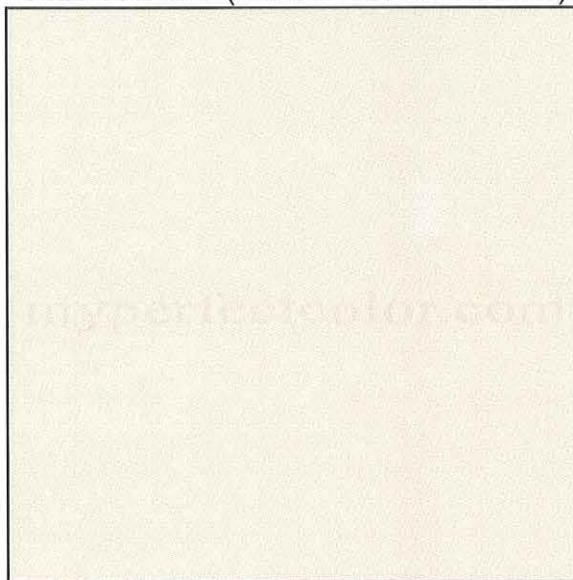


Figure 2. Proposed Color Chips¹

Forest Green (Northern Glen)



Yellow Neutral (Homestead Resort Bluff)



¹ Retrieved from www.myperfectcolor.com

Environmental Review

The request for design review approval is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15301, "Existing Facilities." The repainting of building results in a minor alteration with no expansion of use.

Analysis

The design review request was analyzed for consistency with the adopted [City of Oakley Commercial and Industrial Guidelines](#) ("Guidelines"). While the guidelines address building colors, they are reserved to the quality of the paint and that colors should be compatible, subdued and not garish. Notwithstanding subjective color choices, the colors chosen for the church meet the intent of the guidelines.

If the red trim is changed to green trim, the red fence to the south of the building, which encloses a small shed may no longer match the building, and result in an unattractive contrast. Staff recommends the City Council adopt a condition that requires the applicant to work with Staff, after the building is painted, to find an alternative for the fence in the event it results in an unattractive contrast to the building color, subject to the review and approval of the Planning Division.

Staff also recommends and has included conditions in the proposed resolution that require the applicant to repaint the existing shed to match the main building, to repaint the bollards in the rear parking lot to match the trim color, and to repaint any other element of the building or grounds to match the main building's colors as deemed necessary.

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the resolution approving the Oakley Senior Center Exterior Color Change (DR 08-14), as conditioned.

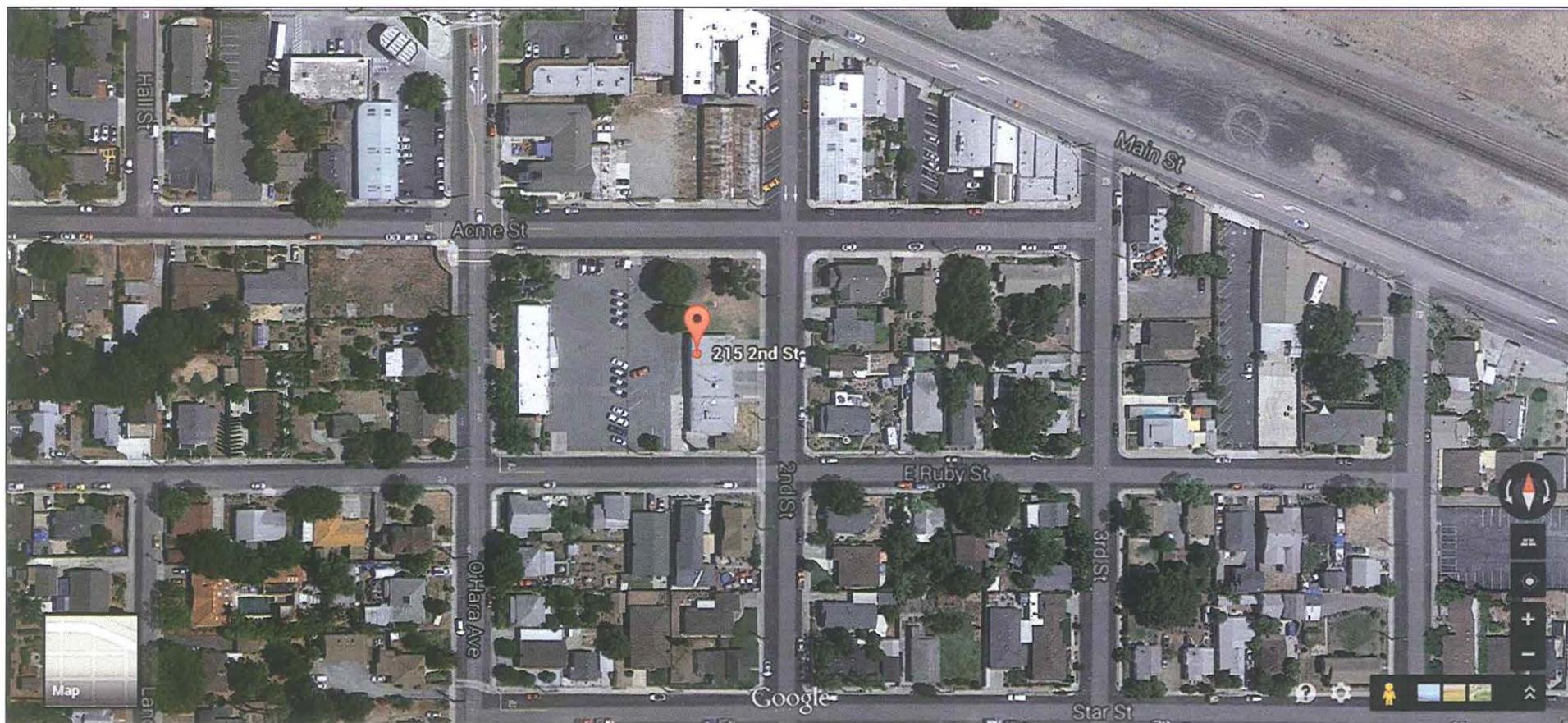
Attachments

1. Vicinity Map
2. Draft Resolution

Vicinity Map

Oakley Senior Center Exterior Color Change (DR 08-14)

215 2nd Street; APN 035-131-002



RESOLUTION NO. XX-14**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS
AND APPROVING DESIGN REVIEW FOR THE OAKLEY SENIOR CENTER
EXTERIOR COLOR CHANGE (DR 08-14) LOCATED AT 215 2ND STREET****FINDINGS**

WHEREAS, on October 14, 2014, Shirley Darling of the Oakley Senior Citizens ("Applicant") requested Design Review approval of exterior color changes to the Oakley Senior Center located at 215 2nd Street for the project titled, "Oakley Senior Center Exterior Color Change (DR 08-14)" ("project"). The project site is zoned "SP-4" (Downtown Specific Plan) District: APN 035-131-002; and

WHEREAS, the applicant's color chips included two Valspar brand colors called Homestead Resort Bluff (main building) and Northern Glen (trim), which are included as part of the Staff Report dated October 28, 2014; and

WHEREAS, on October 21, 2014 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated Commercial Downtown (CD) on the Oakley 2020 General Plan Land Use Map, and zoned "SP-4" (Downtown Specific Plan) District; and

WHEREAS, the request for design review approval is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15301, "Existing Facilities." The repainting of building results in a minor alteration with no expansion of use; and

WHEREAS, on October 28, 2014, the City Council received a report from City Staff, 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, the Oakley Downtown Specific Plan, the City of Oakley Commercial and Industrial Design Guidelines, the applicant's plans, and the information submitted to the City Council at its October 28, 2014 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the project (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 the Oakley Senior Center Exterior Color Change (DR 08-14), the City Council finds that the proposed color changes are consistent with the applicable Commercial and Industrial Design Guidelines. The proposed colors use quality paint (Valspar brand) and are compatible, subdued and not garish.
- 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 design review approval of the Oakley Senior Center Exterior Color Change (DR 08-14), subject to the following conditions:

1. This Design Review is approved as described in the Staff Report dated October 28, 2014, and as conditioned herein.
2. 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.
3. 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).
4. Applicant shall comply with the requirements of the Oakley Municipal Code and applicable Conditions of Approval. 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 October 28, 2014.
5. In the event the red-slatted fence is found to not be compatible with the new building colors, per the discretion of the Planning Division, the Applicant shall work with Staff on a solution at the applicant's sole expense.
6. Applicant shall repaint the existing shed, bollards, and any other accessory structures and items in order to provide overall site consistency with the proposed building colors.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 28th of October, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Randy Pope, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date