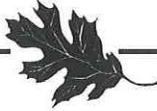


OAKLEY

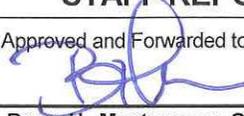


CALIFORNIA

Agenda Date: 11/08/2016
Agenda Item: 4.1

STAFF REPORT

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Date: November 8, 2016
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelow, Senior Planner
SUBJECT: Duarte Ranch Subdivision 9027 Design Review (DR 16-16)

Summary

This is an application by Leticia Martinez of Discovery Builders, Inc. ("Applicant") requesting Design Review approval of floor plans, elevations, colors, and materials of the homes proposed for Units 1 and 2 (100 lots), and other design elements of the Duarte Ranch Subdivision 9027 ("Project"). There are five floor plans, each with three elevations proposed. Units 1 and 2 make up 100 of the 116 approved lots, as well as the entire 2.1 acre neighborhood park site of the approximately 29 acre Subdivision 9027. The site is located at the southeast corner of Laurel Road and Rose Avenue and is zoned P-1 (Planned Unit Development) District: APN 034-260-027.

Staff recommends the City Council adopt the resolution approving Duarte Ranch Subdivision 9027 Design Review (DR 16-16), 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 subdivision was originally approved on May 8, 2006 through adoption of Ordinance No. 08-06 and City Council Resolution No. 76-06. In those two actions, the City Council adopted the project's Negative Declaration, the Rezone from A-2 (General Agriculture) District to P-1 (Planned Development) District, the Vesting Tentative Map (9027), Design Review for the homes, and a Tree [removal] Permit.

The original applicant was Heartwood Communities, Inc. The current Applicant took over the project in 2007, and since they have been involved the City Council has adopted a resolution approving a one-year extension to the Tentative Map (Resolution No. 43-16), and a resolution modifying conditions of approval from the original Resolution No. 76-06 (Resolution No. 131-15). Both of those actions were in response to the Applicant's desire to begin construction on the project in 2016-2017 and ensure much needed frontage improvements to both Laurel Road and Rose Avenue, which border the project's north and west boundaries, respectively.

Project Description

Proposed Floor Plans and Architecture

If approved, the proposed Design Review plans would supersede those approved as part of the original project in 2006. For the current Duarte Ranch home designs, there are a total of five different floor plans with one one-story and four two-story plans. Living area square footage ranges from 2,343 sf. for the smallest two-story (Plan 2) to 2,952 sf. for the largest two-story (Plan 5). At 2,622 sf., the one-story (Plan 1) home offers more square footage than Plan 2, but slightly less than Plan 3. All homes offer a two-car garage with Plan 4 designed as side-loaded.

The architectural styles for the three elevations 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 for each one, 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



The applicant's plans are attached and include a master plotting plan, color front elevations of all home combinations, side and rear elevations of all home combinations, all available floor plans and footprints, color board with photos of materials, a street tree and fencing plan and details, front yard planting plans (typical), and a preliminary park landscaping plan.

Proposed Master Plotting Plan

The Master Plotting Plan shows a specific plan type on each lot, as well as the expected setbacks to property lines and distance between adjacent homes. Plan 1 (the one-story) makes up 30 of the total homes; Plan 2 – 18; Plan 3 – 20; Plan 4 – 17 and Plan 5 – 15. Since there are 100 proposed homes, the total number also represents the respective percentage. There are 18 corner lots in Units 1 and 2, and 12 of them are plotted with Plan 1 (the one-story). The plotting plan shows no instance where two of the same floor plan are adjacent to each other and few instances where the same floor plan is directly across the street from one another.

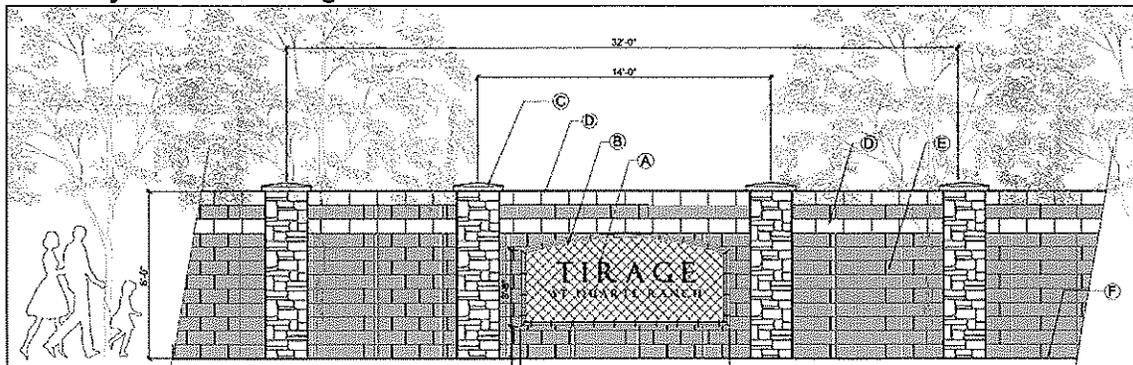
Color and Materials Board

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

Street Tree and Fencing Plan

The plans show four species for the street trees, which are Flowering Plum, New Bradford Peach, Cork Oak, and Evergreen Elm. All trees are proposed to be 15 gallon size when planted. Wood fences are proposed as either six-foot tall solid board on board redwood, or six-foot tall with four feet of solid board on board redwood topped with an additional two feet of redwood lattice. A three-foot tall black vinyl clad chain link fence is proposed along the frontage of the stormwater basin where other fences are not proposed. An eight-foot tall project sound wall is proposed along Laurel Road and Rose Avenue, and an eight-foot tall tubular steel (ornamental iron) fence and gate will be installed on Laurel Road to allow access to the existing residence in the northeast corner of the subdivision. The project is being marketed as "Tirage at Duarte Ranch." A ceramic tile subdivision sign with gold colored letters is proposed on the face of the sound wall in the northwest corner facing the Laurel Road and Rose Avenue intersection. Figure 2 shows the proposed drawing of that portion of the wall with the sign.

Figure 2. Project Monument Sign Wall Detail



Environmental Review

The proposal for house designs and other design elements of the subdivision fall within the scope of the original subdivision's California Environmental Quality Act (CEQA) analysis and approved Negative Declaration, and no further environmental analysis is required. All mitigation measures contained in the Duarte Ranch Subdivision 9027 Initial Study and Mitigated Negative Declaration (SCH 2006032127 - available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented as applicable.

Analysis

The project plans were analyzed for consistency with the adopted [City of Oakley Residential Guidelines](#) ("Guidelines"). Since, the Vesting Tentative Map and Tree Permit were previously analyzed and approved, Staff has focused this analysis on residential siting and lot design of the neighborhoods, architectural character and details of each house, and design of other elements discussed on the Project Description section of this Staff Report.

Residential Siting and Lot Design

Staff analyzed the variation in setbacks for front yards and between two-story elements of adjacent homes on side yards. The applicant has plotted all of the homes so that the minimum front yard setback of 20 feet is rarely exceeded by the living area. Only meeting the required front minimum setback results in maximized rear yards. 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 the minimum front yard setback of 20 feet is exceeded in some cases. Staff has included language from the Residential Design Guidelines in the Conditions of Approval that reads as follows (language slightly modified to apply to the project):

- Not more than two (2) adjacent homes shall have the same front setback to the living area.
- For each group of three adjacent homes, at least one shall contain a home whose front yard setback varies from those of both its neighbors by at least 5 feet.

Implementation of the above conditions 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.

The Oakley Residential Design Guidelines ("guidelines") include a provision to provide adequate setbacks between adjacent homes, specifically, increased setbacks of 15 feet

between adjacent second stories. With the exception of the one-story homes, all houses are a minimum of 15 feet from each other on the side yards. Since the guideline applies to the second story, the proposed Master Plotting Plan implements it where applicable.

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. As previously described, 12 of the 18 corner lots are plotted with the one-story Plan 1, resulting in compliance with the guidelines where at least 50% of corner lots are one-story homes. The guidelines also call for at least 25% of the homes being one-story. At 30% one-story homes (30 of 100 homes), the project complies with this guideline as well.

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.

Street Trees and Landscaping

The street tree plan meets the intent of the guidelines by proposing tree species included in the guidelines "Street Tree List" of Canopy Trees and Small Accent Trees. At least one street tree is shown on each interior lot, with at least three street trees for each corner lot, except on corner lots 48, 54, and 100, which show no corner side yard street trees. A condition of approval has been proposed that would require a minimum of two additional 24-inch box street trees be planted at the corner side yard of those three lots. In addition to the street trees, the typical landscape plans show additional front yard accent trees for Plans 2, 3, 4 and 5, but not for Plan 1 on the corner lots. A condition of approval has also been proposed that would require all lots to contain at least one front yard accent tree that is not a street tree. Implementation of the two proposed conditions of approval in conjunction with the proposed street tree and typical landscape plans would comply with the guidelines by resulting in at least two front yard and street trees per interior plot and four per corner lot.

Fences, Walls, and Signage

The proposed good-neighbor fences and sound walls are designed in a manner that complies with the guidelines. Also, the neighborhood sign on the corner of Laurel Road and Rose Avenue is attractive and does not require a great deal of maintenance.

Citizen Planning Advisors

The Oakley Citizen Planning Advisors received copies of the Applicant's Plans via email on September 21, 2016. One advisor visited City hall to ask questions and receive a hard copy of the plans. As of the date this report was finalized, no comments had been received by Staff.

Findings

Draft findings are included in the attached resolution.

Recommendation

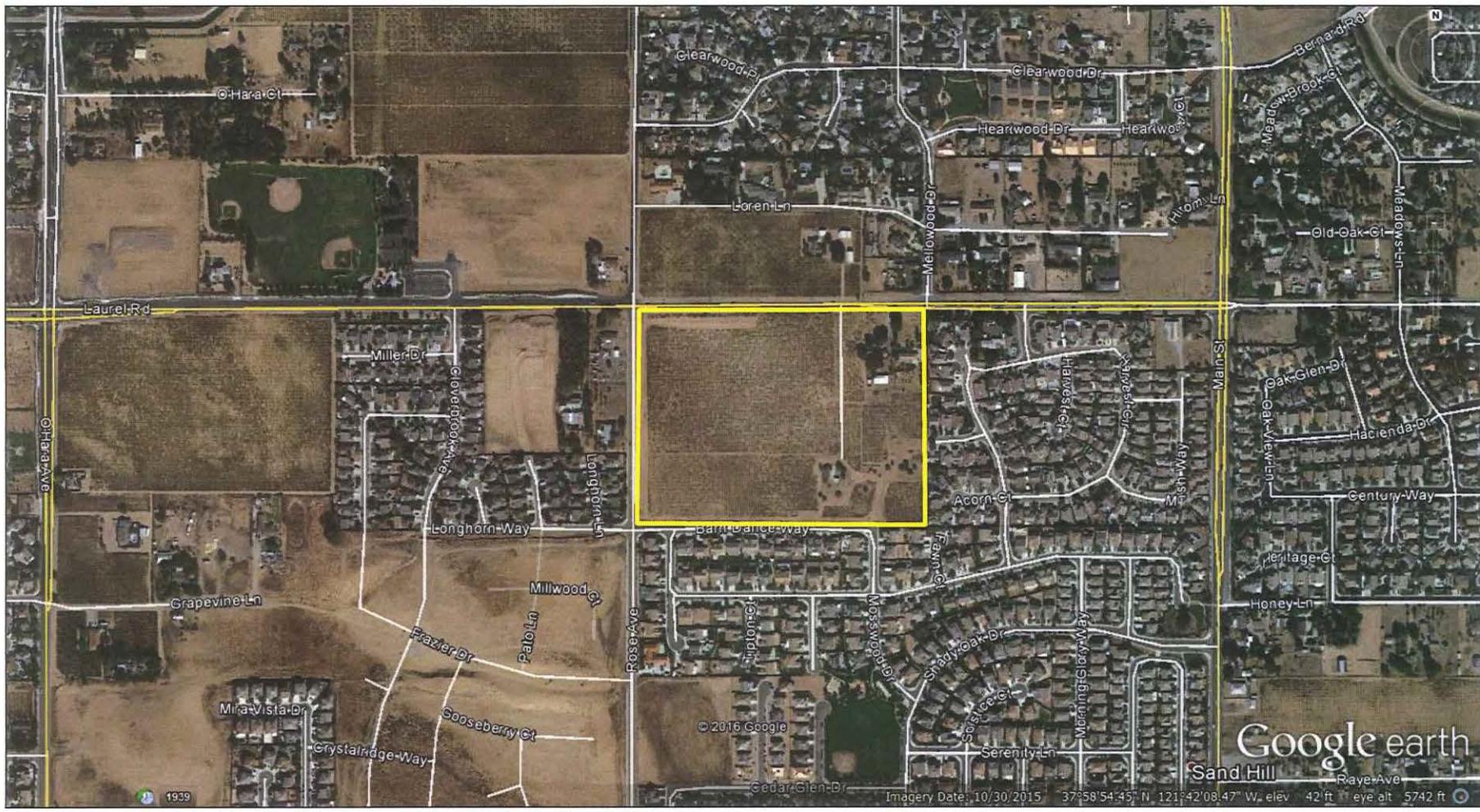
Staff recommends the City Council adopt the resolution approving Duarte Ranch Subdivision 9027 Design Review (DR 16-16), as conditioned.

Attachments

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

Vicinity Map

Duarte Ranch Subdivision 9027 Design Review (DR 16-16)





Attachment 2
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **November 8, 2016** 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: Duarte Ranch Subdivision 9027 Design Review (DR 16-16).

Project Location: Southeast corner of Laurel Road and Rose Avenue. APN 034-260-027.

Applicant: Leticia Martinez of Discovery Builders, Inc. 4061 Port Chicago Hwy, Ste. H, Concord, Ca 94520.

Request: Application requesting approval of Design Review of floor plans, elevations, colors, and materials of the homes proposed for Units 1 and 2 (100 lots) of the Duarte Ranch Subdivision 9027. There are five floor plans, each with three elevations proposed. Units 1 and 2 make up 100 of the 116 approved lots, as well as the entire 2.1 acre neighborhood park site of Subdivision 9027. The site is zoned P-1 (Planned Unit Development) District.

The Staff Report and its attachments will be available for public review on or after **November 4, 2016** at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com. Project plans are available at the Planning and Zoning "[Current Projects](#)" link on the City's website.

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.



DUARTE RANCH

UNITS 1 & 2

OAKLEY, CA

CITY OF OAKLEY
Planning Department
SEP 19 2016
RECEIVED

 DISCOVERY
DESIGN
GROUP, LLC
A.D. Seeno Construction
Date 08/08/16



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**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16

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> |
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Elevation A - "Monterey"

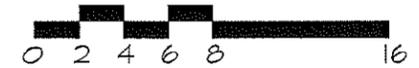


Elevation C - "Prairie"



Elevation B - "French Country"

**Front Elevations
Plan 1**

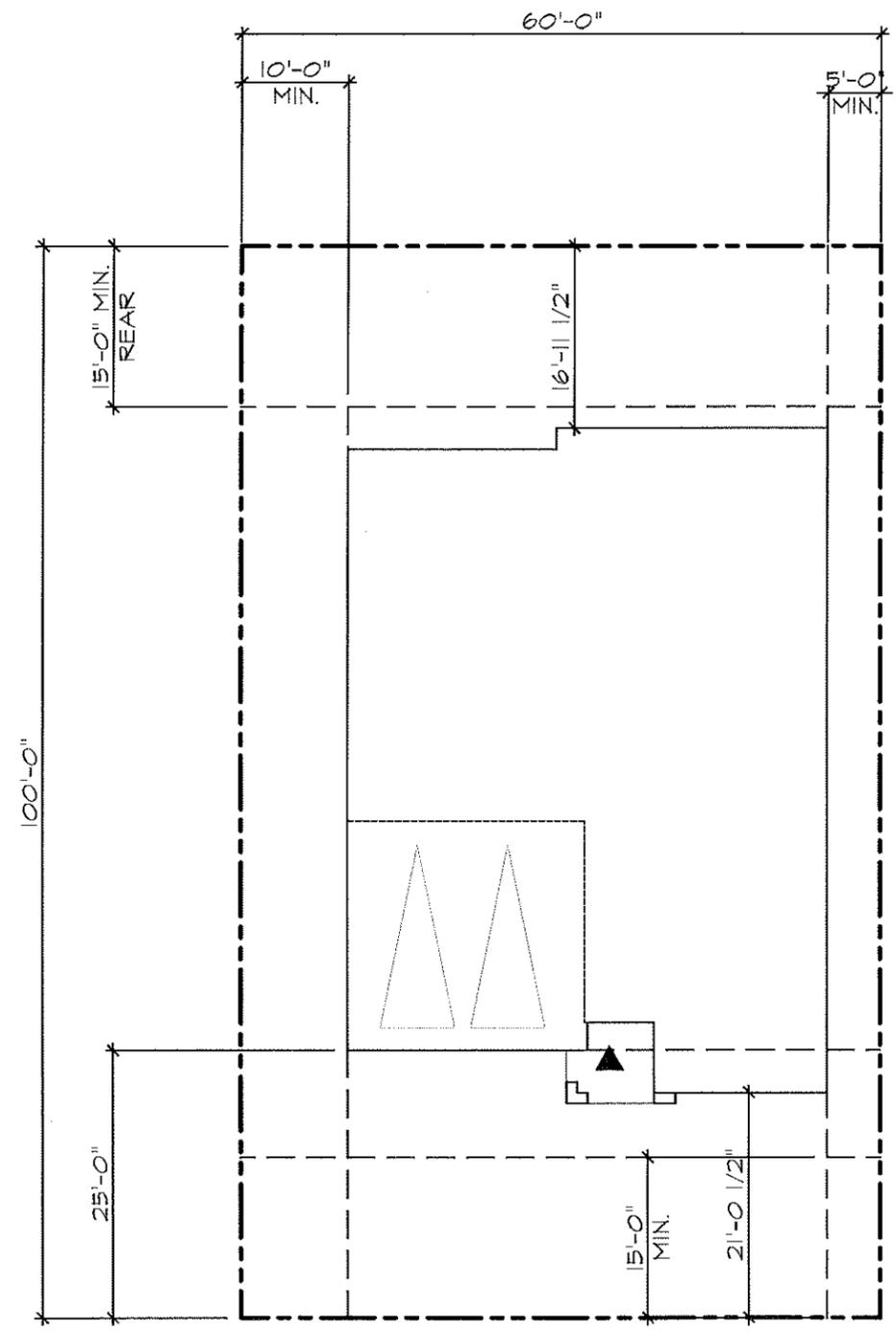


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



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"

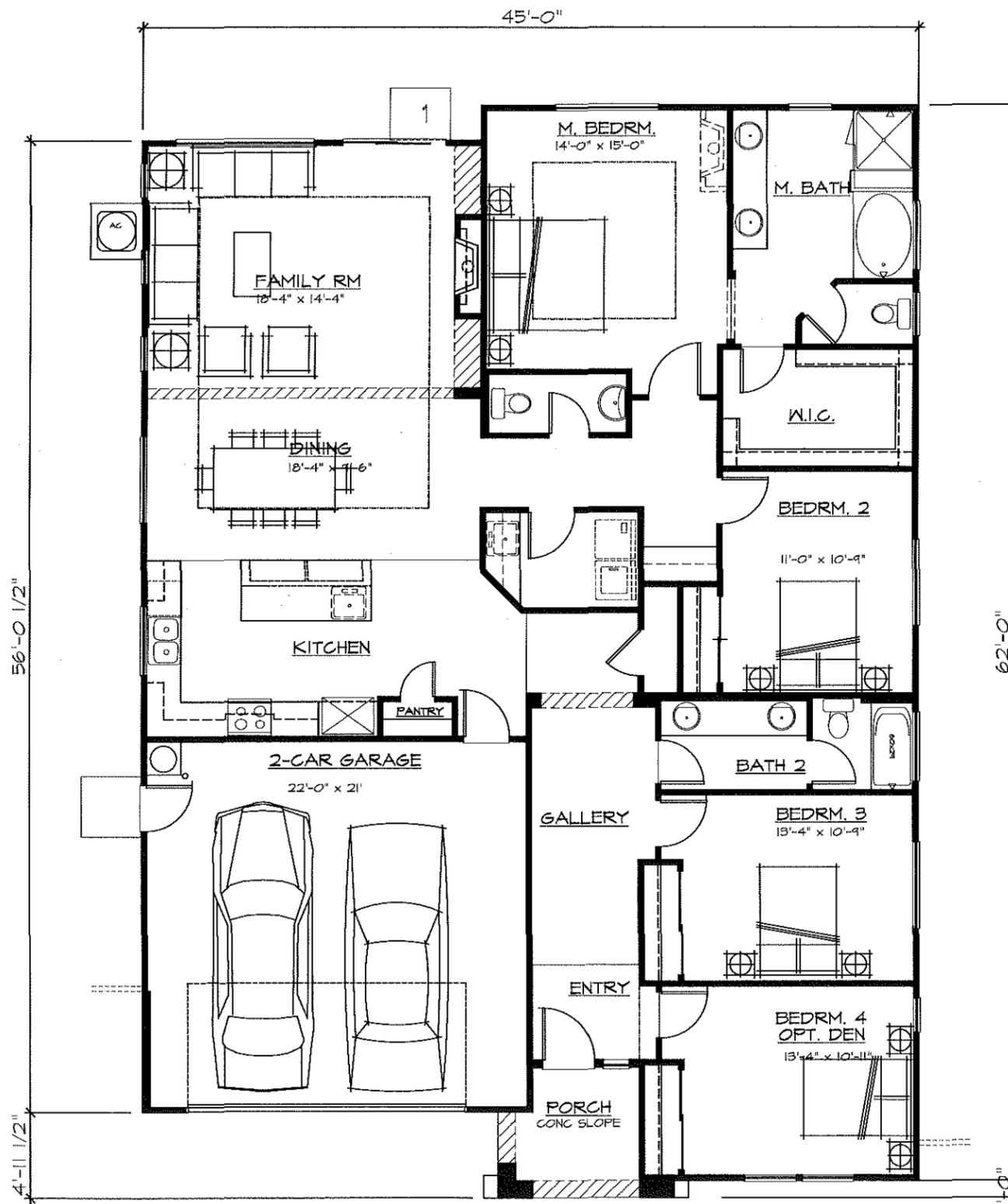
DUARTE RANCH
UNITS 1 & 2

OAKLEY, CA



A.D. Seno Construction
 Date 08/08/16

LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	2622 SQ. FT.	44%



SQUARE FOOTAGE	
TOTAL LIVING AREA	2144 SF
GARAGE	478 SF

Plan 1 Floor Plan

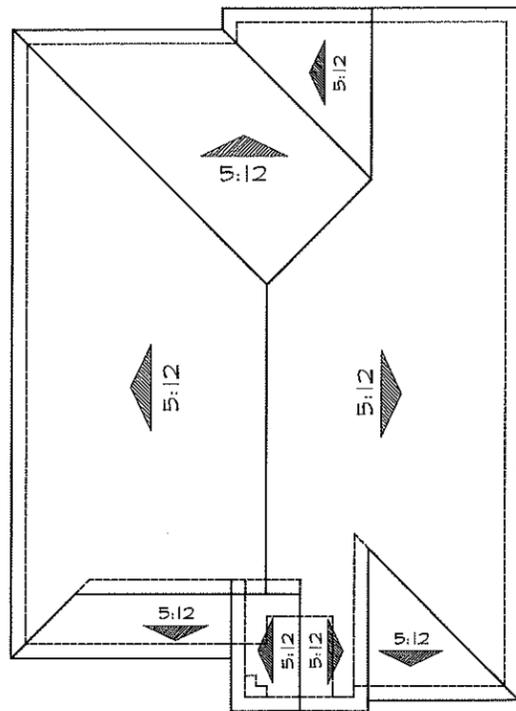


DUARTE RANCH UNITS 1 & 2

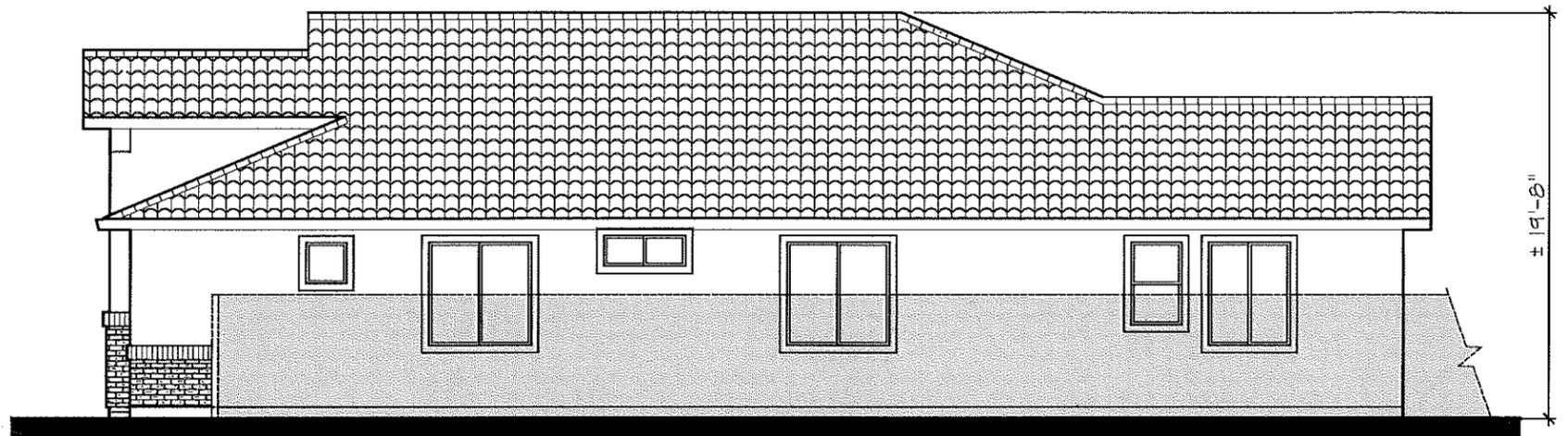
OAKLEY, CA



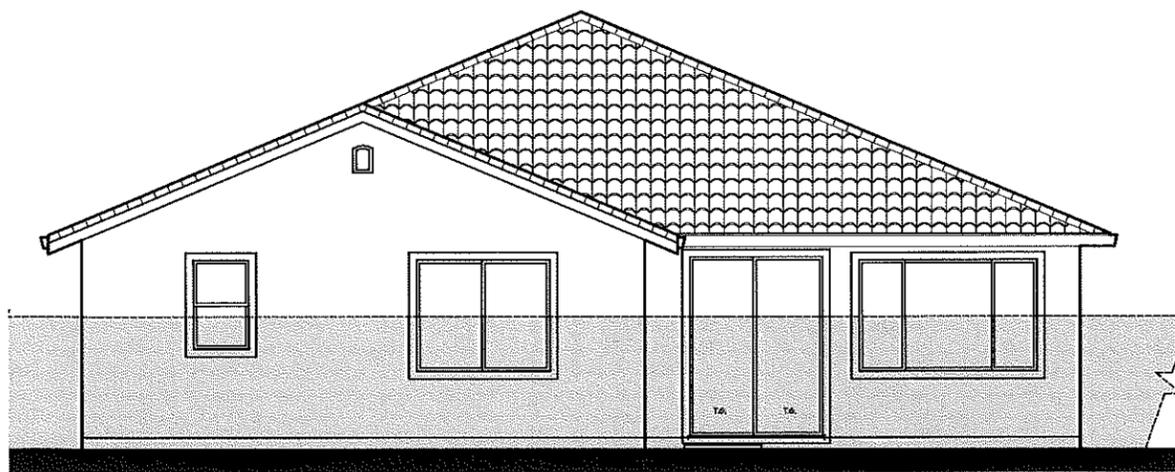
A.D. Seno Construction
Date 08/08/16



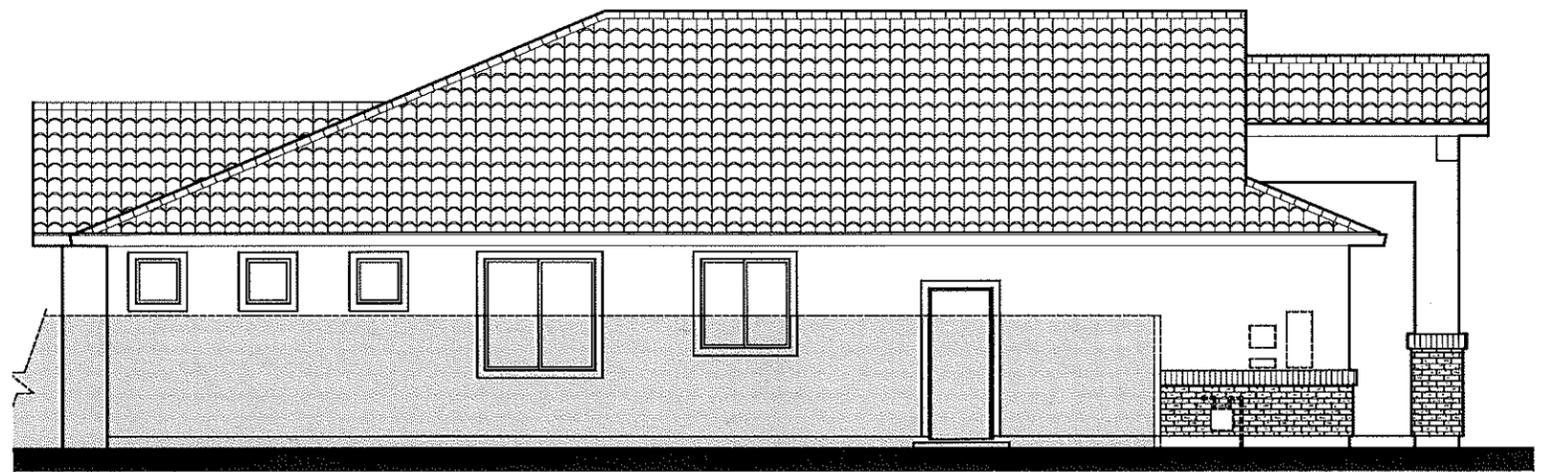
Roof Plan 'A'



Right



Rear



Left

**Plan 1
Elevations - 'A'**

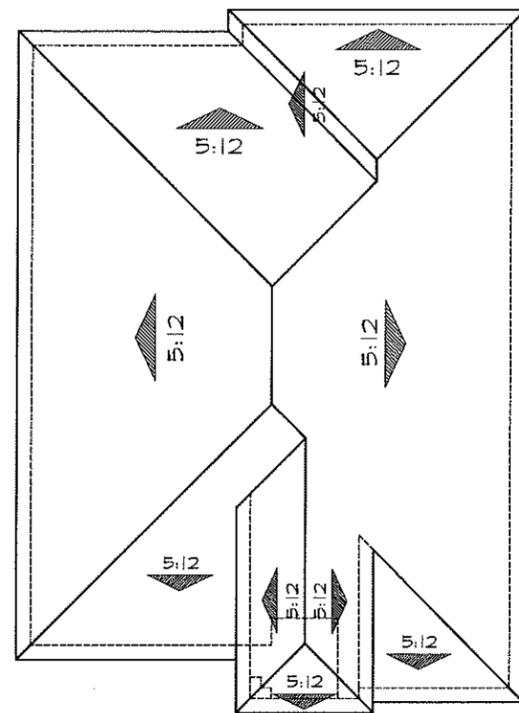


**DUARTE RANCH
UNITS 1 & 2**

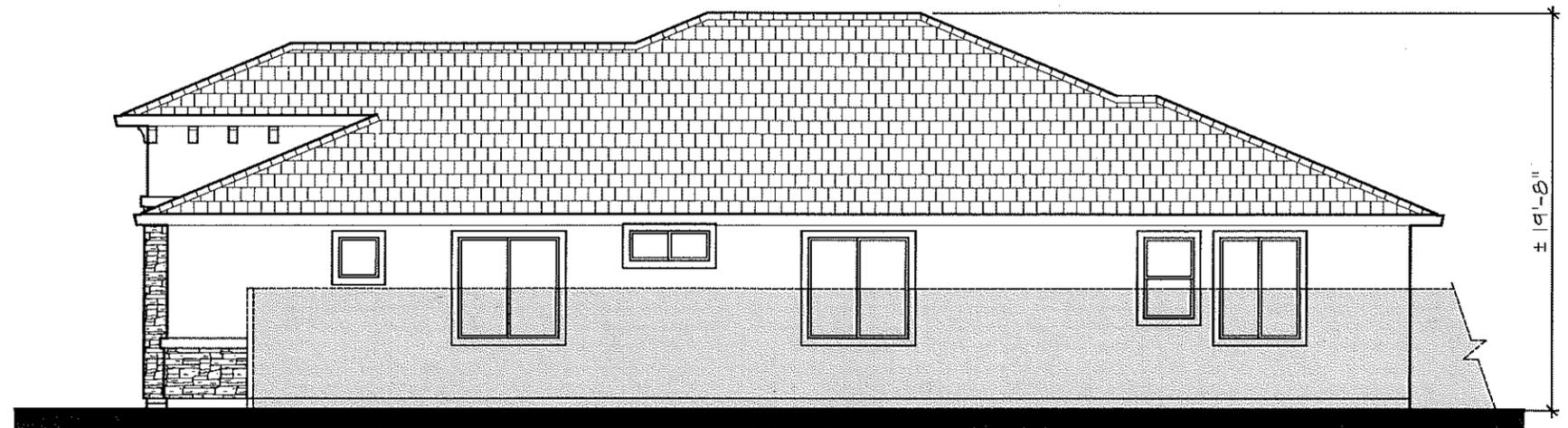
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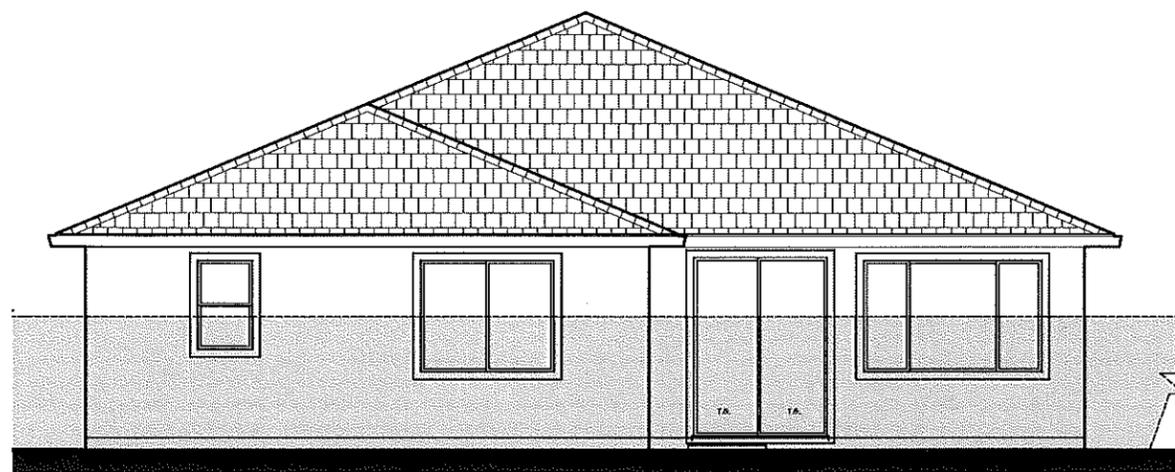
A.D. Seeno Construction
Date 08/08/16



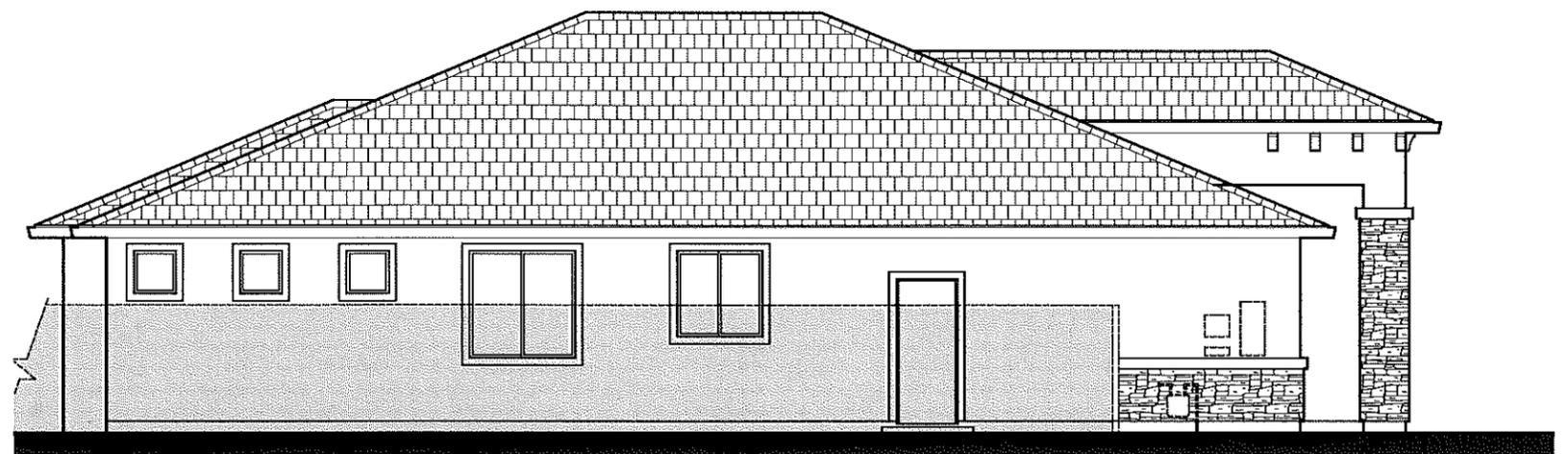
Roof Plan 'B'



Right



Rear



Left

**Plan 1
Elevations - 'B'**

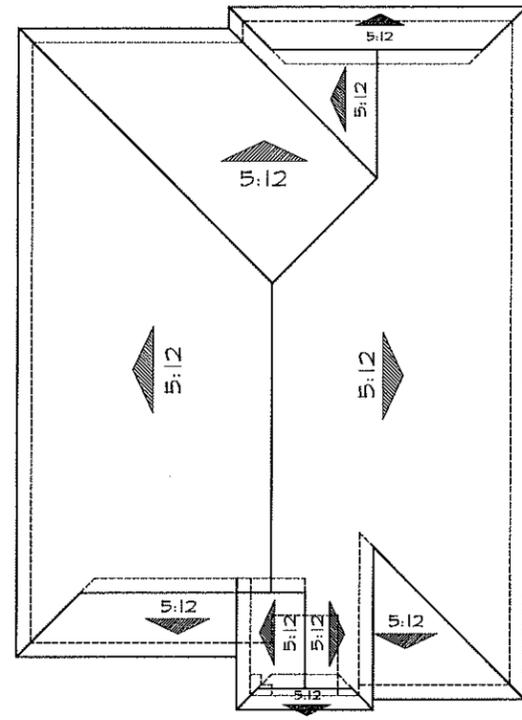


**DUARTE RANCH
UNITS 1 & 2**

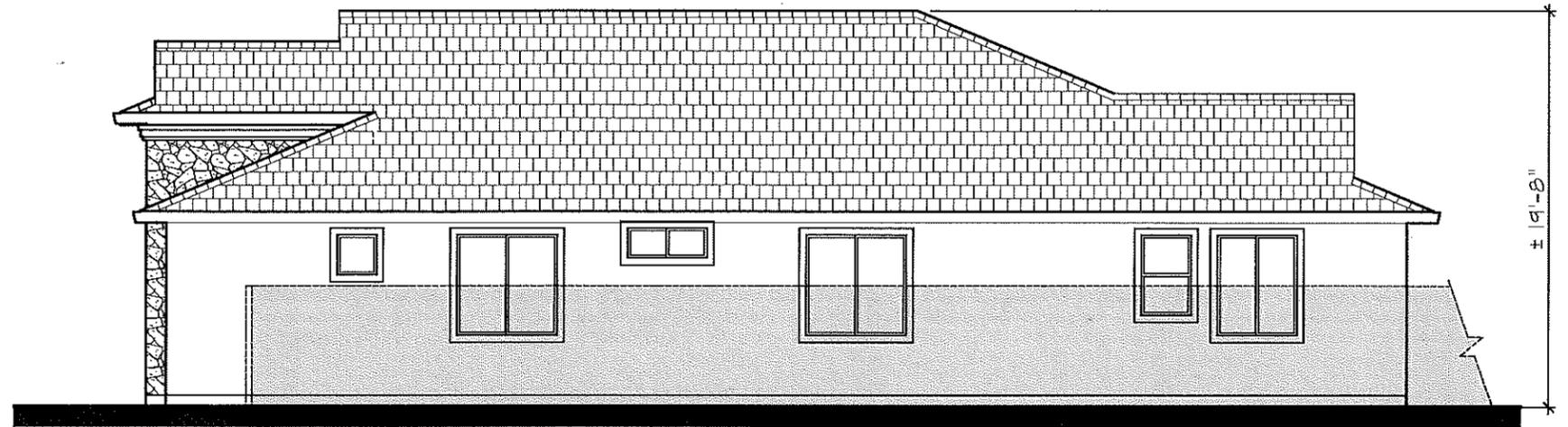
OAKLEY, CA



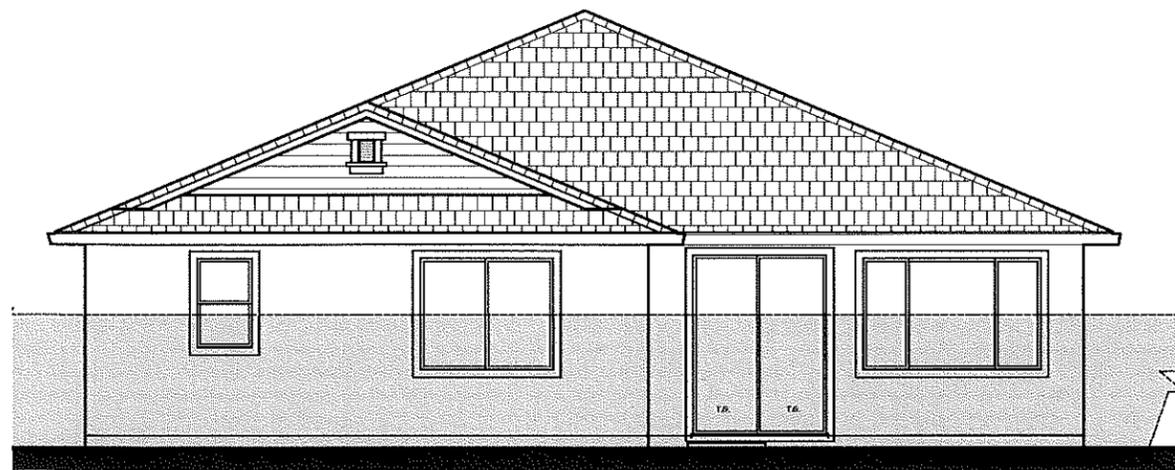
**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



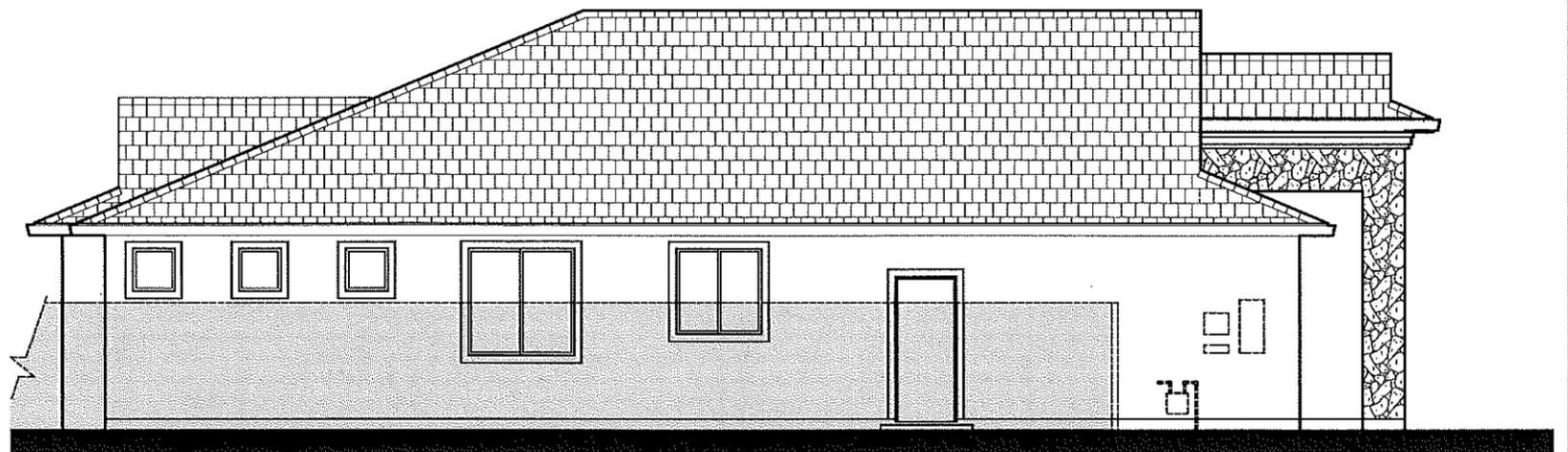
Roof Plan 'C'



Right



Rear



Left

**Plan 1
Elevations - 'C'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction

Date 08/08/16



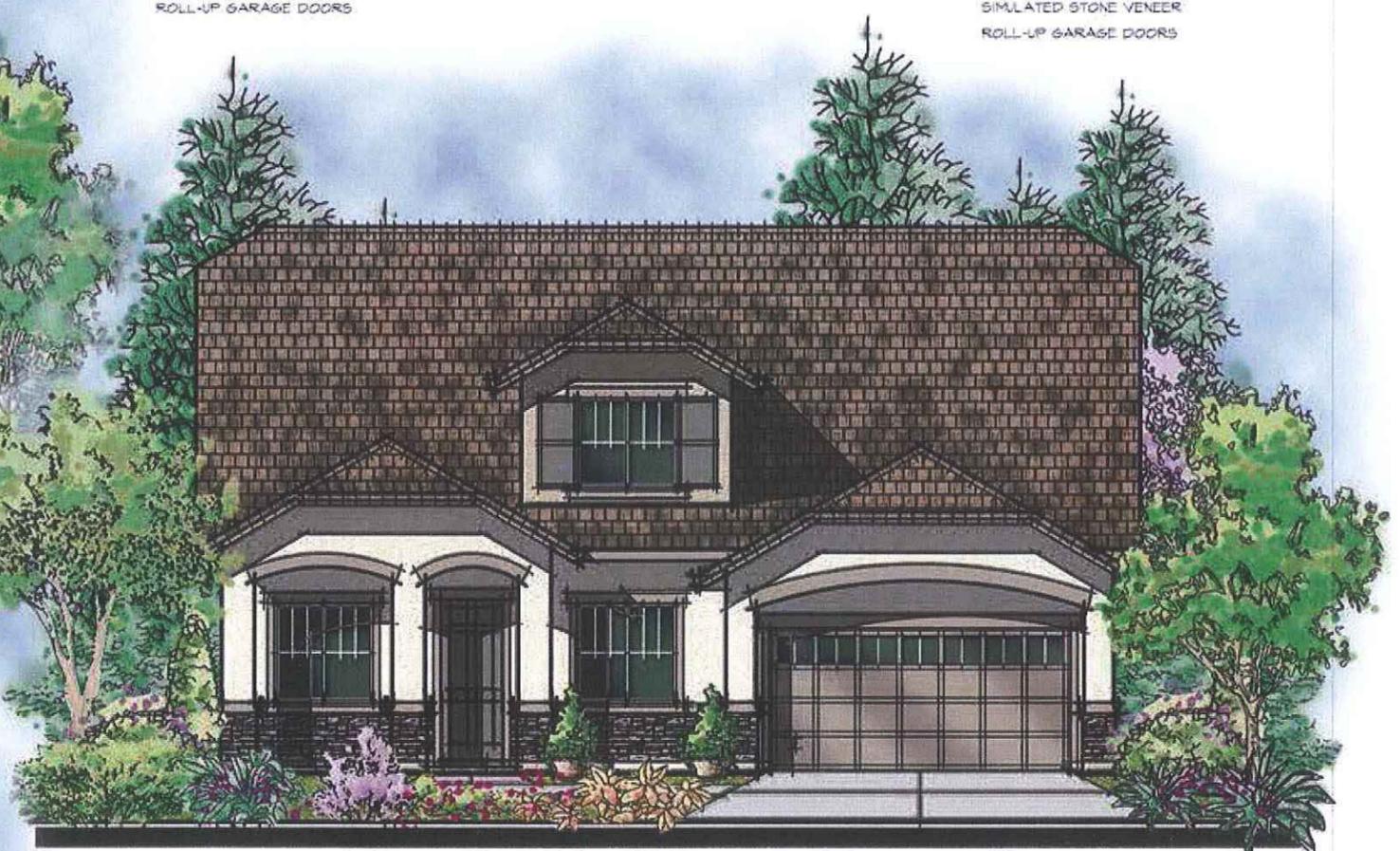
Elevation A - "Monterey"

MATERIAL LEGEND

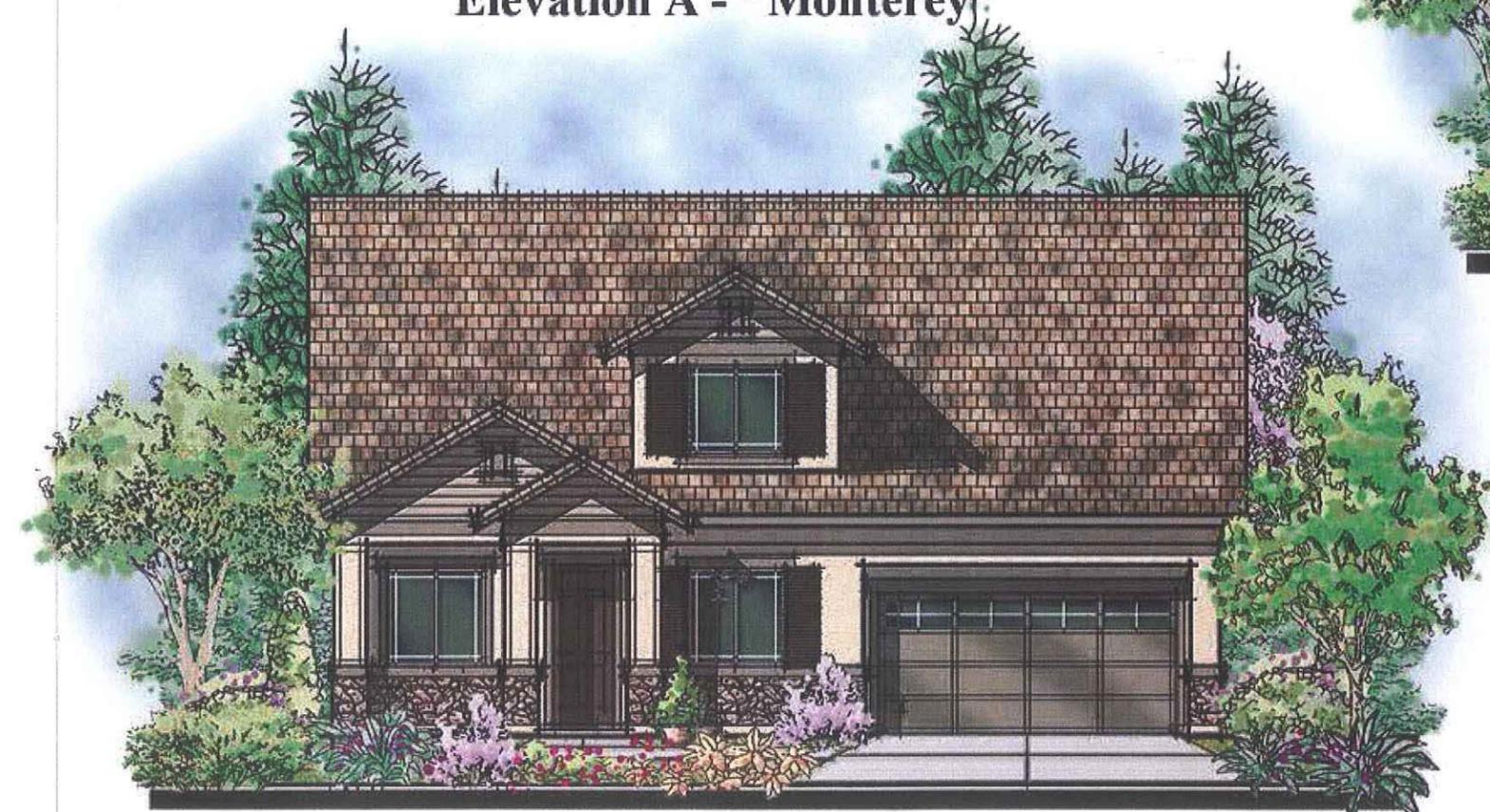
- A** CONCRETE 9-TILE ROOFING
- HIP & GABLE END ROOFS
- STUCCO BODY
- STUCCO TRIM
- MOCK VENTS
- MOCK SHUTTERS
- SIMULATED BRICK VENEER
- ROLL-UP GARAGE DOORS

- B** FLAT CONCRETE TILE ROOFING
- HIP & GABLE END ROOFS
- 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
- MOCK VENTS
- MOCK SHUTTERS
- HORIZONTAL LAP SIDING
- SIMULATED STONE VENEER
- ROLL-UP GARAGE DOORS



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 2
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



Elevation A - "Monterey"



Elevation C - "Prairie"

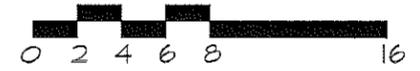
MATERIAL LEGEND

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|--|--|---|
| <p>A CONCRETE S-TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
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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> |
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Elevation B - "French Country"

Plan 2
Front Elevations

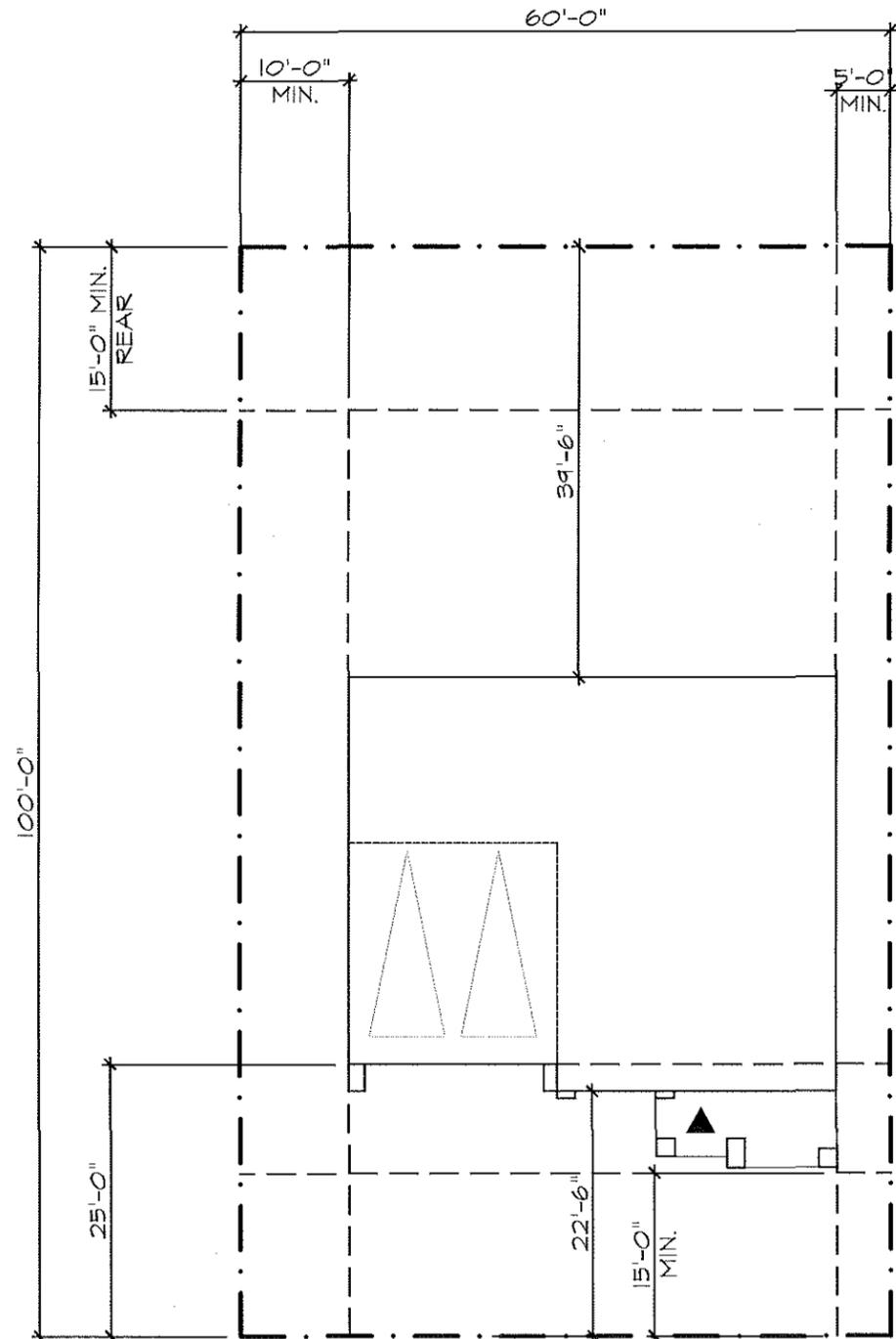


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



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"

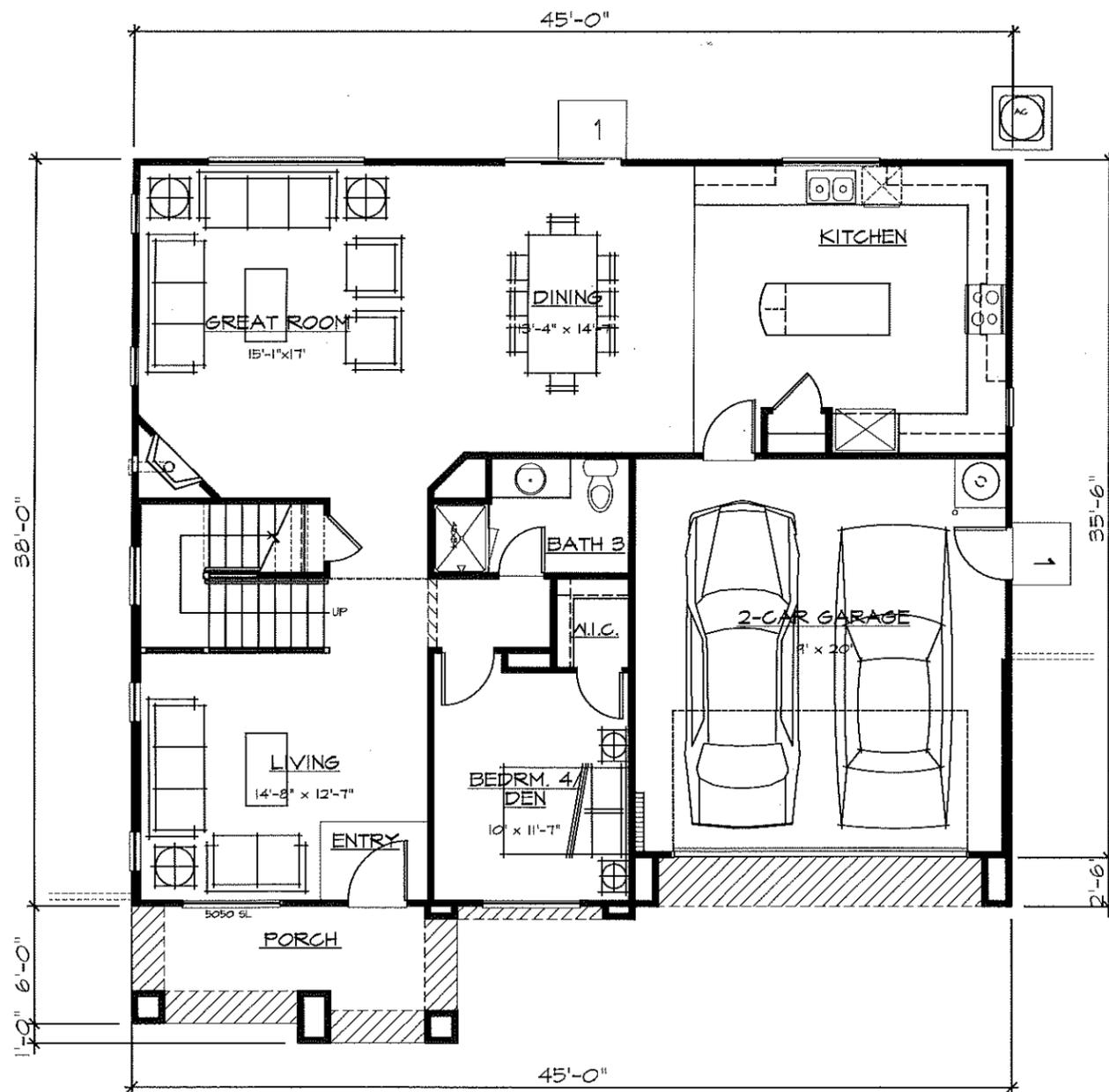
DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



DISCOVERY
 DESIGN
 GROUP, LLC

A.D. Seeno Construction
 Date 08/08/16

LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1661 SQ. FT.	28%



SQUARE FOOTAGE	
FIRST FLOOR	1270 SF
SECOND FLOOR	1073 SF
TOTAL LIVING AREA	2343 SF
GARAGE	391 SF

Plan 2 First Floor Plan

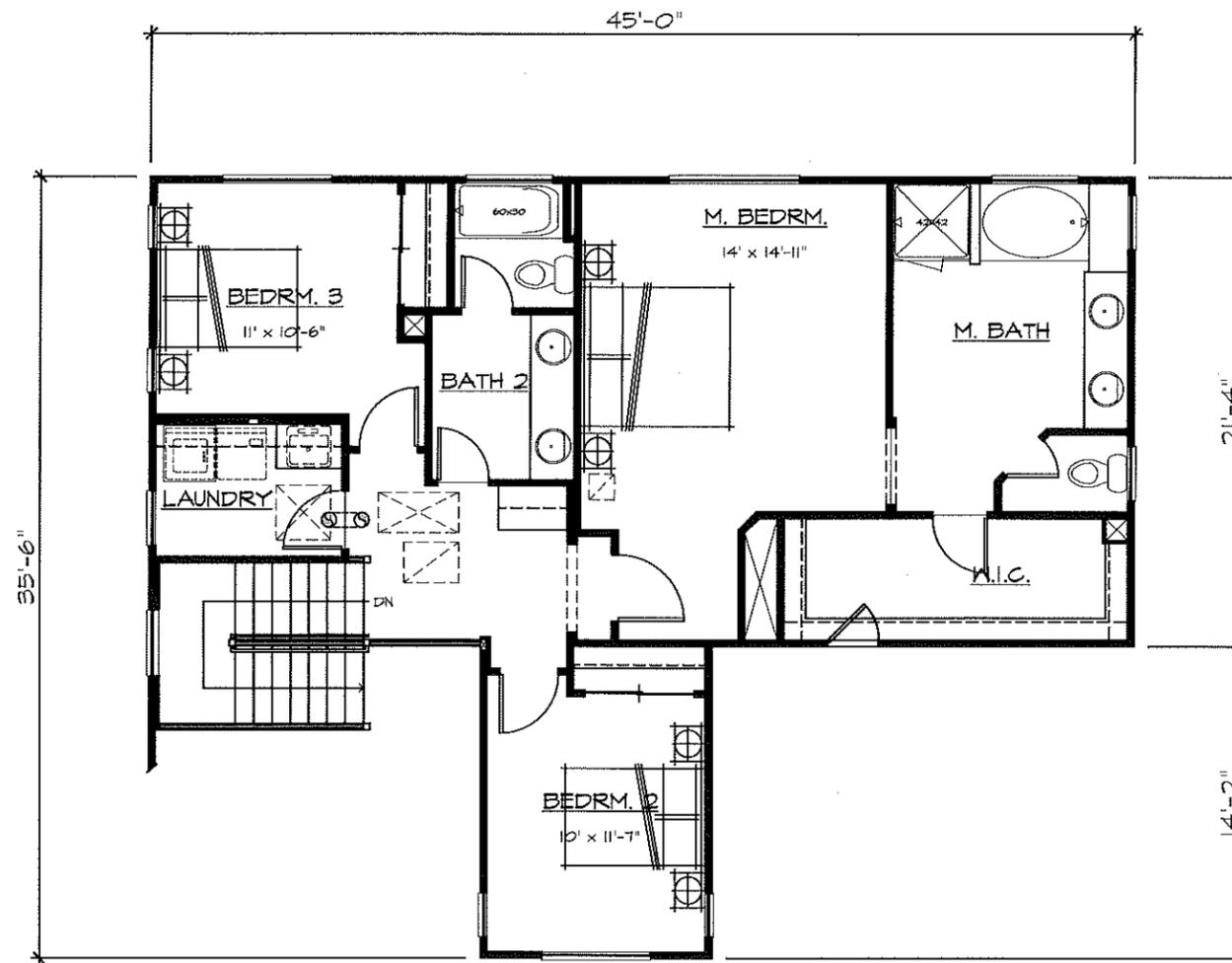


DUARTE RANCH UNITS 1 & 2

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



**Plan 2
Second Floor Plan**

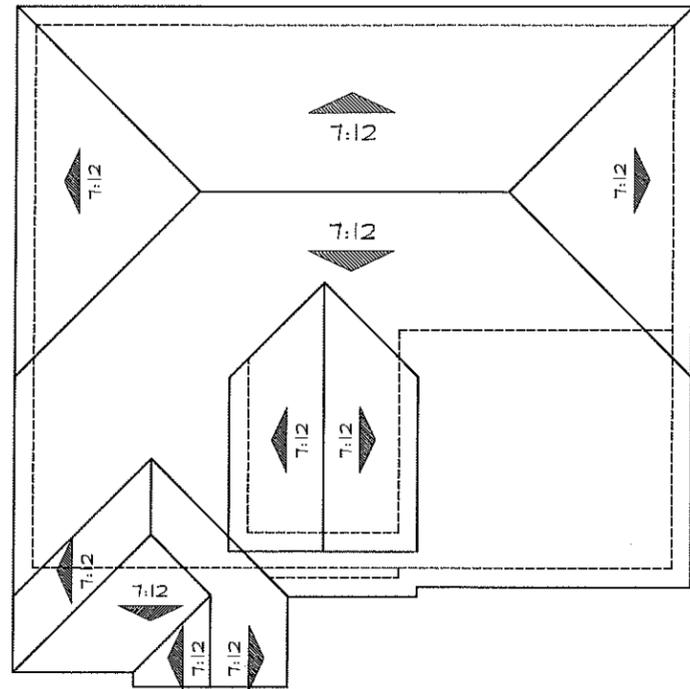


**DUARTE RANCH
UNITS 1 & 2**

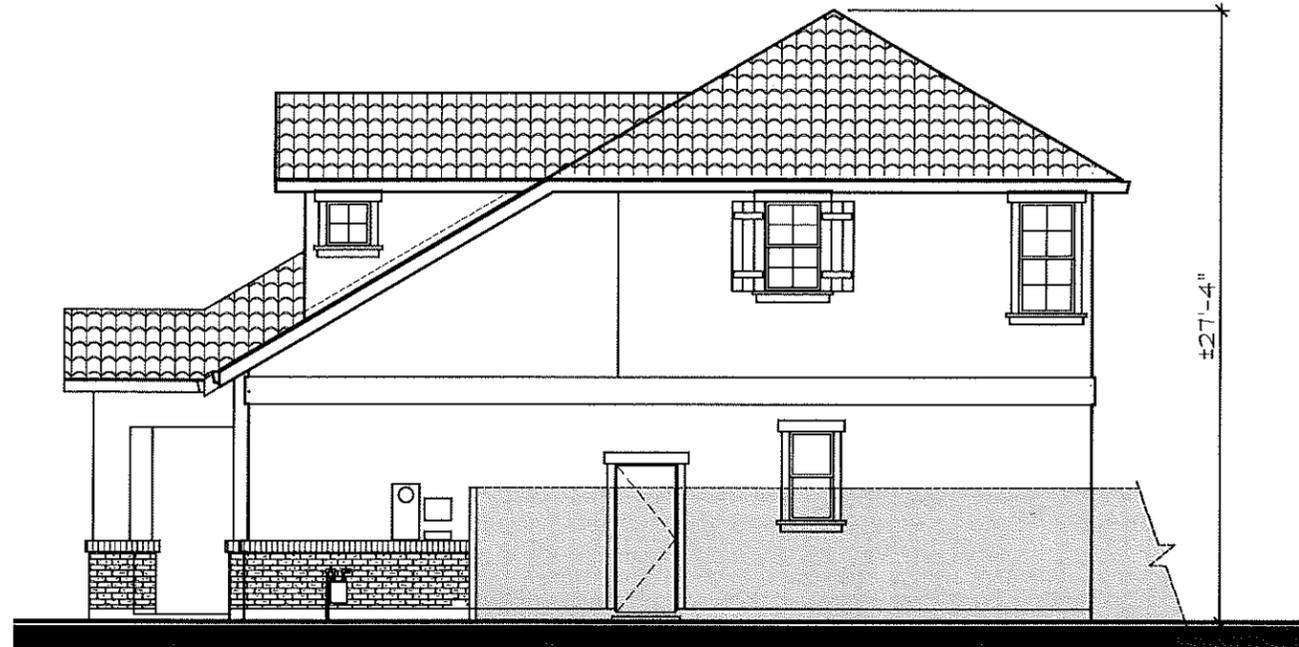
OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



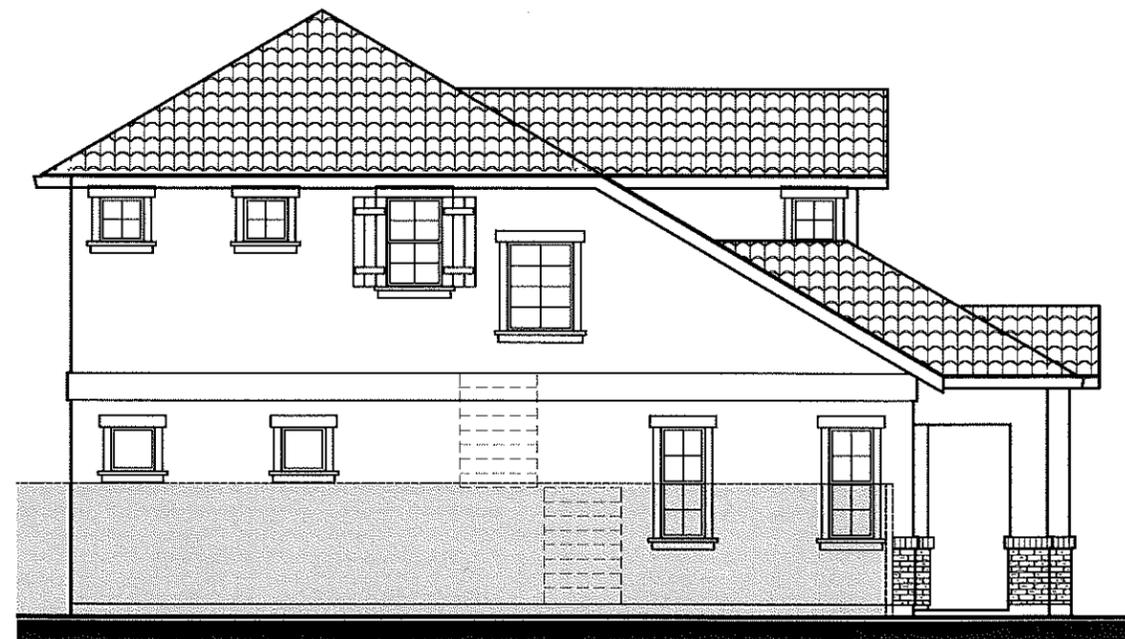
Roof Plan 'A'



Right

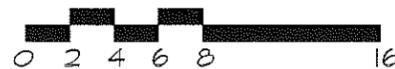


Rear



Left

**Plan 2
Elevations - 'A'**

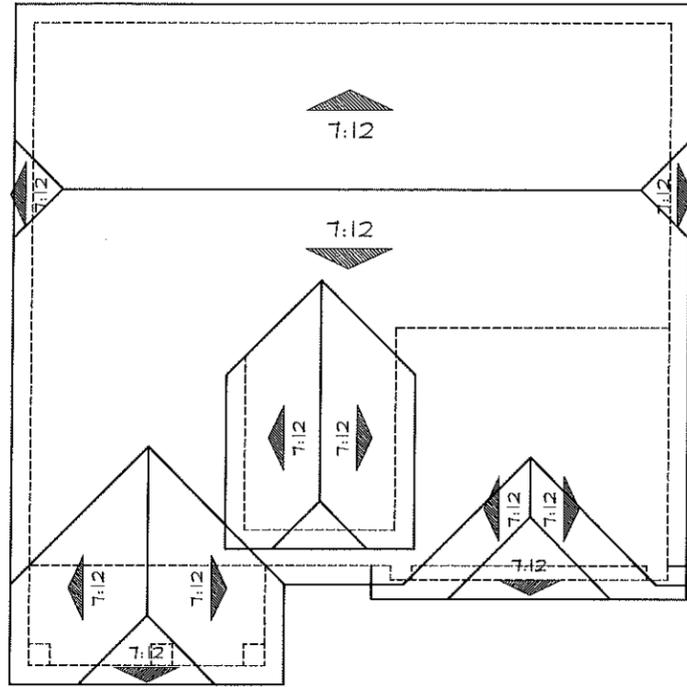


**DUARTE RANCH
UNITS 1 & 2**

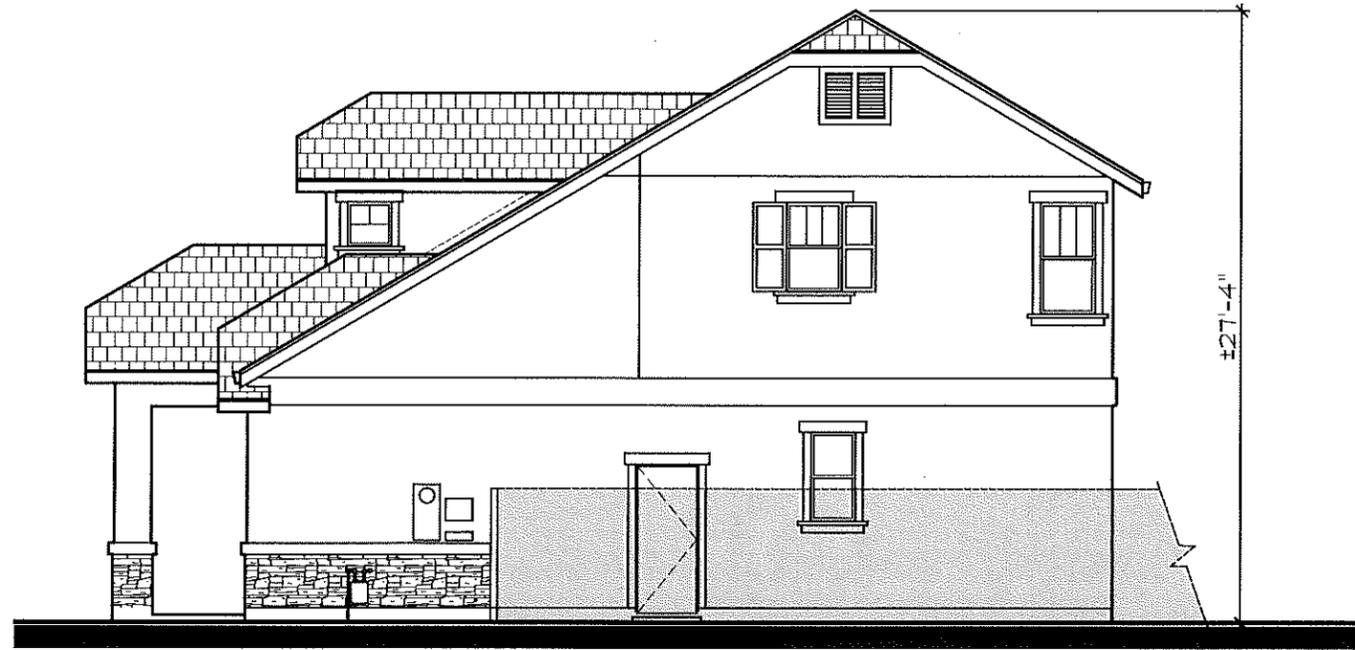
OAKLEY, CA



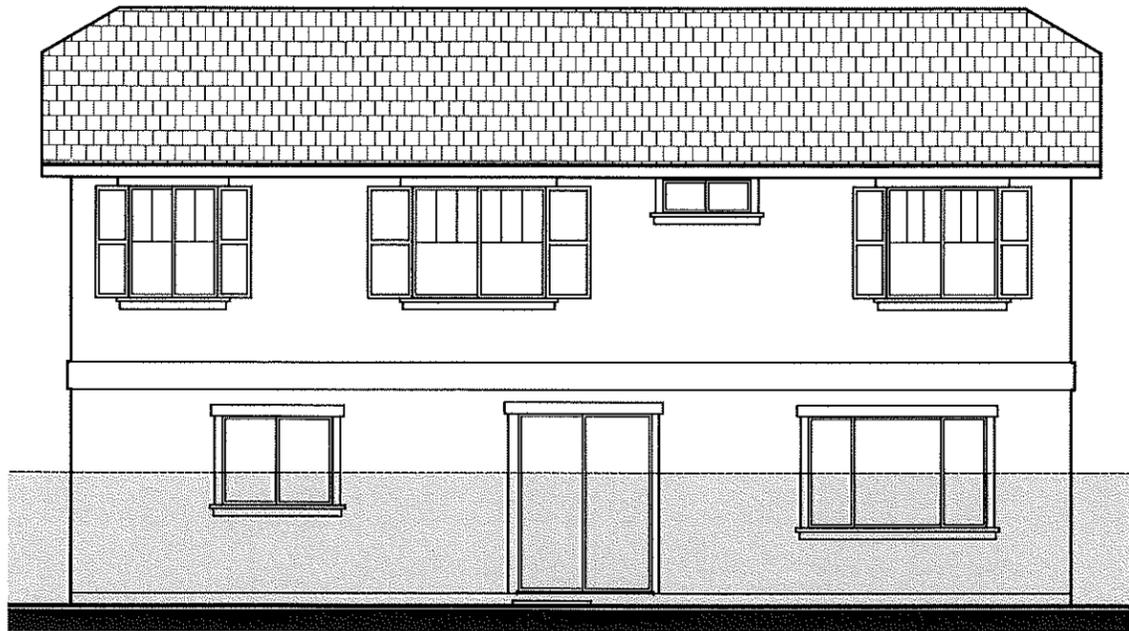
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A.D. Seeno Construction
Date 08/08/16



Roof Plan 'B'



Right



Rear



Left

**Plan 2
Elevations - 'B'**

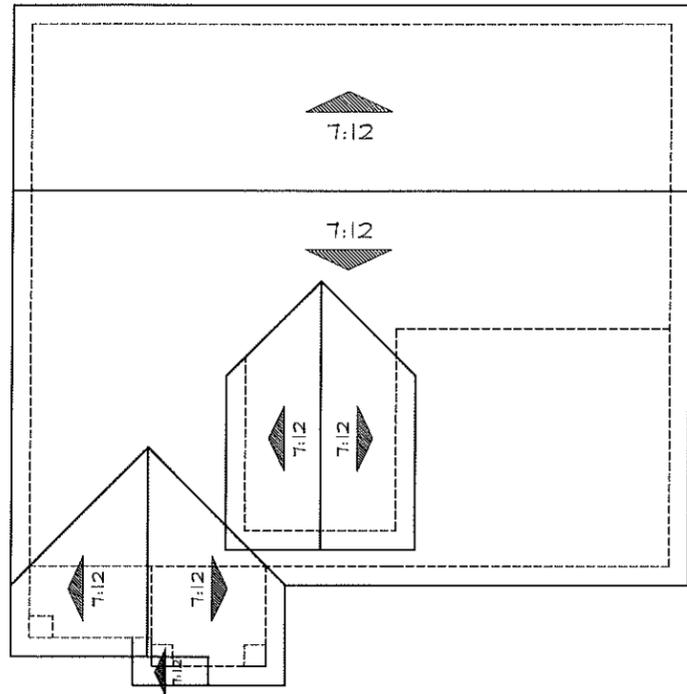


**DUARTE RANCH
UNITS 1 & 2**

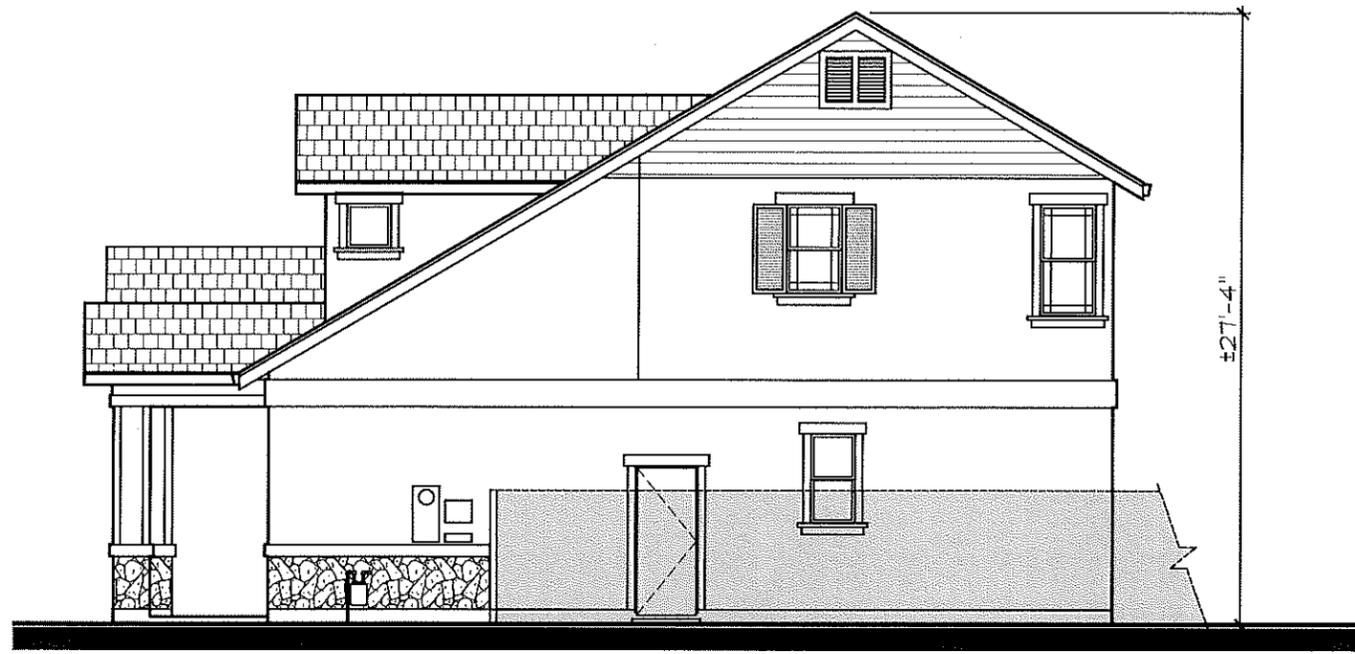
OAKLEY, CA



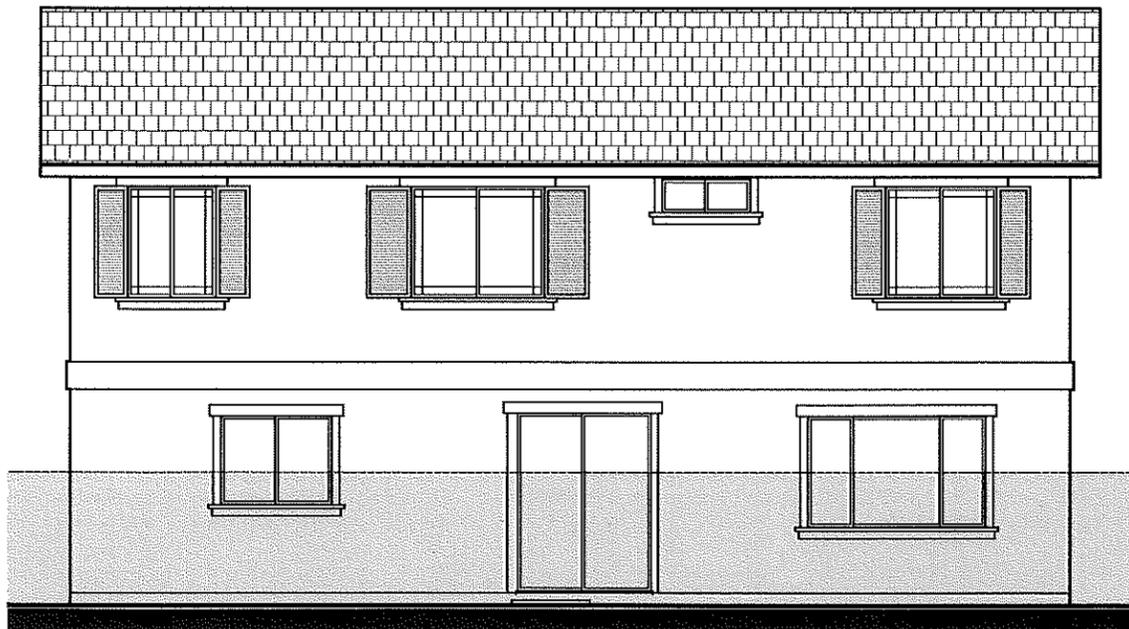
**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seno Construction
Date 08/08/16



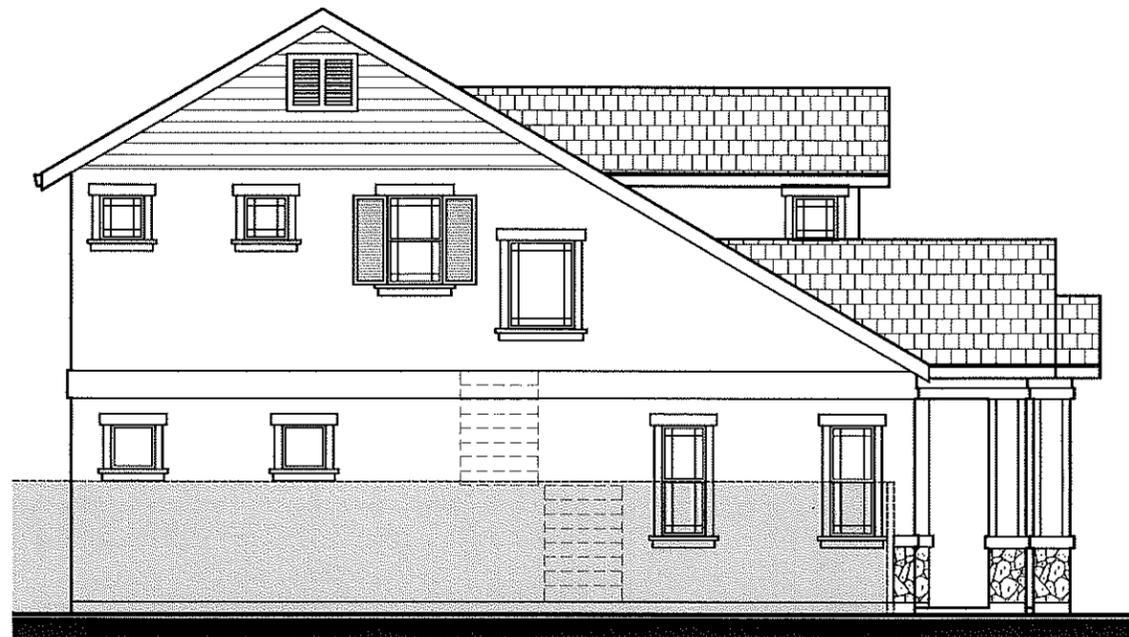
Roof Plan 'C'



Right



Rear



Left

**Plan 2
Elevations - 'C'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



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DESIGN
GROUP, LLC**
A.D. Seno Construction
Date 08/08/16



Elevation A - "Monterey"

MATERIAL LEGEND

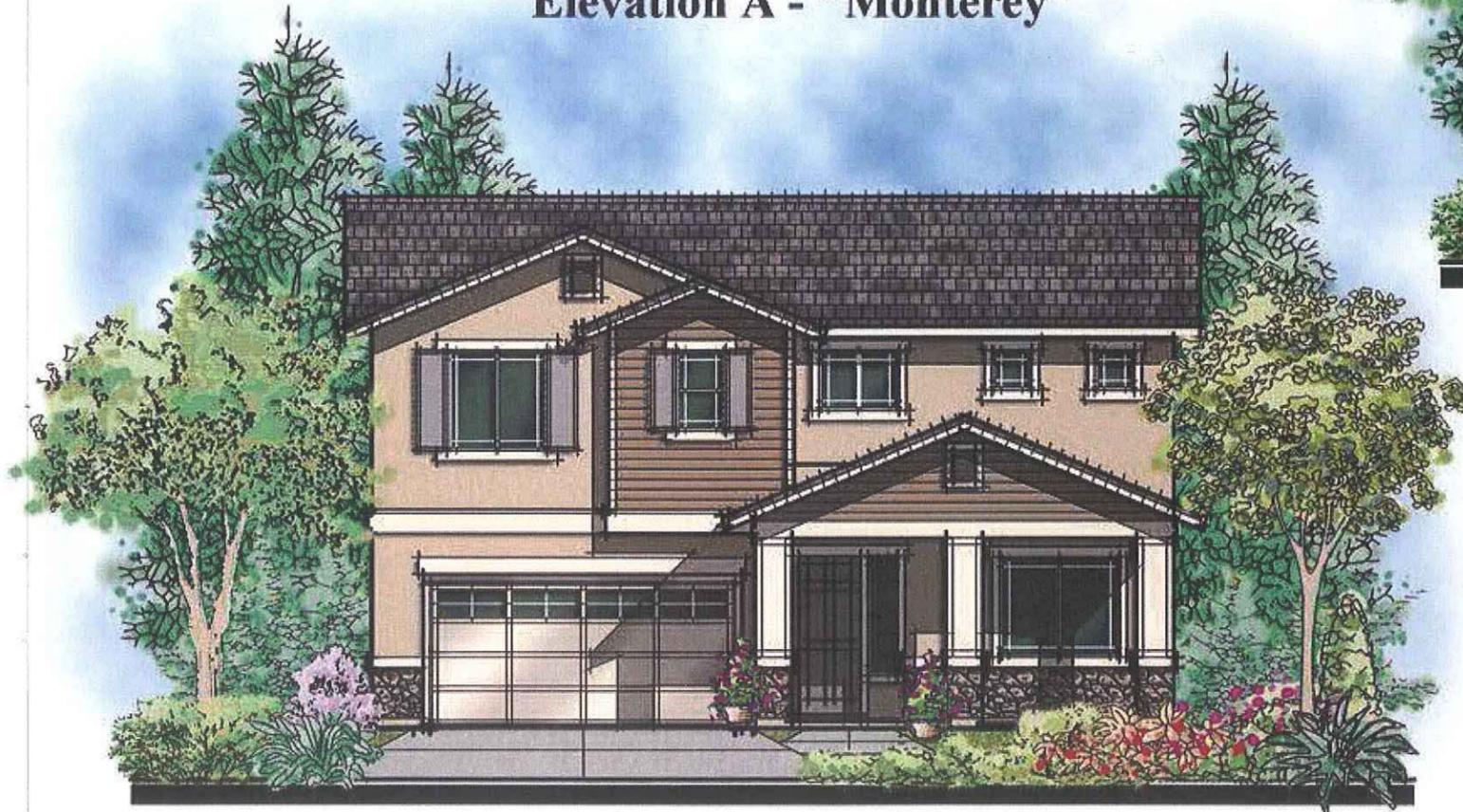
A CONCRETE S-TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

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**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



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Date 08/08/16



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**

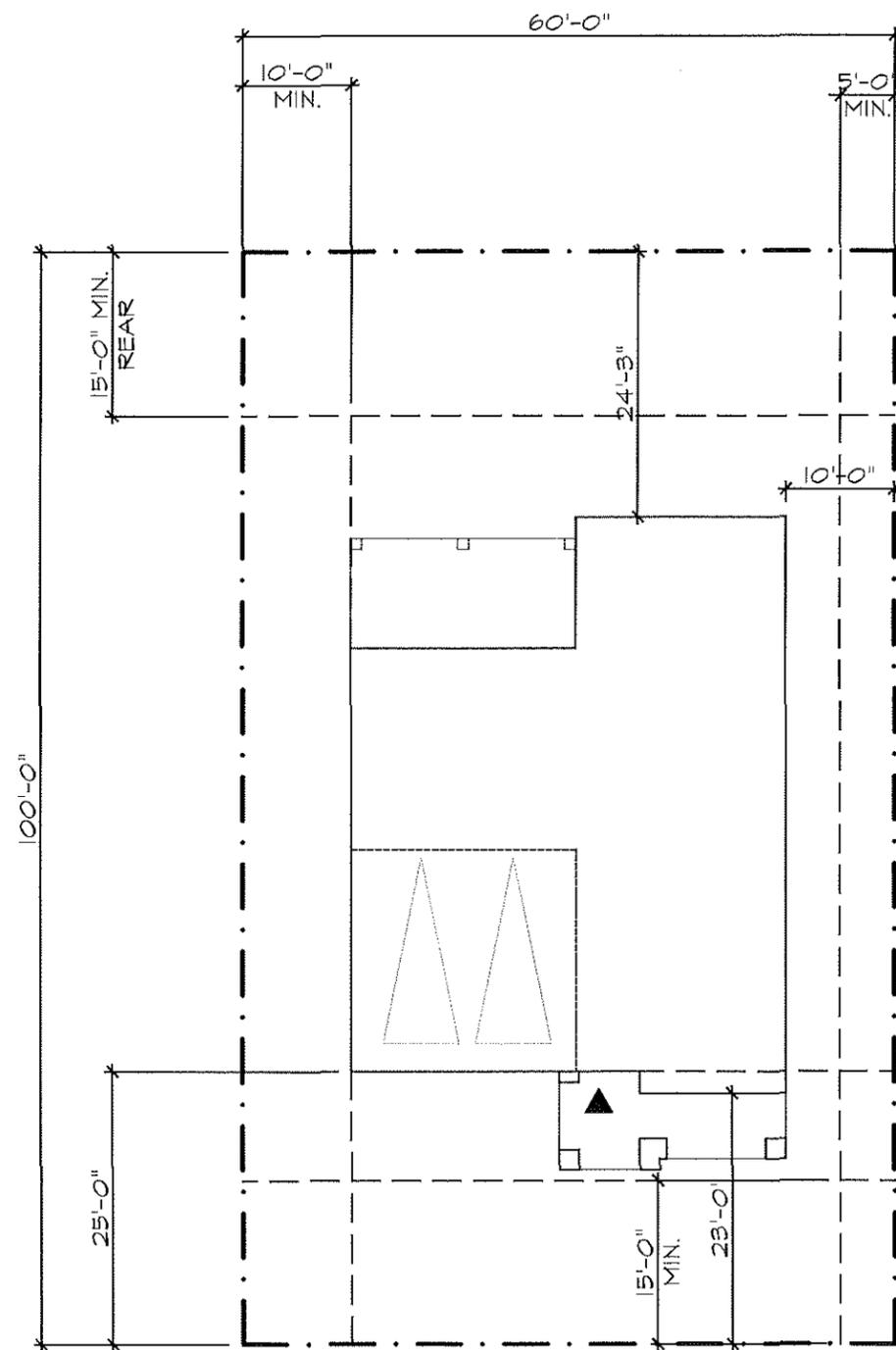


**DUARTE RANCH
 UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
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 GROUP, LLC**
 A.D. Seeno Construction
 Date 08/08/16



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'

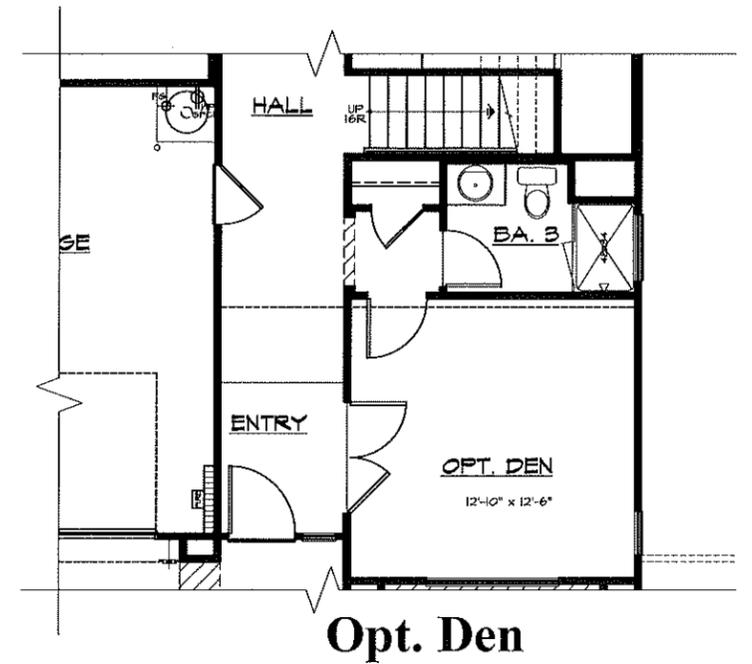
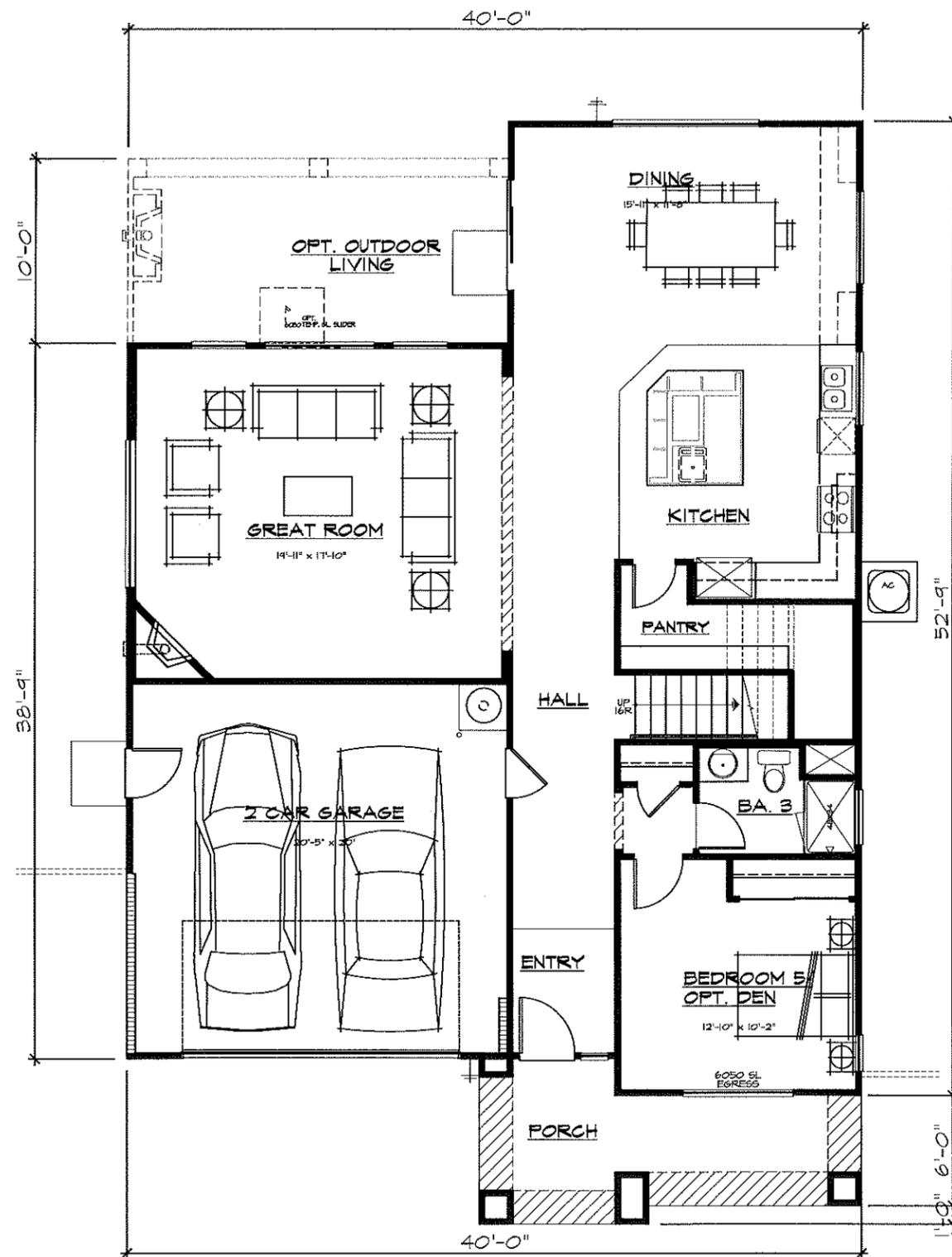
Plan 3
Site Plan
 SCALE: 1/16" = 1'-0"

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



A.D. Seno Construction
 Date 08/08/16

LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1775 SQ. FT.	30%



SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1300 SF
TOTAL LIVING AREA	2688 SF
GARAGE	420 SF

**Plan 3
First Floor Plan**

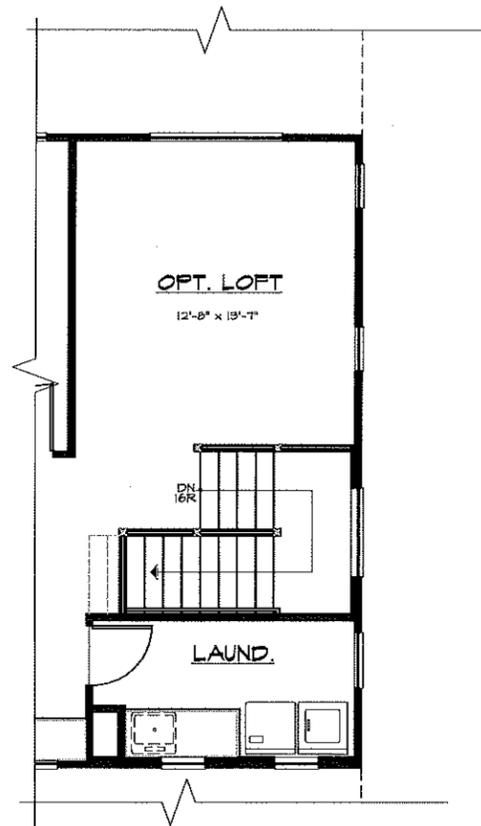


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA

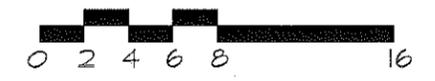


A.D. Seeno Construction
Date 08/08/16



Opt. Loft

**Plan 3
Second Floor Plan**

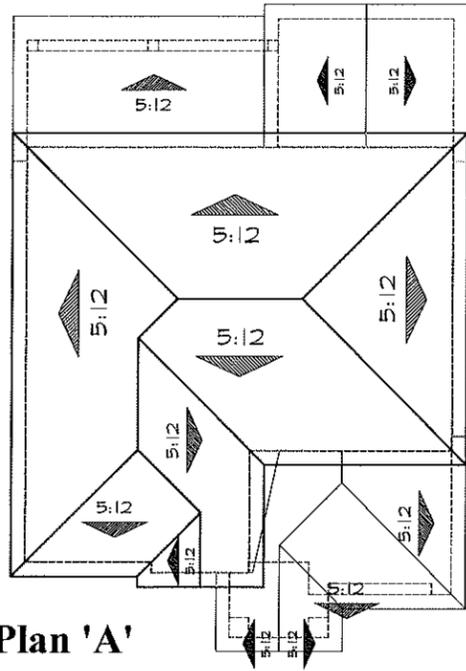


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



Roof Plan 'A'



Right



Rear



Left

Plan 3
Elevations - 'A'

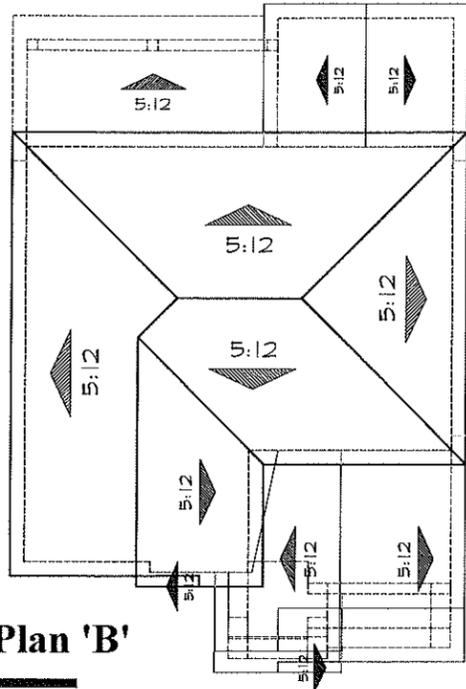


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



Roof Plan 'B'



Right



Rear



Left

**Plan 3
Elevations - 'B'**

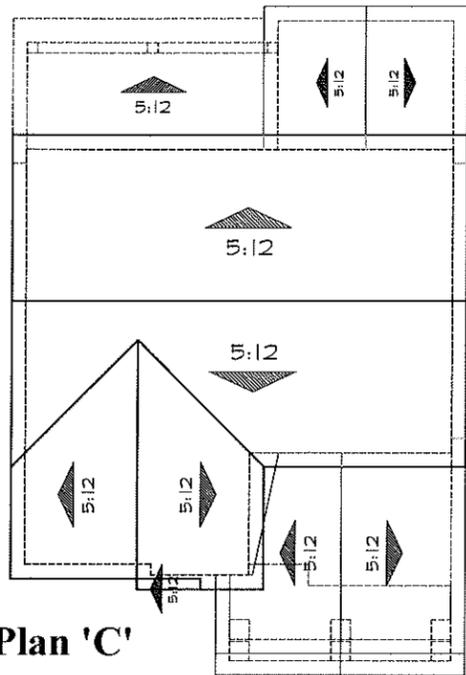


**DUARTE RANCH
UNITS 1 & 2**

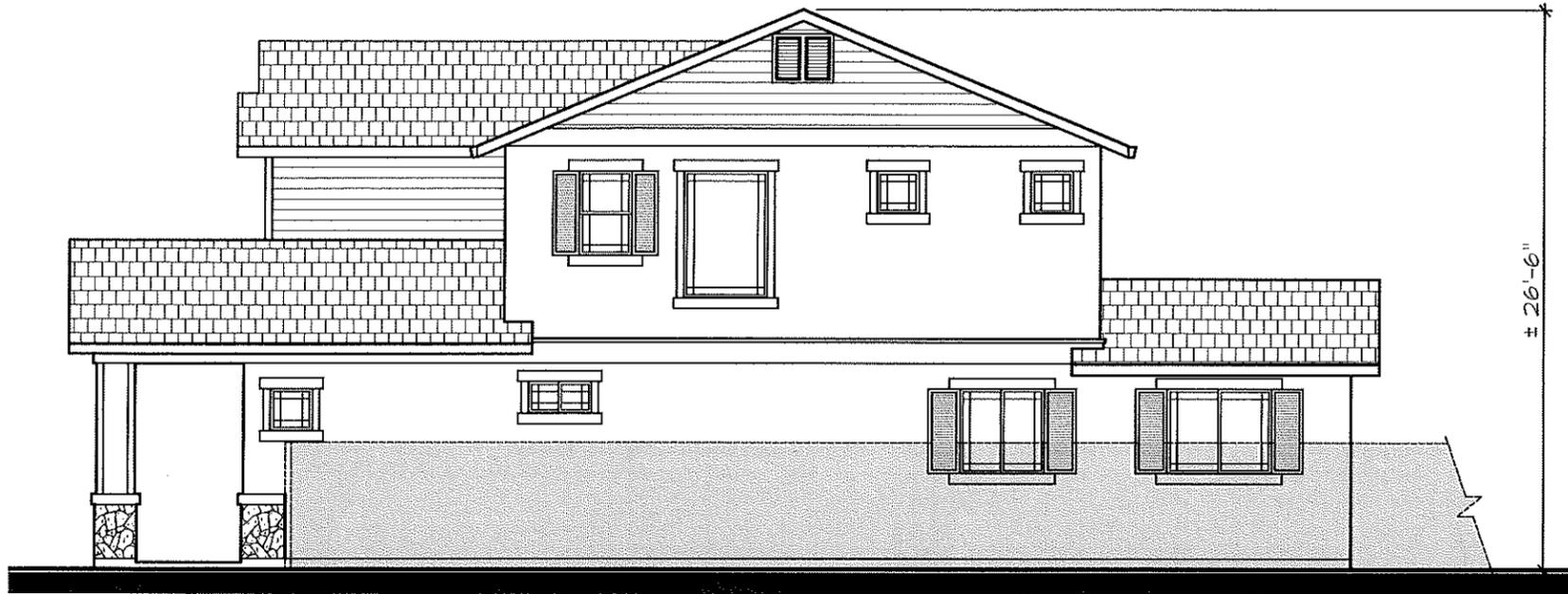
OAKLEY, CA



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Date 08/08/16



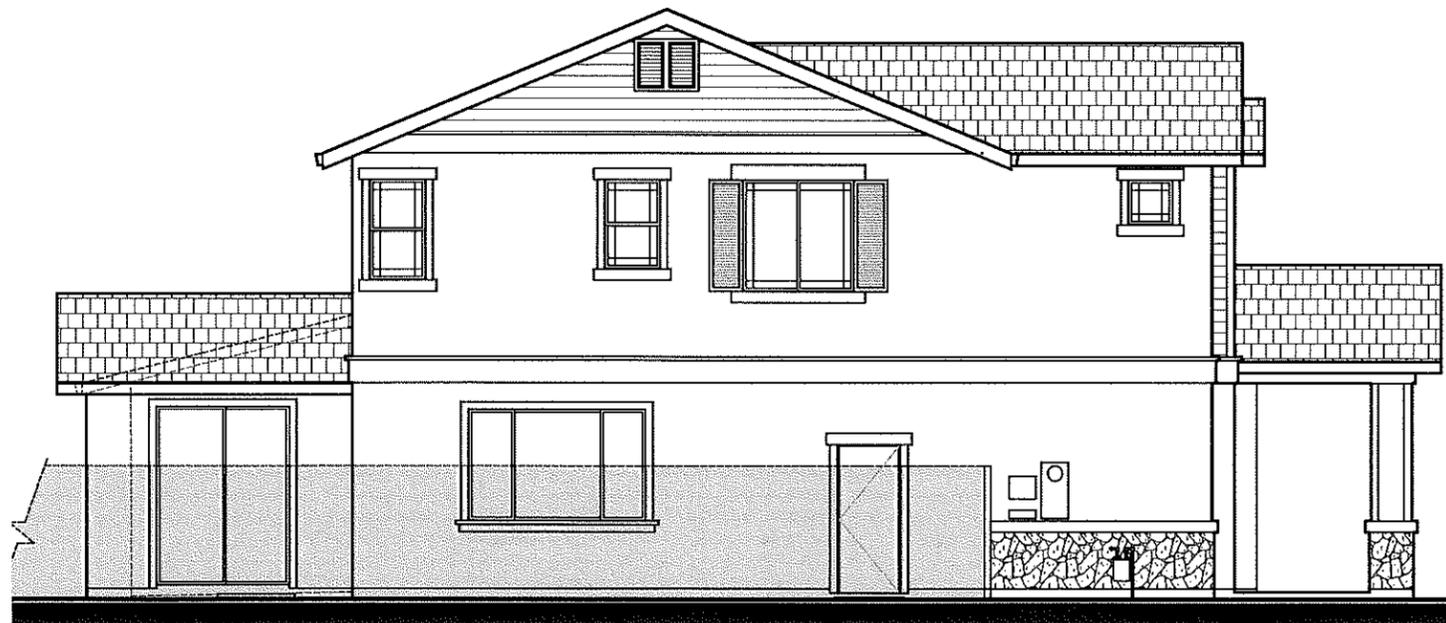
Roof Plan 'C'



Right



Rear



Left

**Plan 3
Elevations - 'C'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16

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
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

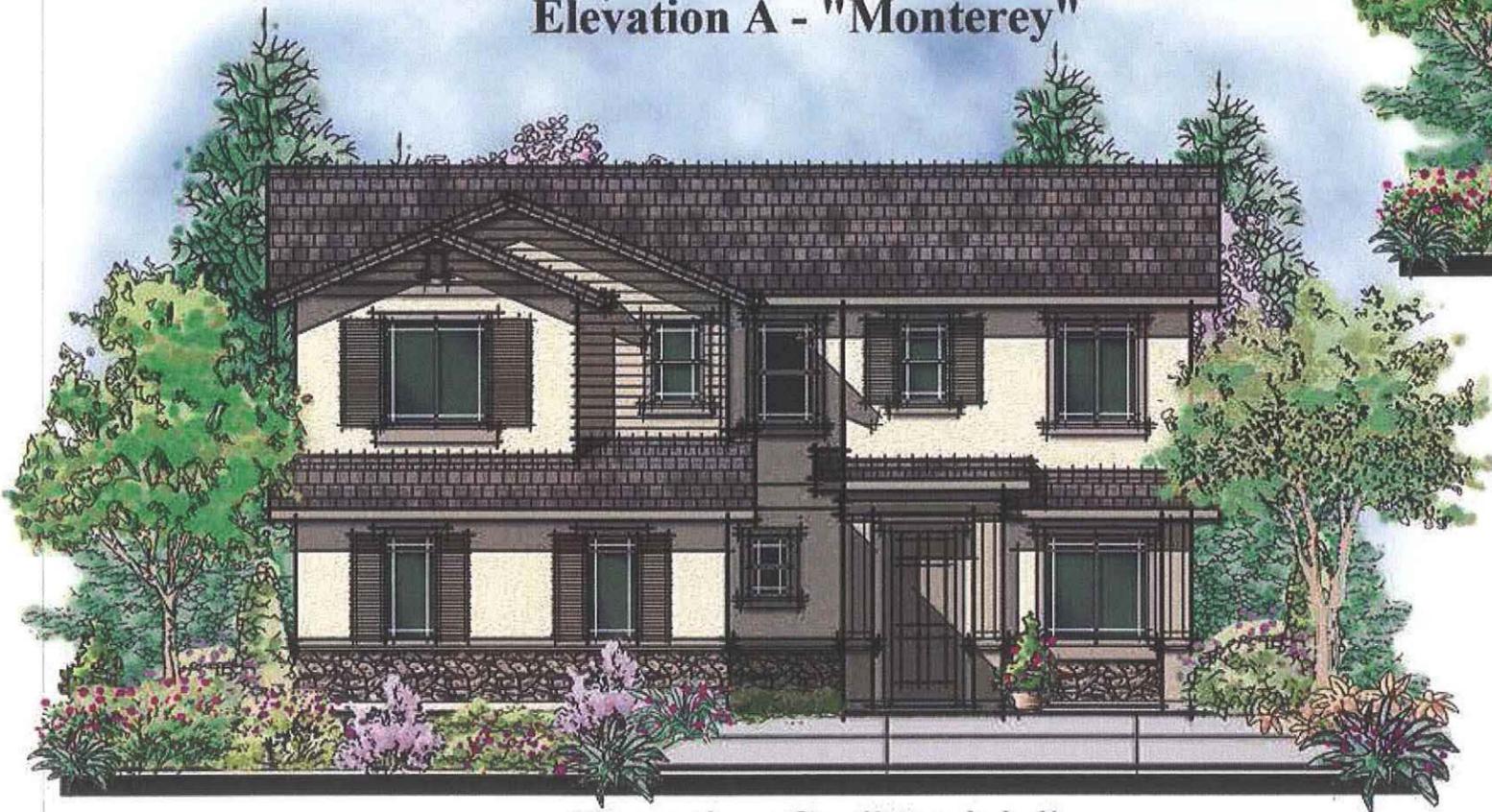
- C** FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENT
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation A - "Monterey"



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 4
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**A.D. Seeno Construction
Date 08/08/16**



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
 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 B - "French Country"

Plan 4
 Front Elevations

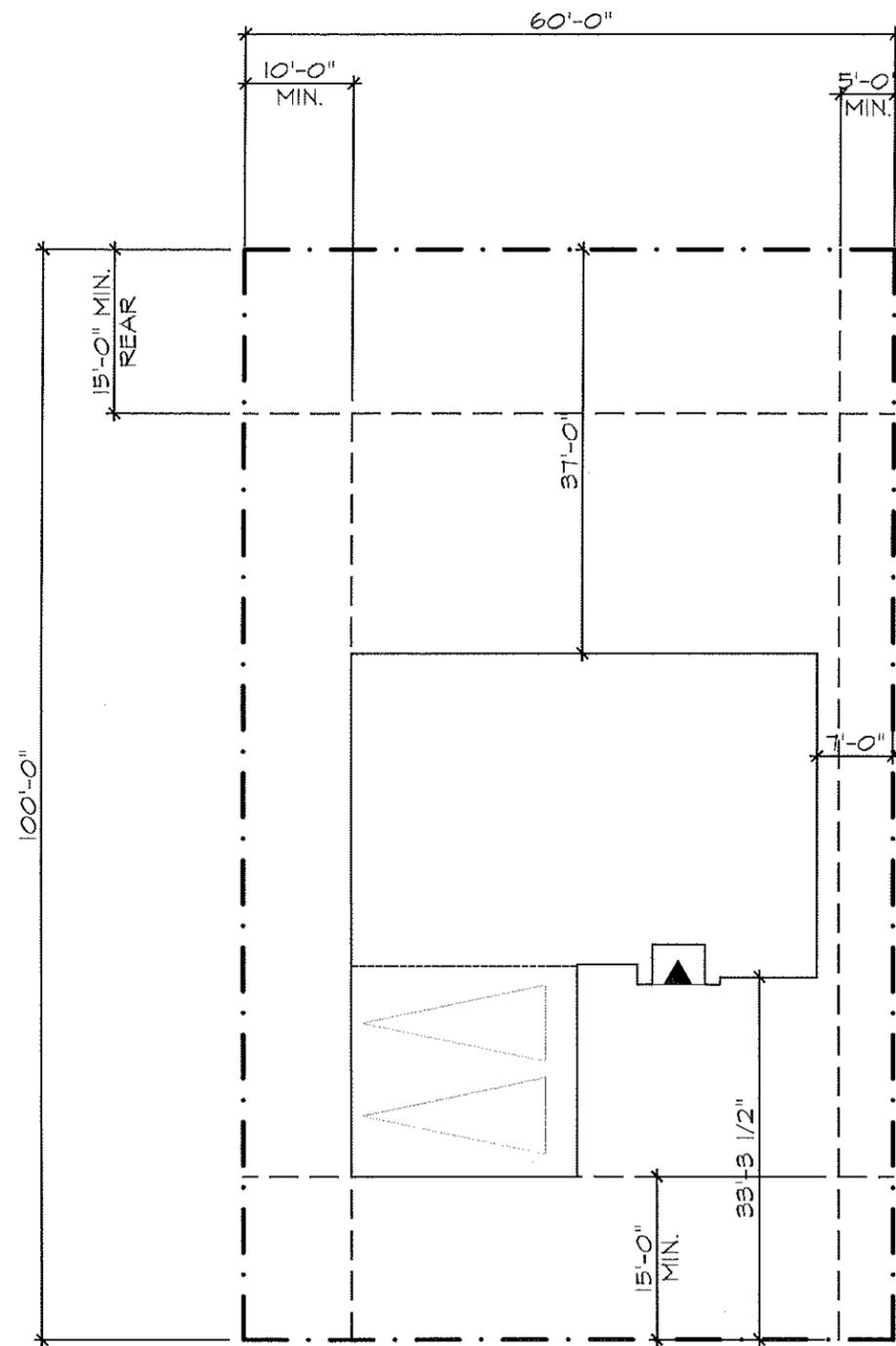


**DUARTE RANCH
 UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
 Date 08/08/16



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"

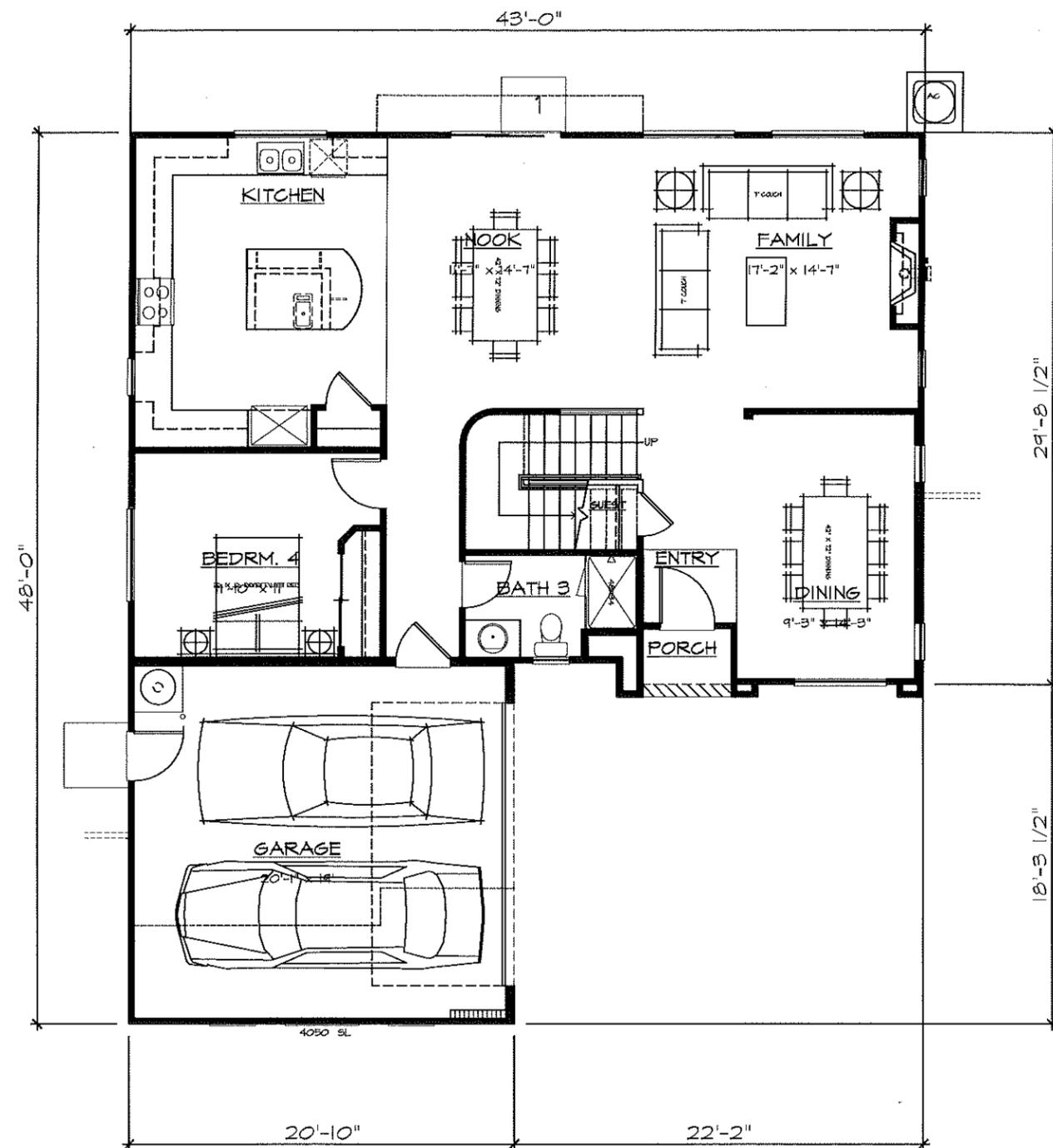
DUARTE RANCH
UNITS 1 & 2

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16

LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1636 SQ. FT.	27%



SQUARE FOOTAGE	
FIRST FLOOR	1294 SF
SECOND FLOOR	1488 SF
TOTAL LIVING AREA	2722 SF
GARAGE	402 SF

Plan 4 First Floor Plan

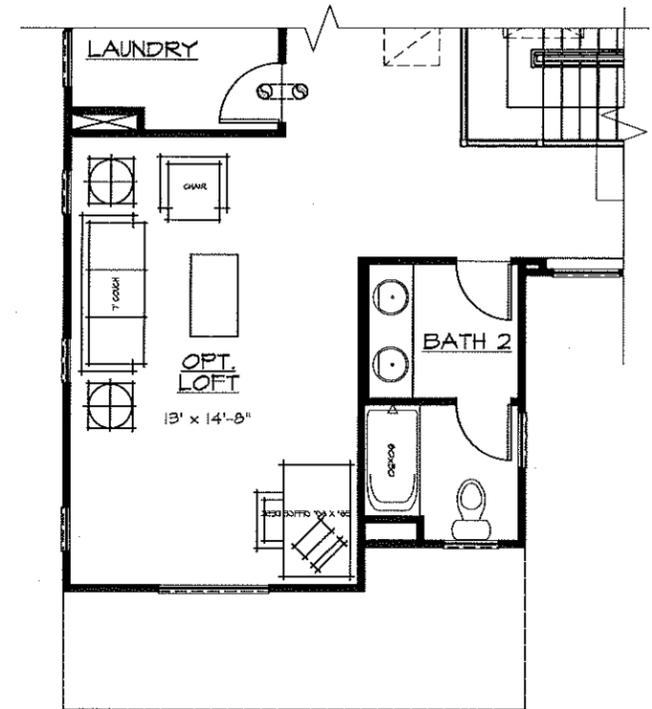
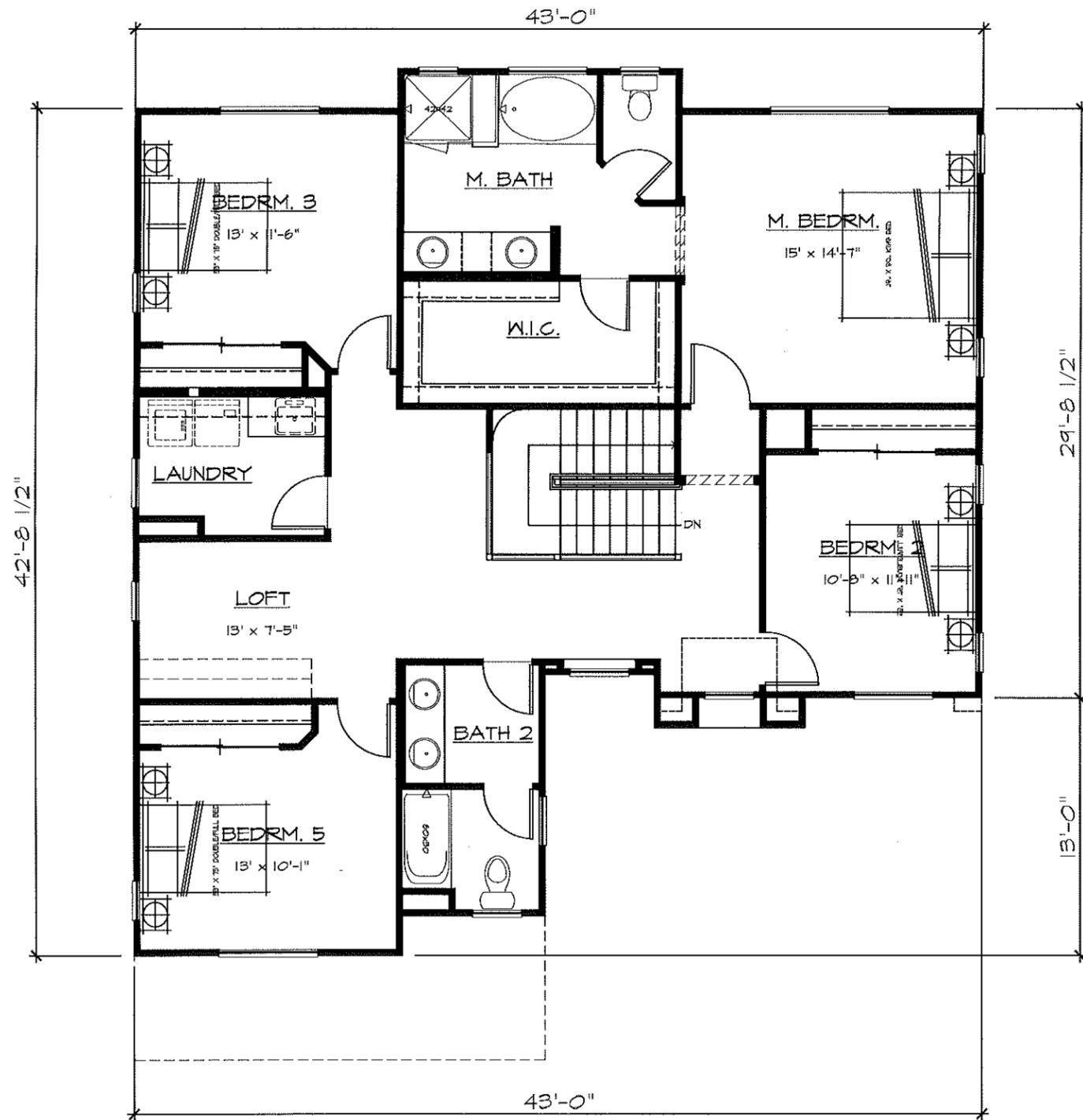


DUARTE RANCH UNITS 1 & 2

OAKLEY, CA

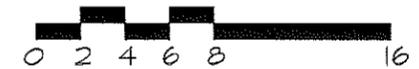


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A.D. Seeno Construction
Date 08/08/16



Opt. Loft

Plan 4
Second Floor Plan

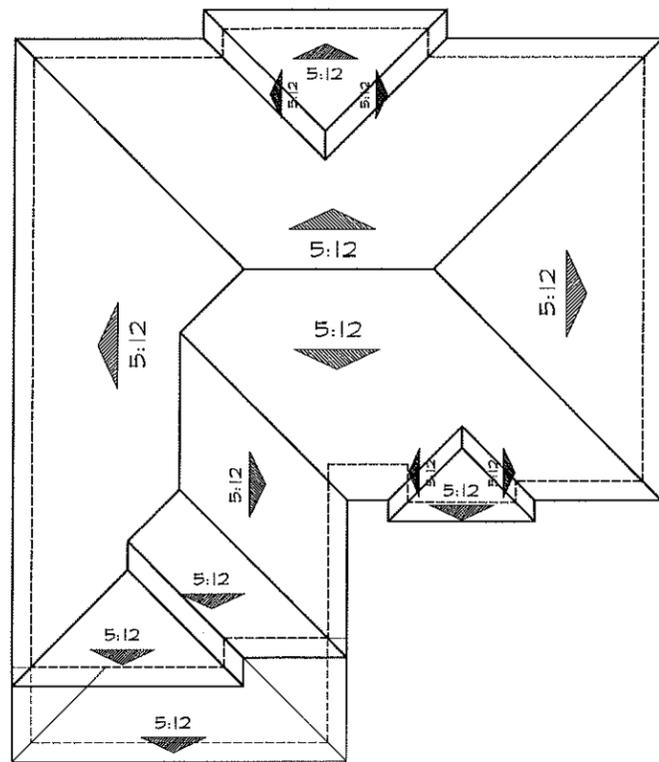


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



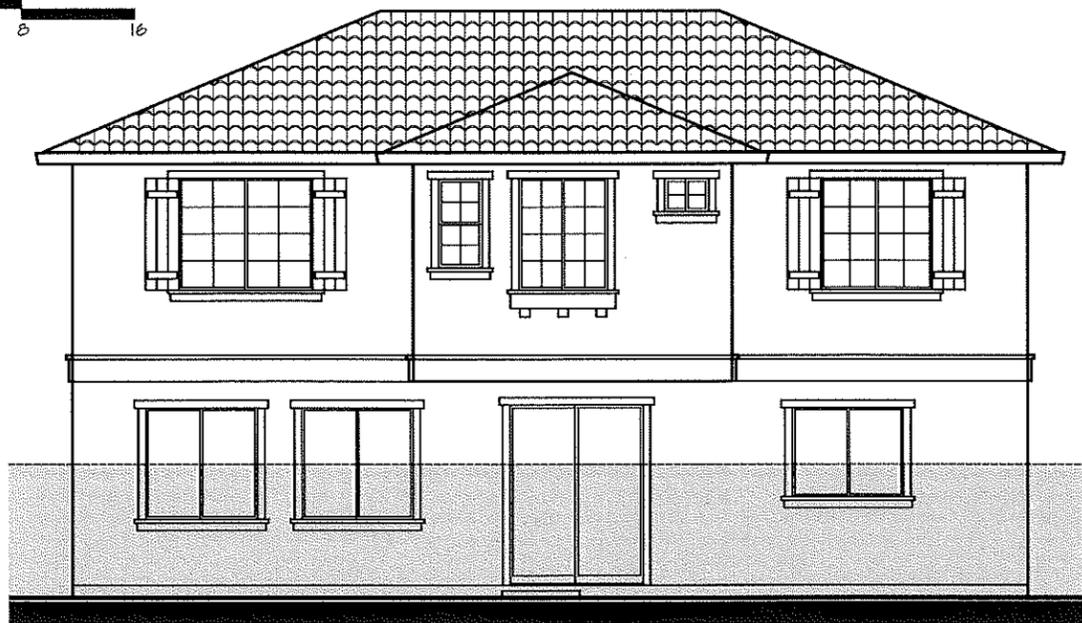
A.D. Seeno Construction
Date 08/08/16



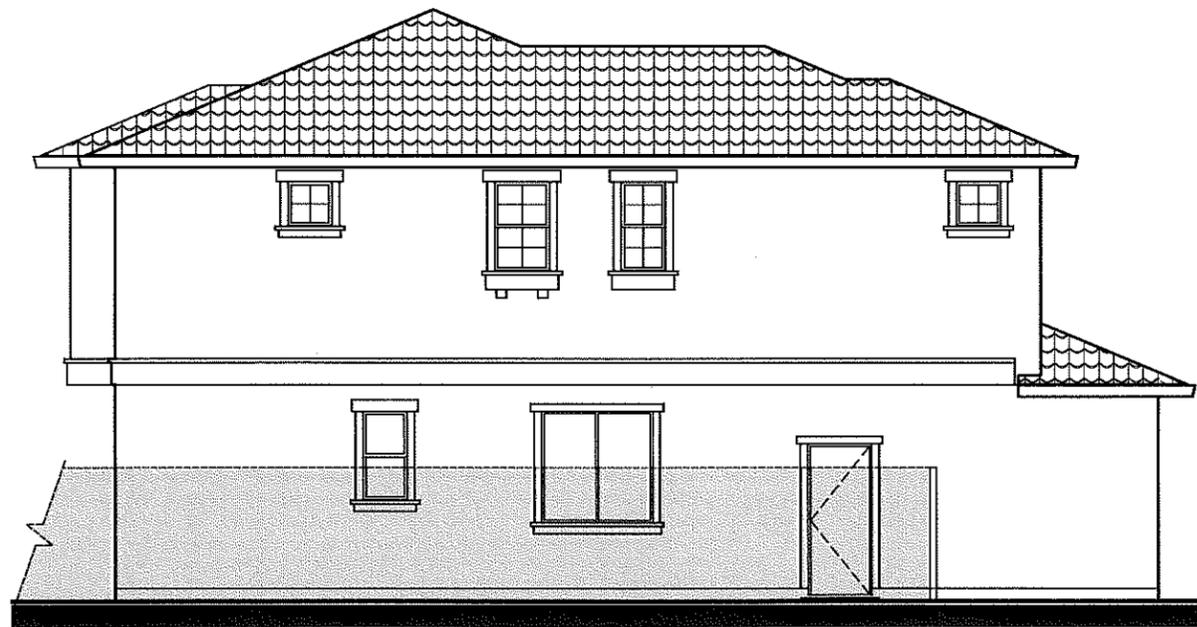
Roof Plan 'A'



Right

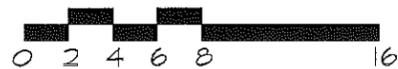


Rear



Left

**Plan 4
Elevations - 'A'**

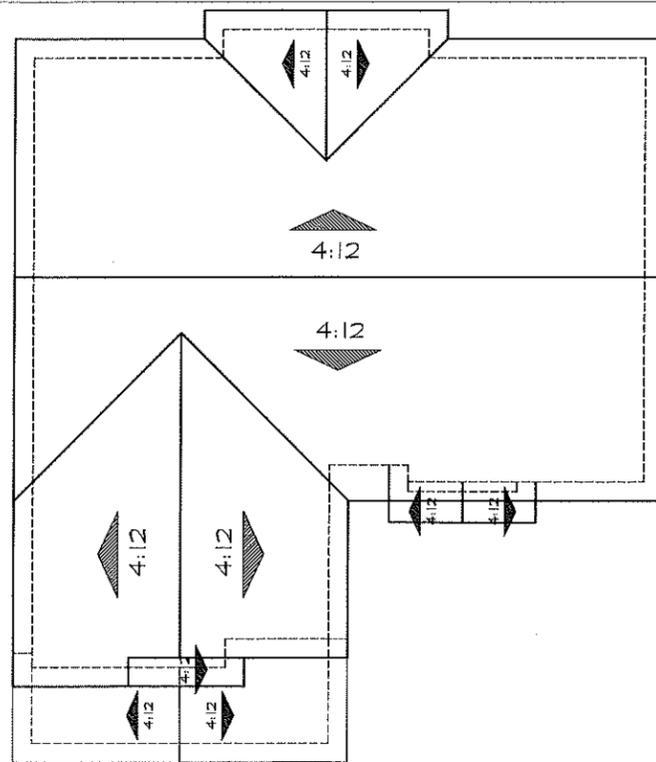


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



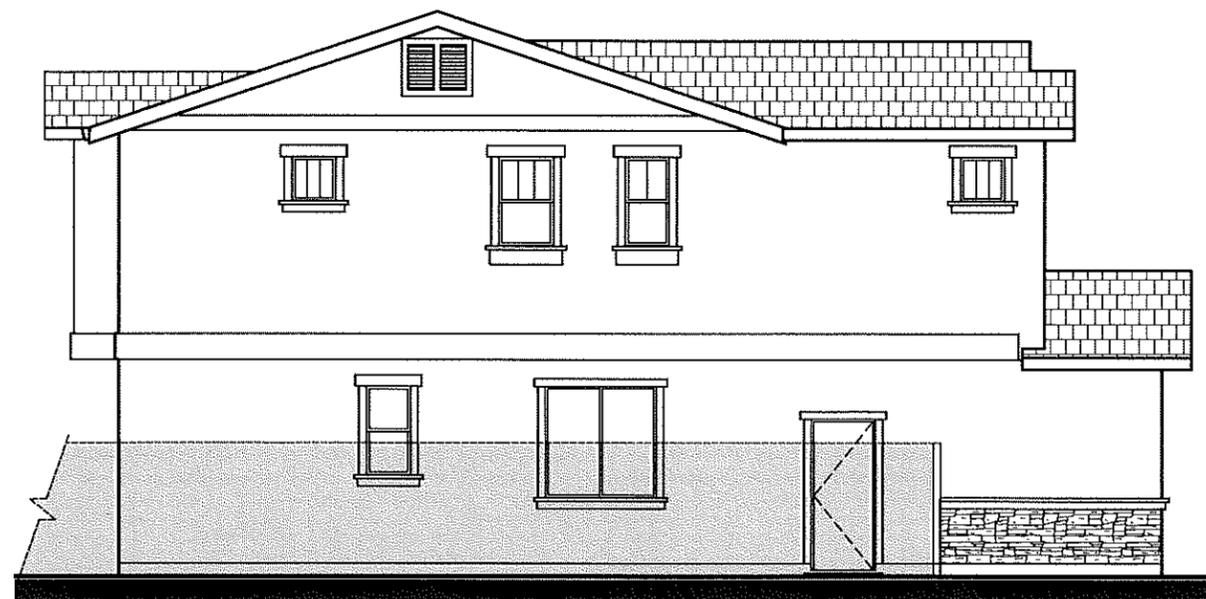
Roof Plan 'B'



Right

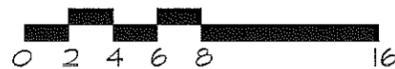


Rear



Left

**Plan 4
Elevations - 'B'**

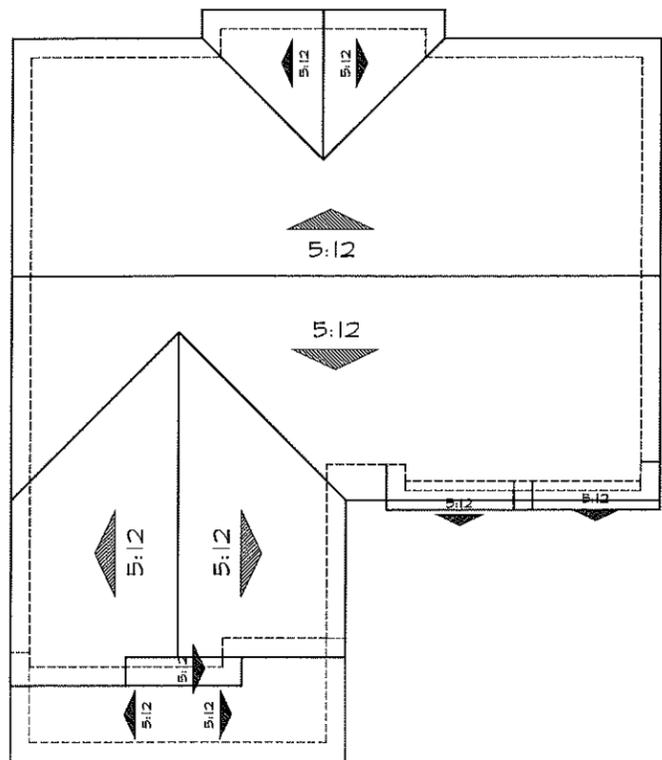


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



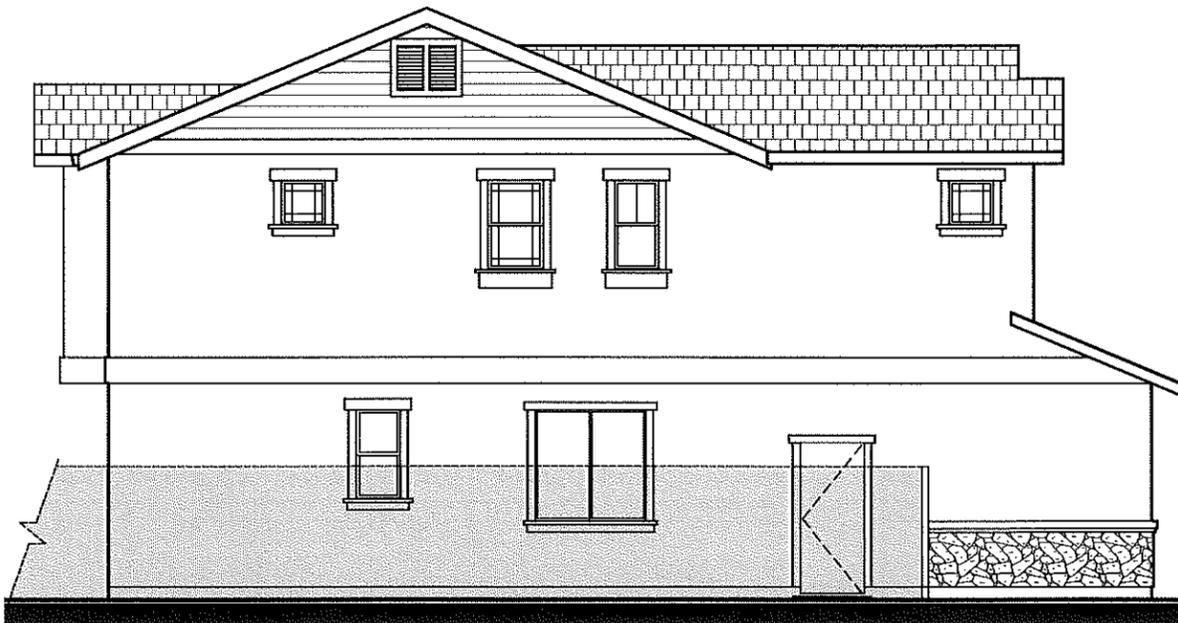
Roof Plan 'C'



Right



Rear



Left

Plan 4
Elevations - 'C'



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



Elevation A - "Monterey"

MATERIAL LEGEND

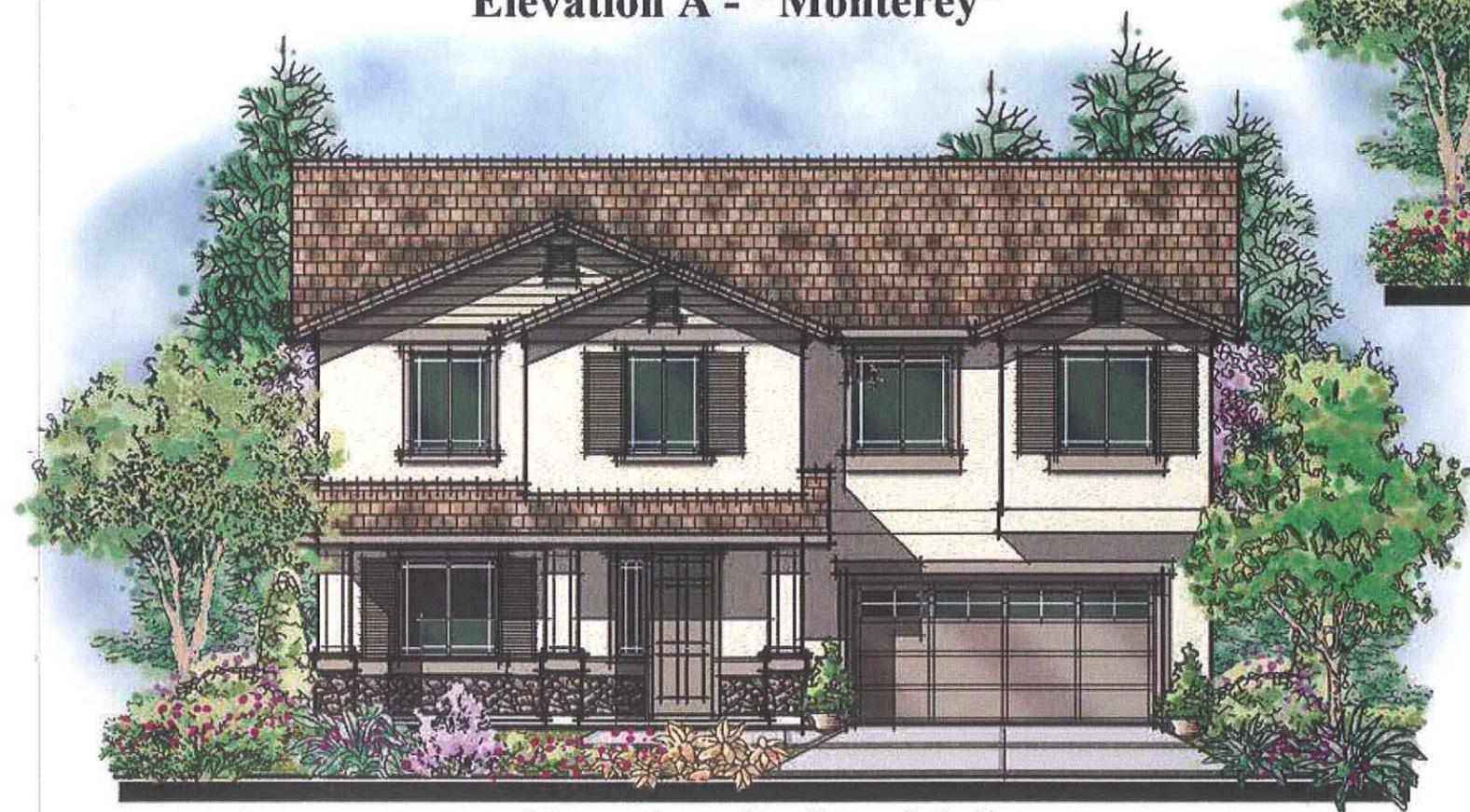
A CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBEL
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

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"



Elevation C - "Prairie"

**Plan 5
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC
A.D. Seno Construction
Date 08/08/16

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 A - "Monterey"



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 5
 Front Elevations**

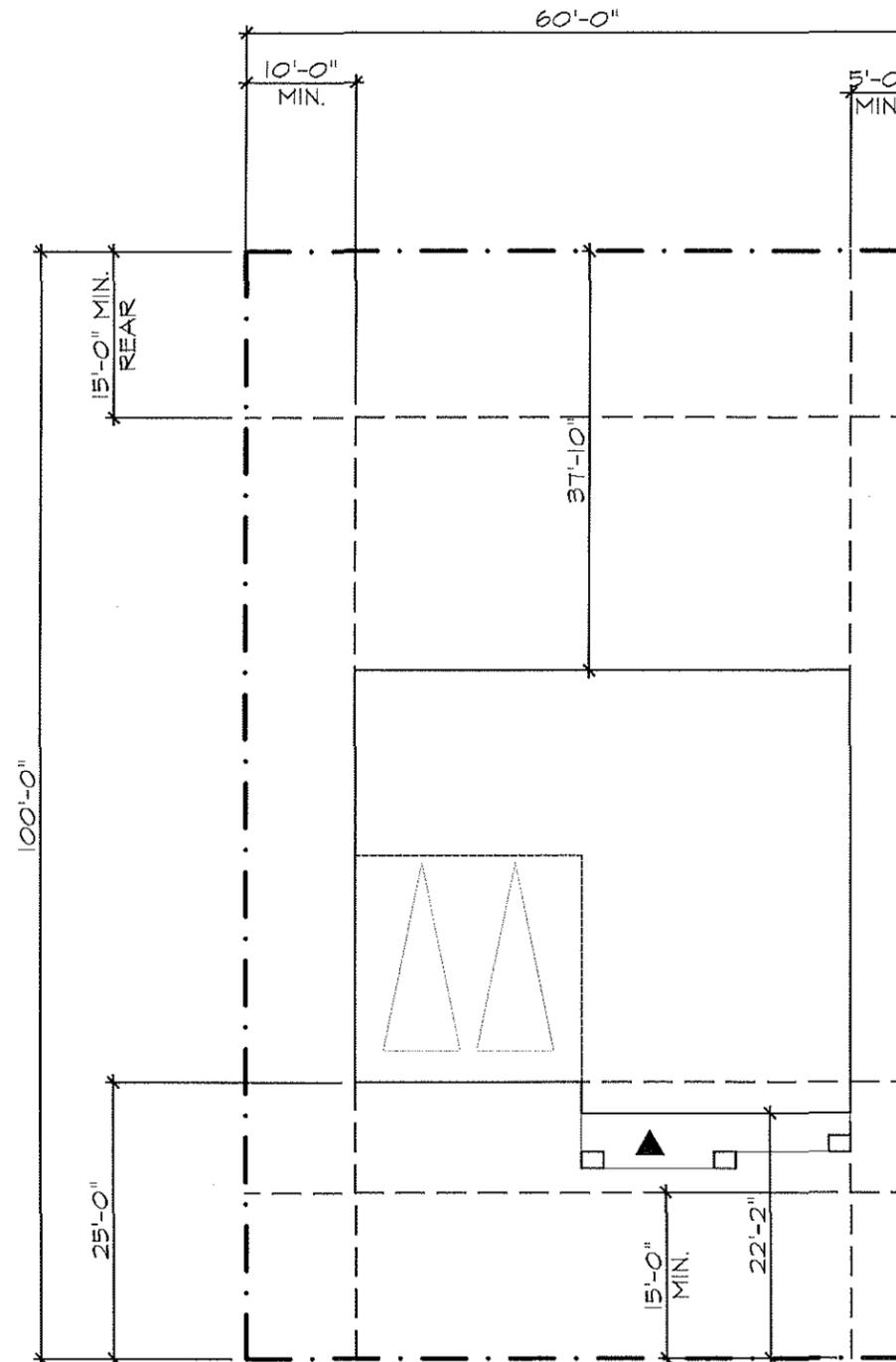


**DUARTE RANCH
 UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
 DESIGN
 GROUP, LLC**
 A.D. Seeno Construction
 Date 08/08/16



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"

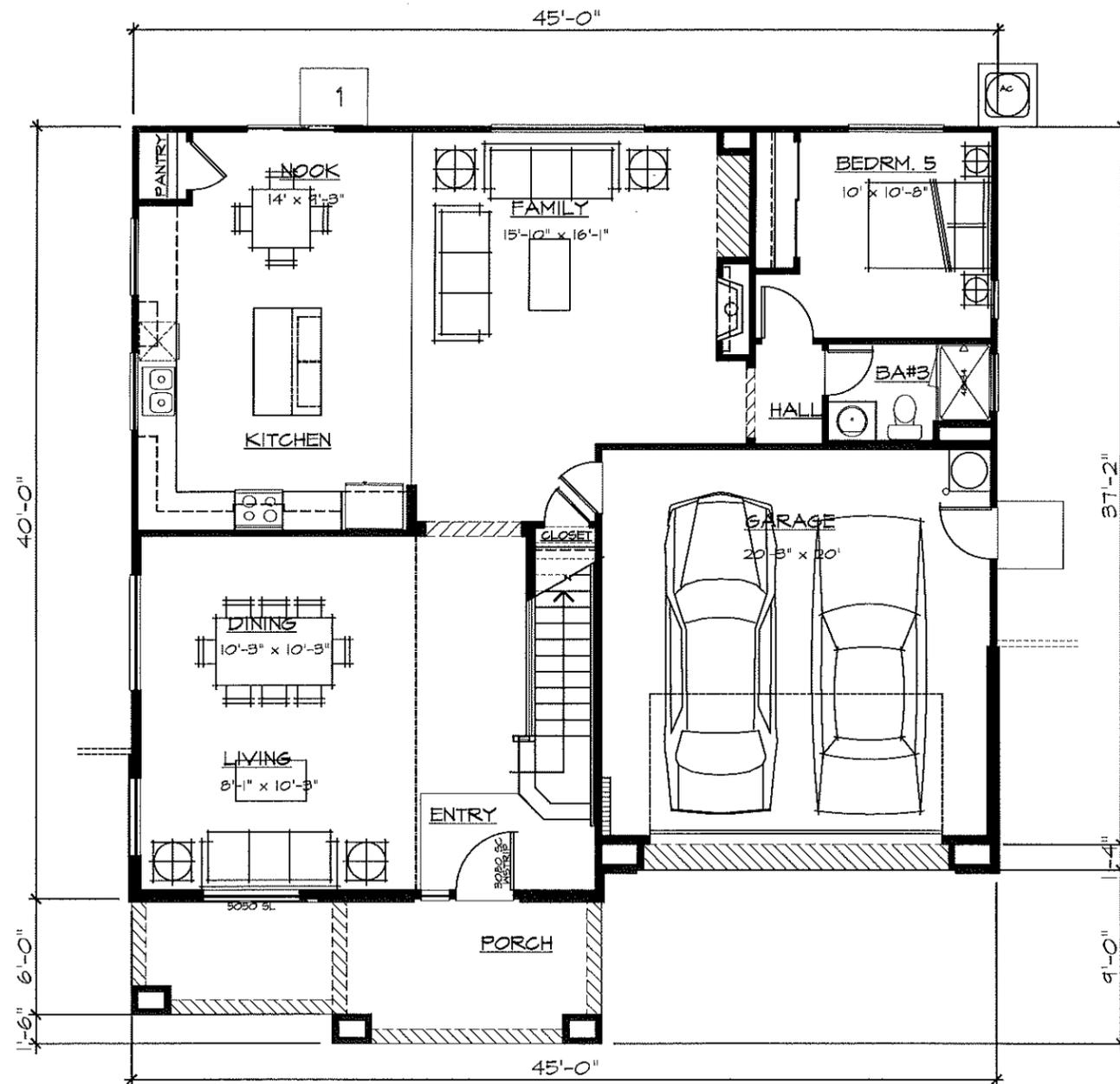
LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1741 SQ. FT.	29%

DUARTE RANCH
UNITS 1 & 2

OAKLEY, CA



A.D. Seeno Construction
 Date 08/08/16



SQUARE FOOTAGE	
FIRST FLOOR	1320 SF
SECOND FLOOR	1632 SF
TOTAL LIVING AREA	2952 SF
GARAGE	421 SF

Plan 5 First Floor Plan

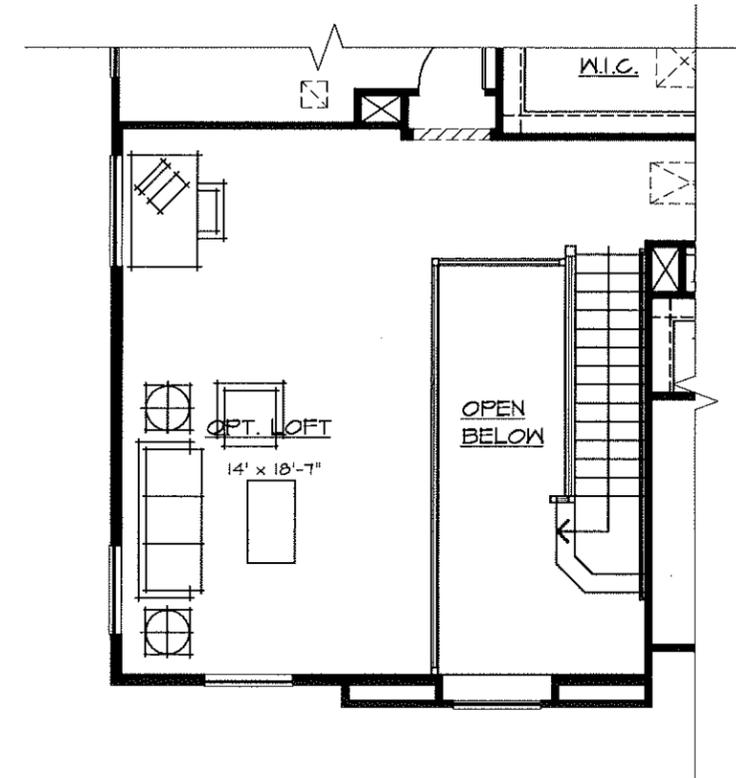
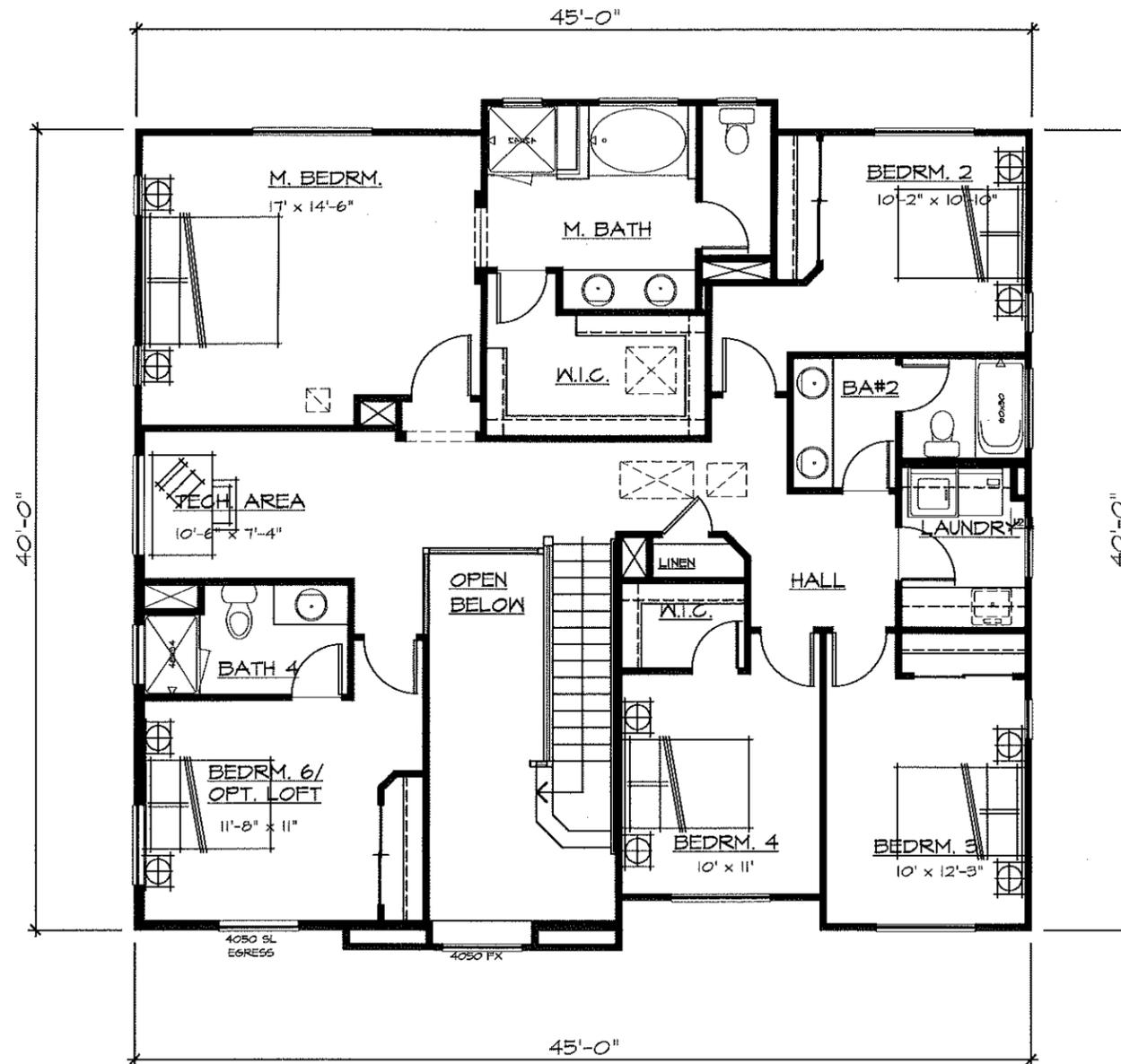


DUARTE RANCH UNITS 1 & 2

OAKLEY, CA



**DISCOVERY
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GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



Opt. Loft

**Plan 5
Second Floor Plan**

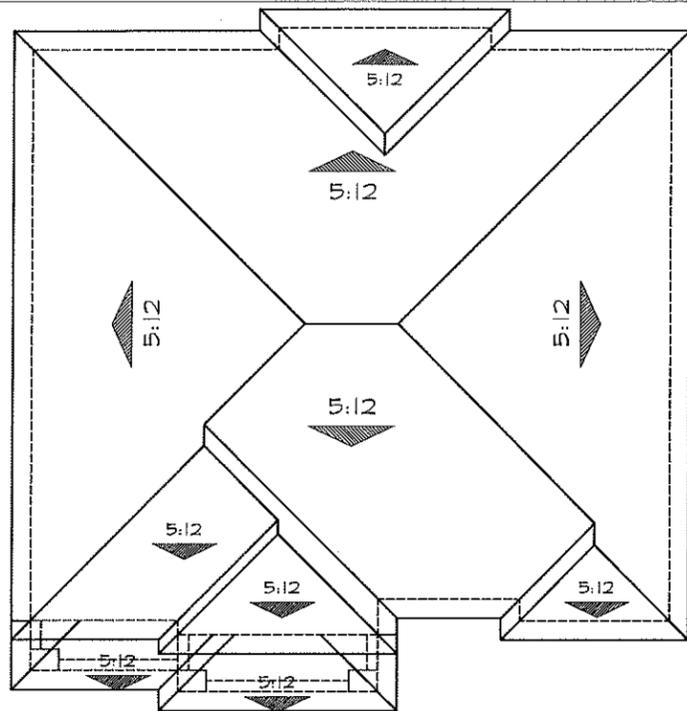


**DUARTE RANCH
UNITS 1 & 2**

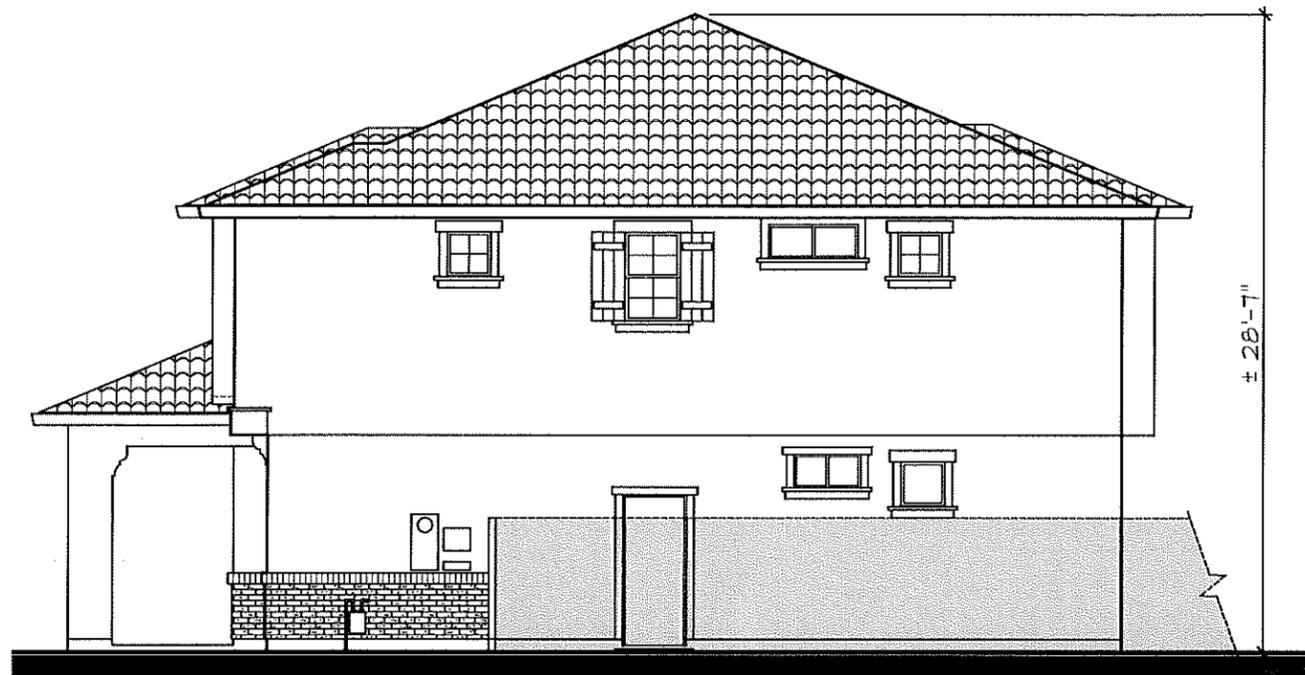
OAKLEY, CA



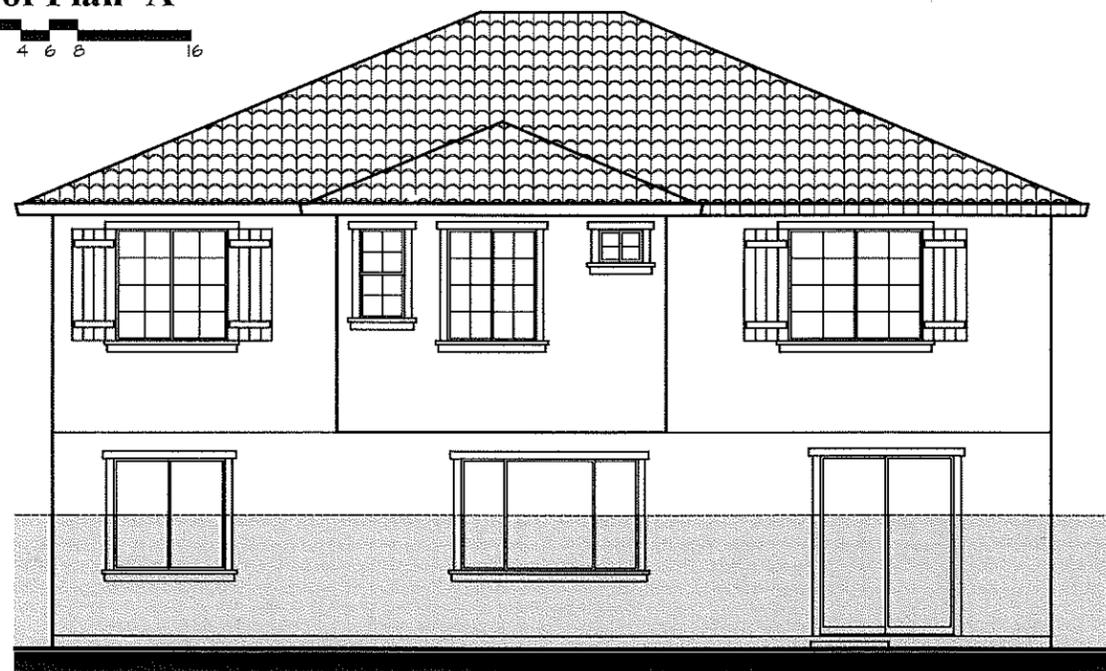
A.D. Seno Construction
Date 08/08/16



Roof Plan 'A'



Right

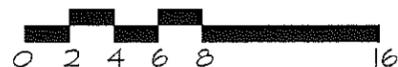


Rear



Left

**Plan 5
Elevations - 'A'**

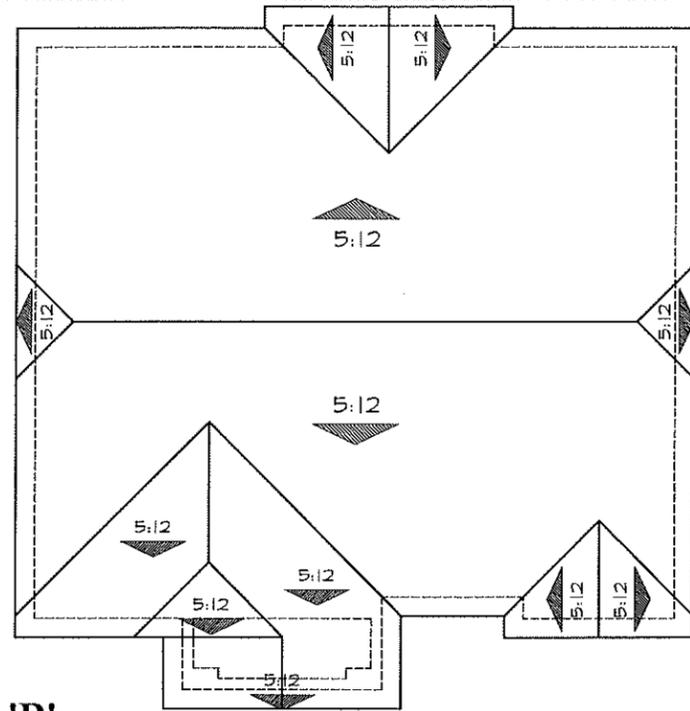


**DUARTE RANCH
UNITS 1 & 2**

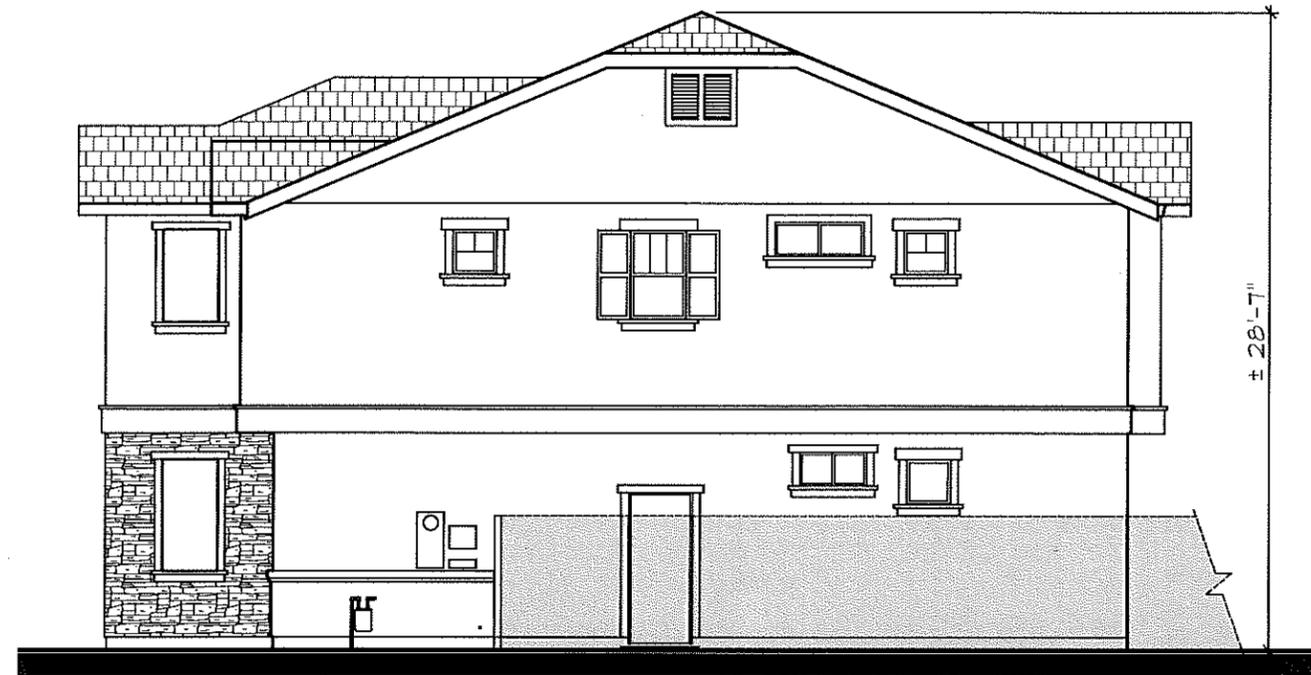
OAKLEY, CA



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DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



Roof Plan 'B'



Right



Rear



Left

**Plan 5
Elevations - 'B'**

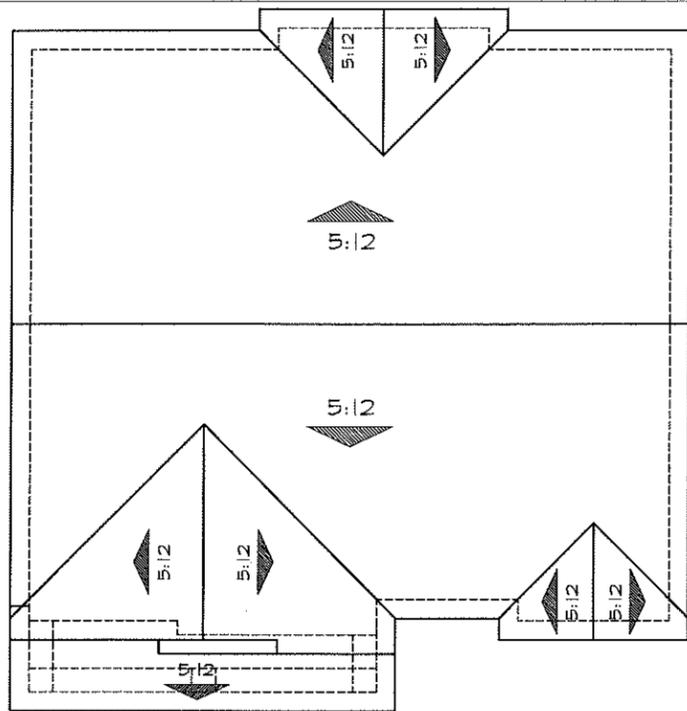


**DUARTE RANCH
UNITS 1 & 2**

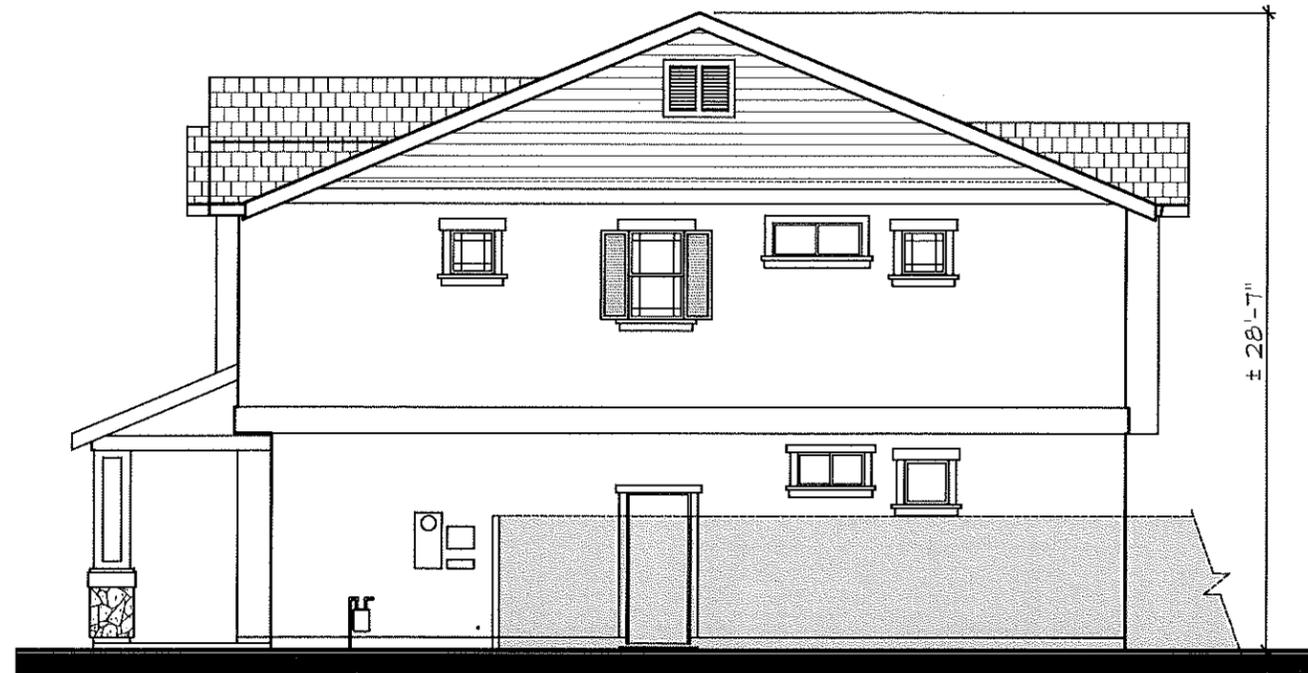
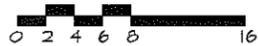
OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



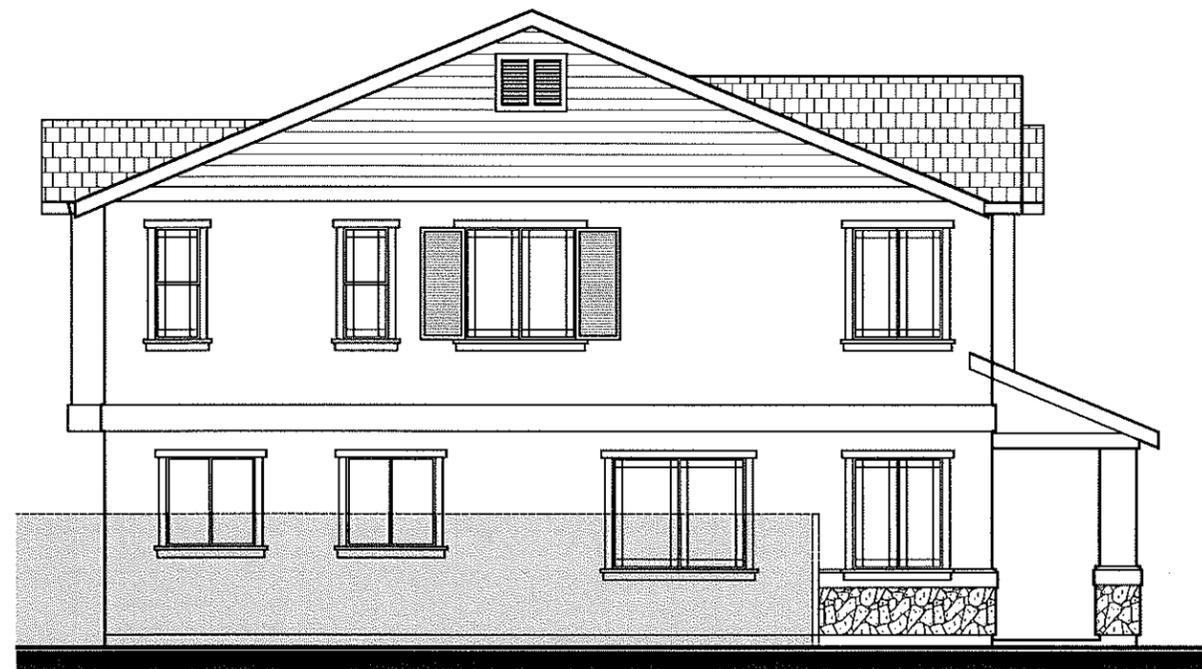
Roof Plan 'C'



Right

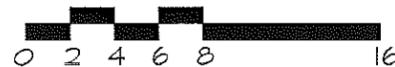


Rear



Left

Plan 5
Elevations - 'C'



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



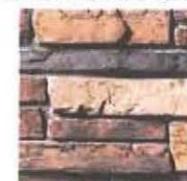
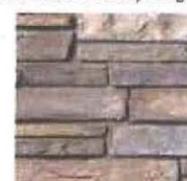
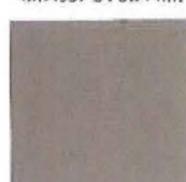
A.D. Seeno Construction
Date 08/08/16

SUBDIVISION: DUARTE RANCH UNITS 1 & 2

OAKLEY, CA

COLOR BOARD

A.D. SEENO CONSTRUCTION

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1	1VICS3233 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	1VICS6464 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	1VICS7330 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	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KM232 Toscana 	KM412 Cargo 	KM4582 Beaver Pelt 	KMA68-5 Leather Satchel 	Red Rock Country Ledgestone 	High Desert 
SCHEME 5	1VICS7330 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	1VICS3233 Brown Blend 	1FBCF1132 Charcoal Brown Blend 	KM4942-2 Tin Man 	KM4937-3 Paw Print 	KM4939-5 Arrowhead 	KM417 Oxford Brown 	Umbur Creek Country Ledgestone 	Tobacco Road 

ROOFING: Boral Concrete Tile or Equivalent

STONE: Boral Cultured Stone/Cultured Brick or Equivalent

PAINT: Kelly Moore or Equivalent

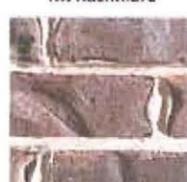
REVISED: 10/17/2016

SUBDIVISION: DUARTE RANCH UNITS 1 & 2

OAKLEY, CA

COLOR BOARD

A.D. SEENO CONSTRUCTION

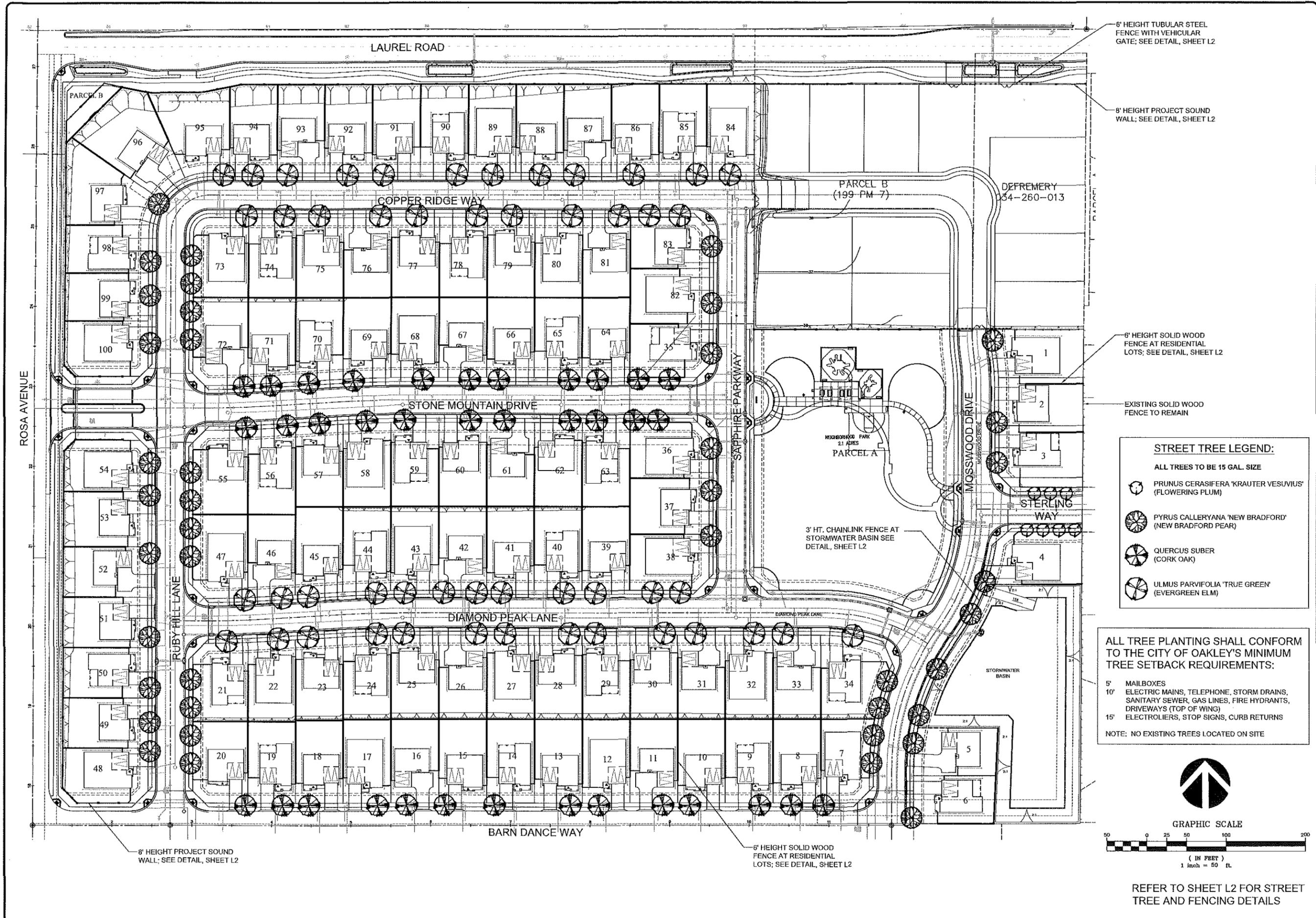
SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7	1VICS3163 Camino Blend 	1FACS1132 Charcoal Brown Blend 	HL4201 Adobe White 	KM5705-3 Pioneer Village 	KM5800-5 Sausalito Ridge 	KMA82-5 Lamp Post 	Burnt Ochre Del Mare LedgeStone 	Coastal Bluff 
SCHEME 8	1VICS0024 Desert Sage 	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	1VICS3233 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	1VICS3233 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	1VICS7330 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	1VICS0024 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

STONE: Boral Cultured Stone/Cultured Brick or Equivalent

PAINT: Kelly Moore or Equivalent

REVISED: 10/17/2016



REVISIONS	

Thomas Baak & Associates, L.L.P.
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2585

**DUARTE RANCH
 SUBDIVISION 9027**
 OAKLEY, CALIFORNIA

**STREET TREE AND
 FENCING PLAN**

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO:
DATE: 08-31-16	
SCALE: NOTED	

SHEET
L1.1
 OF SHEETS

6' HEIGHT TUBULAR STEEL FENCE WITH VEHICULAR GATE; SEE DETAIL, SHEET L2

8' HEIGHT PROJECT SOUND WALL; SEE DETAIL, SHEET L2

6' HEIGHT SOLID WOOD FENCE AT RESIDENTIAL LOTS; SEE DETAIL, SHEET L2

EXISTING SOLID WOOD FENCE TO REMAIN

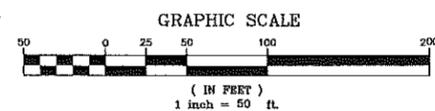
STREET TREE LEGEND:

ALL TREES TO BE 15 GAL. SIZE

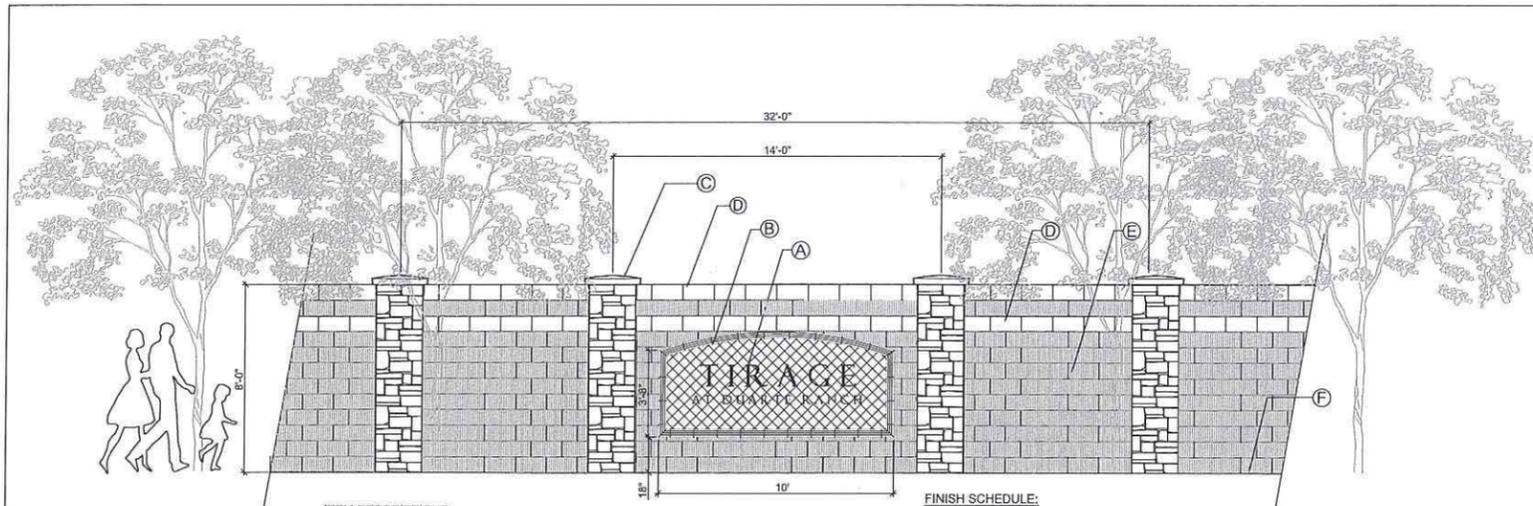
- PRUNUS CERASIFERA 'KRAUTER VESUVIUS' (FLOWERING PLUM)
- PYRUS CALLERYANA 'NEW BRADFORD' (NEW BRADFORD PEAR)
- QUERCUS SUBER (CORK OAK)
- ULMUS PARVIFOLIA 'TRUE GREEN' (EVERGREEN ELM)

ALL TREE PLANTING SHALL CONFORM TO THE CITY OF OAKLEY'S MINIMUM TREE SETBACK REQUIREMENTS:

- 5' MAILBOXES
 - 10' ELECTRIC MAINS, TELEPHONE, STORM DRAINS, SANITARY SEWER, GAS LINES, FIRE HYDRANTS, DRIVEWAYS (TOP OF WING)
 - 15' ELECTROLIERS, STOP SIGNS, CURB RETURNS
- NOTE: NO EXISTING TREES LOCATED ON SITE



REFER TO SHEET L2 FOR STREET TREE AND FENCING DETAILS

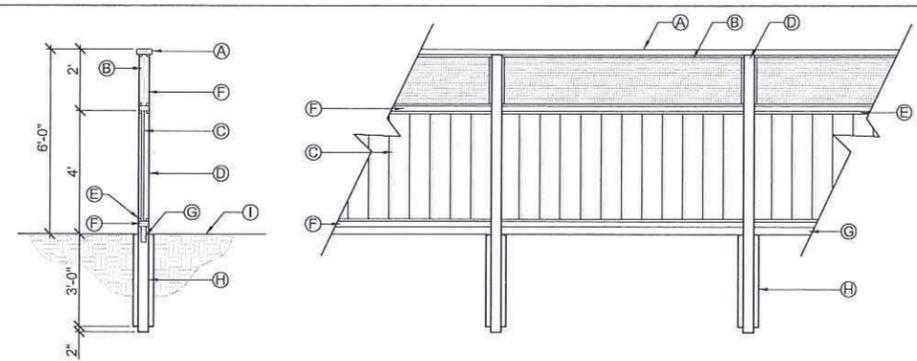


ITEM DESCRIPTIONS:
 A - GOLD LETTERS APPLIED TO TILE SURFACE; FONT TO BE DETERMINED.
 B - 6x6 CERAMIC TILE FIELD (BLACK COLOR) WITH 4" WIDE PRECAST CONCRETE TRIM;
 PRECAST CONCRETE COLOR TO BE DETERMINED.
 C - PILASTERS WITH STONE VENEER AND PRECAST STONE CAP; SEE FINISH SCHEDULE.
 D - 8x8x16 CMU MASONRY BLOCK WITH SMOOTH FINISH; SEE FINISH SCHEDULE.
 E - 8x8x16 CMU MASONRY BLOCK WITH COMBED FINISH; SEE FINISH SCHEDULE.
 F - FINISH GRADE

FINISH SCHEDULE:
 PILASTER CAP: 24" SQ. CHISELED STONE PIER CAP
 BUCKSKIN COLOR
 STONE VENEER: LEDGESTONE FACE VENEER
 CHARDONNAY COLOR #CVS-2054
 PLAIN CMU: TAN COLOR PER CITY OF OAKLEY
 COMBED CMU: TAN COLOR PER CITY OF OAKLEY
 ALL PRECAST ELEMENTS AVAILABLE FROM:
 CULTURED STONE (800) 255-1727

PROJECT MONUMENT SIGN WALL DETAIL

NO SCALE



ITEM DESCRIPTIONS:

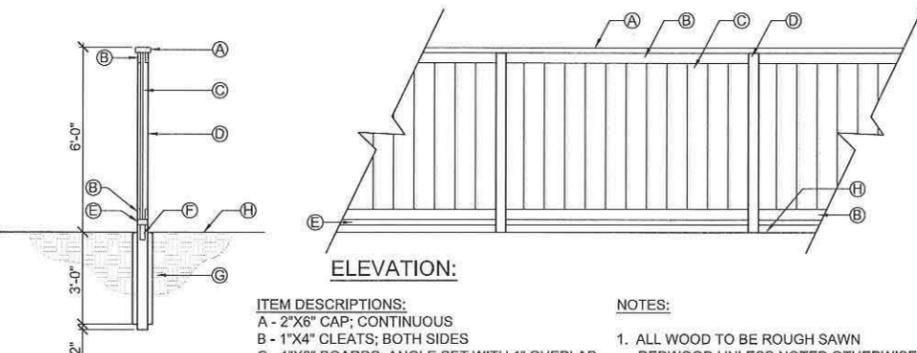
A - 2"x6" CAP; CONTINUOUS
 B - JUMBO GRID LATTICE PANEL WITH 1"x1" FRAME
 C - 1"x8" BOARDS; ANGLE SET WITH 1" OVERLAP
 D - 4"x4" PTDF POST AT 8' O.C. MAX.
 E - 1"x1" TACK STRIPS; BOTH SIDES
 F - 2"x4" RAIL
 G - 2"x6" PTDF KICKER
 H - 8"ØX36" DEEP CONCRETE FOOTING
 I - FINISH GRADE

NOTES:

ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
 HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

WOOD LATTICE FENCE DETAIL

NO SCALE



ELEVATION:

ITEM DESCRIPTIONS:

A - 2"x6" CAP; CONTINUOUS
 B - 1"x4" CLEATS; BOTH SIDES
 C - 1"x8" BOARDS; ANGLE SET WITH 1" OVERLAP
 D - 4"x4" TUBULAR STEEL POST AT 8' O.C. MAX.
 E - 2"x4" BOTTOM STRINGER
 F - 2"x6" PTDF KICKER
 G - 8"ØX36" DEEP CONCRETE FOOTING
 H - FINISH GRADE

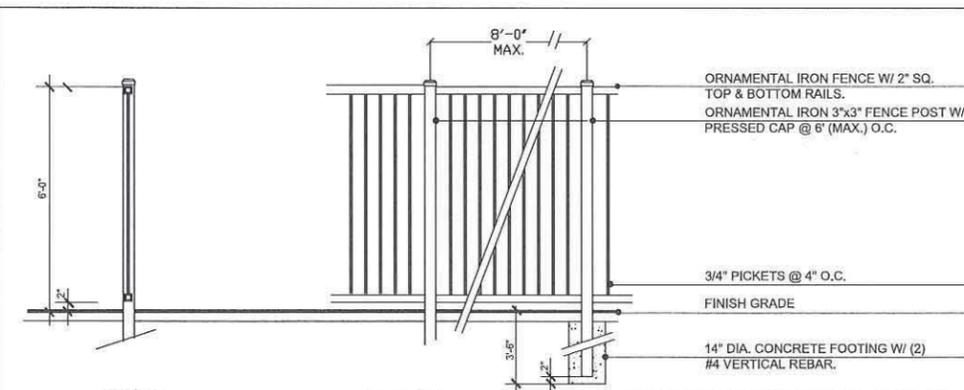
NOTES:

1. ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
 2. HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

SECTION:

6 FT. HEIGHT SOLID WOOD FENCE DETAIL

NO SCALE



SECTION:

ELEVATION:

ORNAMENTAL IRON FENCE W/ 2" SQ. TOP & BOTTOM RAILS.
 ORNAMENTAL IRON 3"x3" FENCE POST W/ PRESSED CAP @ 6' (MAX.) O.C.

3/4" PICKETS @ 4" O.C.

FINISH GRADE

14" DIA. CONCRETE FOOTING W/ (2) #4 VERTICAL REBAR.

NOTE: ALL EXPOSED FENCE SURFACES SHALL BE PAINTED WITH ONE COAT PRIMER AND (2) COATS PAINT SATIN BLACK FINISH

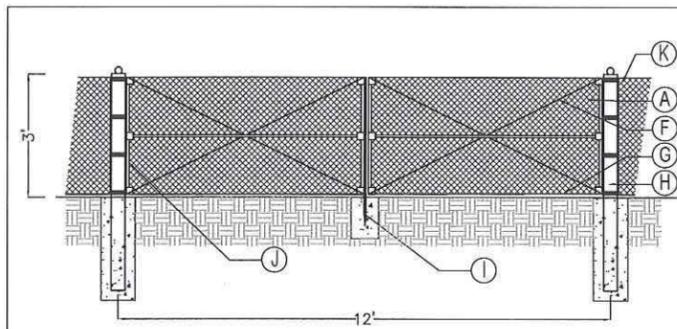
ALL METAL COMPONENTS TO BE 14 GA.

6 FT. HEIGHT TUBULAR STEEL FENCE DETAIL

NO SCALE



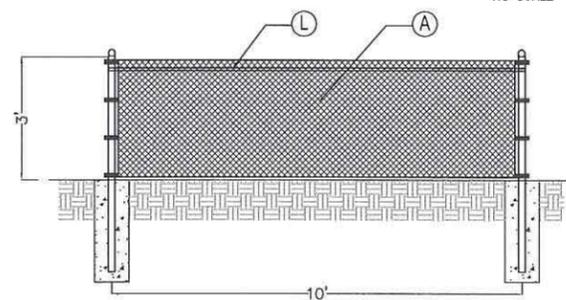
8' HEIGHT PROJECT SOUND WALL
 TO MATCH EXISTING SOUND WALL ON ADJACENT PROPERTY



DESCRIPTION:
 A - #11 CAGE WIRE FABRIC WITH 2" MESH AND CLASS 1 COATING
 B - STEEL CLAMPS AT 14" ± TYP.
 C - 2.375 O.D. POST
 D - FINISH GRADE
 E - 8" DIAMETER X 24" DEEP CONCRETE FOOTING AT POSTS
 F - 3/8" ROD WITH TURN-BUCKLE (TIE BARS) TO RODS WITH HOG RINGS AT 18" O.C. (TYP.)
 G - NO.7 GAUGE GALV. TENSION WIRE WITH CLASS I COATING
 H - 4" DIAMETER GATE POST
 I - INDUSTRIAL GRADE GATE LATCH W/ LATCH FORK AND LOCK KEEPER GUIDE
 J - 1.9" O.D. GATE FRAMES
 K - STEEL STRETCHER BAR
 L - 1.68" O.D. BRACE

CHAIN LINK GATE DETAIL

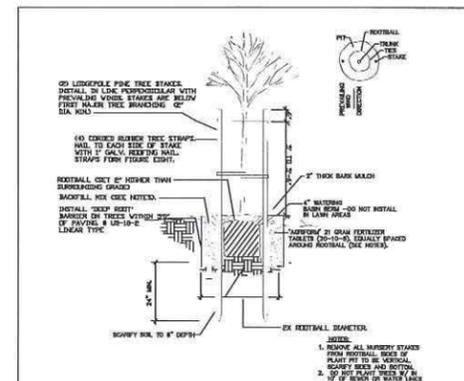
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SECTION:

NOTES:

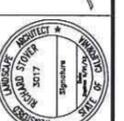
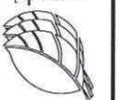
- CENTERLINE OF CHAINLINK FENCE SHALL BE 6" INSIDE RIGHT OF WAY UNLESS OTHERWISE INDICATED
- ALL HARDWARE SHALL BE INDUSTRIAL HARDWARE GRADE
- BRACING IS THE SAME ON BOTH SIDES OF CORNER POSTS
- INSTALL INDUSTRIAL GRADE GATE STOPS AS DIRECTED BY THE ENGINEER
- TIE WIRE AND HOG RINGS SHALL BE NO. 9 GAUGE GALVANIZED STEEL, CLASS A
- ALL CHAINLINK FABRIC TO BE VINYL CLAD BLACK COLOR
- ALL HARDWARE TO RECEIVE (2) COATS RUSTOLIUM PAINT SATIN BLACK FINISH



TREE PLANTING DETAIL WITH ROOT BARRIER

REVISIONS	

Thomas Baak & Associates, L.L.P.
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583



DUARTE RANCH
SUBDIVISION 9027
 OAKLEY, CALIFORNIA

STREET TREE AND
FENCING DETAILS

DESIGNED: RS	DRAWN: RC
CHECKED: []	JOB NO: []
DATE: 08-31-16	
SCALE: NOTED	

SHEET
L1.2
 OF SHEETS

REVISIONS	

Thomas Baak & Associates, LLP
 Landscape Architects
 6520 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2483

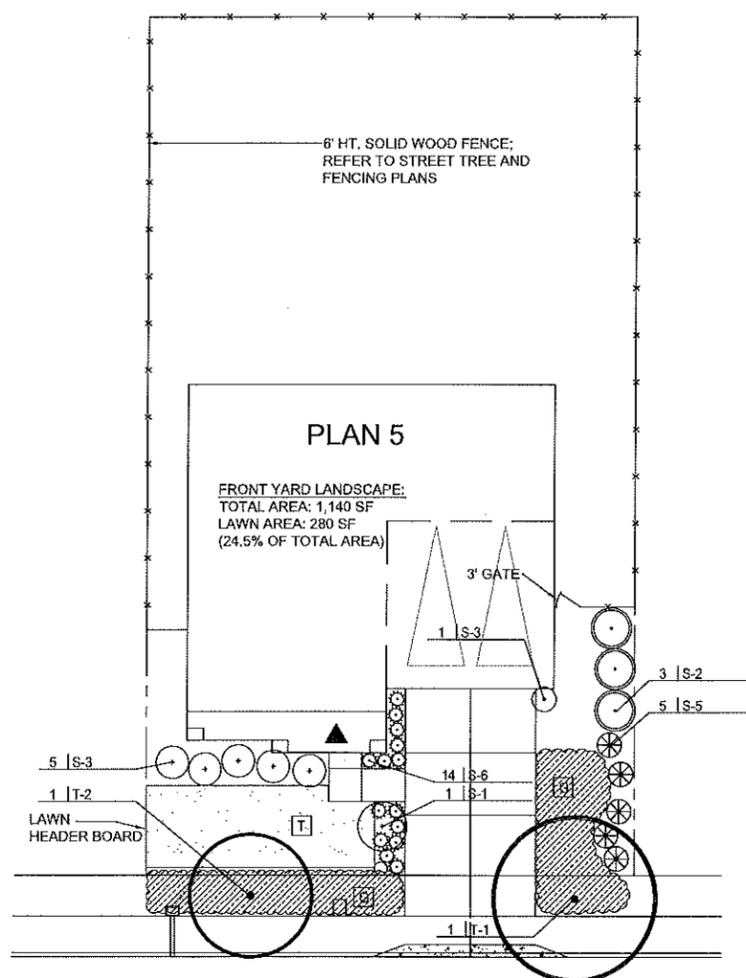


**DUARTE RANCH
 SUBDIVISION 9027**
 OAKLEY, CALIFORNIA

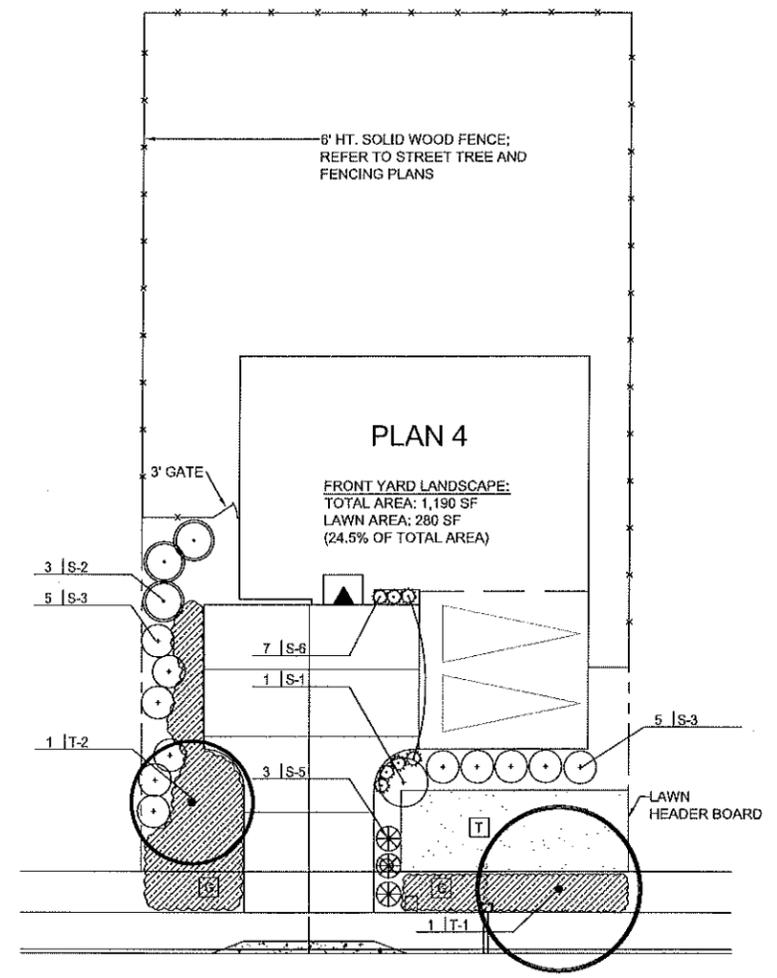
**FRONT YARD
 PLANTING
 PLAN**

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO:
DATE 08-31-16	
SCALE NOTED	

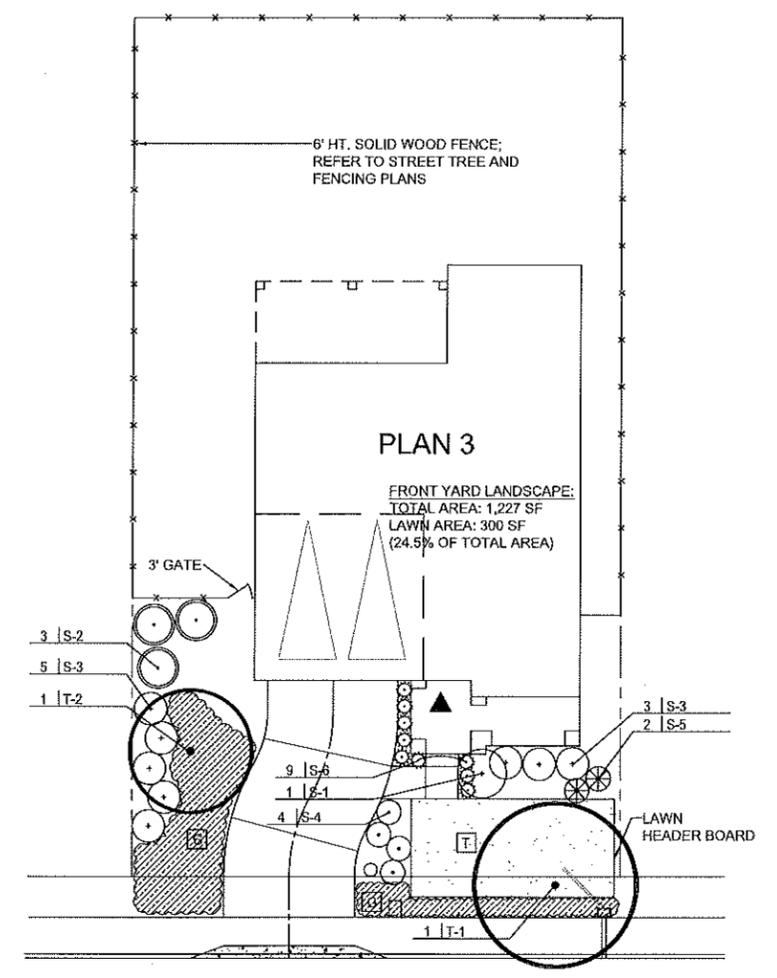
SHEET
T1
 OF SHEETS



STREET



STREET



STREET

**SUGGESTED PLANT MATERIALS LIST:
 FRONT YARD LANDSCAPE**

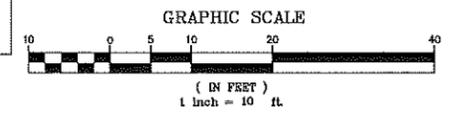
- TREES:** TO BE 15 GAL. SIZE
 T-1 STREET TREE; REFER TO STREET TREE AND FENCING PLAN
 T-2 ARBUTUS 'MARINA' (ARBUTUS)
 PRUNUS CER. 'KRAUTER VESUVIUS' (FLOWERING PLUM)
- SHRUBS:**
 S-1 STANDARD SHRUB; TO BE 5 GAL. SIZE
 LAVATERA ASSURGENTIFLORA (TREE MALLOW)
 RHAPHIOLEPIS 'MAJESTIC BEAUTY' (INDIA HAWTHORN)
 S-2 LARGE SHRUBS; TO BE 5 GAL. SIZE
 COTONEASTER LACTEUS (COTONEASTER)
 ELAEAGNUS P. 'MACULATA' (GOLDEN SILVERBERRY)
 FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
 S-3 HEDGING SHRUBS; TO BE 5 GAL. SIZE
 LIGUSTRUM TEXANUM (WAX LEAF PRIVET)
 NERIUM O. 'PETITTE PINK' (DWARF OLEANDER)
 RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)
- S-4 MEDIUM SHRUBS:** TO BE 5 GAL. SIZE
 ABELIA 'EDWARD GOUCHER' (ABELIA)
 COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
 NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)
- S-5 SMALL SHRUBS:** TO BE 5 GAL. SIZE
 BUXUS M. 'GREEN BEAUTY' (BOXWOOD)
 ESCALLONIA 'COMPAKTA' (DWARF ESCALLONIA)
 PUNICA GRANATUM 'NANA' (COMPACT POMEGRANTE)
- S-6 SMALL ACCENT SHRUBS:** TO BE 1 GAL. SIZE
 ASPARAGUS D. 'SPRENGER' (ASPARAGUS FERN)
 DIETES IRIDOIDES (FORTNIGHT LILY)
 PHORMIUM T. 'BRONZE BABY' (DWARF FLAX)
- G GROUNDCOVER:** TO BE 1 GAL. SIZE
 COPROSMA 'VERDE VISTA' (COPROSMA) @ 30" O.C.
- T TURF FROM DWARF TALL PESCUE SOD ROLLS**

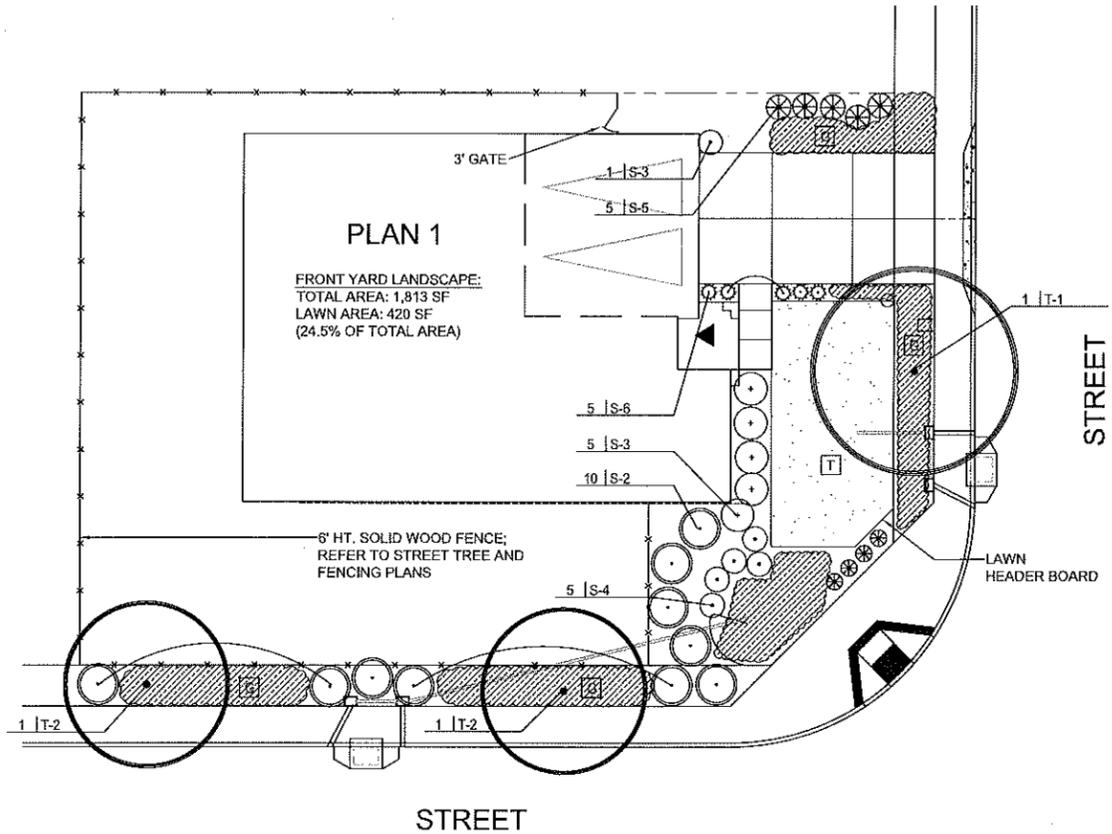
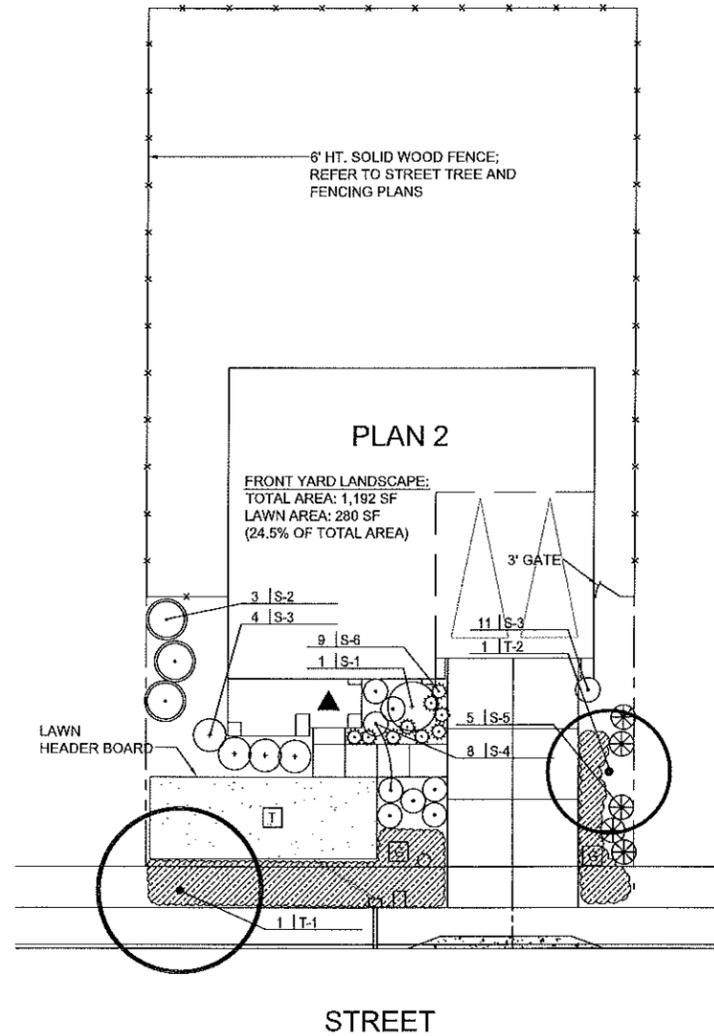
NOTES FOR PLANT MATERIAL SELECTION:

1. ROTATE PLANT MATERIALS LOT TO LOT SO THAT THE PLANT PALETTE FOR ADJOINING LOTS IS DIFFERENT ESPECIALLY AT THE FRONT ENTRIES.
2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.

ADDITIONAL NOTES:

1. ALL PLANTING AREAS (EXCEPT LAWNS) SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDDED).
2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.





**SUGGESTED PLANT MATERIALS LIST:
FRONT YARD LANDSCAPE**

TREES: TO BE 15 GAL. SIZE

- T-1 STREET TREE; REFER TO STREET TREE AND FENCING PLAN
- T-2 ARBUTUS 'MARINA' (ARBUTUS)
- PRUNUS CER. 'KRAUTER VESUVIUS' (FLOWERING PLUM)

SHRUBS:

- S-1 STANDARD SHRUB: TO BE 5 GAL. SIZE
LAVATERA ASSURGENTIFLORA (TREE MALLOW)
RHAPHIOLEPIS 'MAJESTIC BEAUTY' (INDIA HAWTHORN)
- S-2 LARGE SHRUBS: TO BE 5 GAL. SIZE
COTONEASTER LACTEUS (COTONEASTER)
ELAEAGNUS P. 'MACULATA' (GOLDEN SILVERBERRY)
FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
- S-3 HEDGING SHRUBS: TO BE 5 GAL. SIZE
LIGUSTRUM TEXANUM (WAX LEAF PRIVET)
NERIUM O. 'PETITE PINK' (DWARF OLEANDER)
RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)

MEDIUM SHRUBS: TO BE 5 GAL. SIZE

- ABELIA 'EDWARD GOUCHER' (ABELIA)
- COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
- NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)

SMALL SHRUBS: TO BE 5 GAL. SIZE

- BUXUS M. 'GREEN BEAUTY' (BOXWOOD)
- ESCALLONIA 'COMPAKTA' (DWARF ESCALLONIA)
- PUNICA GRANATUM 'NANA' (COMPACT POMEGRANTE)

SMALL ACCENT SHRUBS: TO BE 1 GAL. SIZE

- ASPARAGUS D. 'SPRENGERI' (ASPARAGUS FERN)
- DIETES IRIDOIDES (FORTNIGHT LILY)
- PHORMIUM T. 'BRONZE BABY' (DWARF FLAX)

GROUNDCOVER: TO BE 1 GAL. SIZE

- COPROSMA 'VERDE VISTA' (COPROSMA) @ 30" O.C.

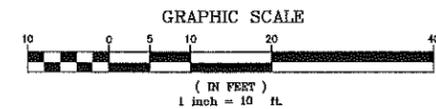
TURF FROM DWARF TALL FESCUE SOD ROLLS

NOTES FOR PLANT MATERIAL SELECTION:

1. ROTATE PLANT MATERIALS LOT TO LOT SO THAT THE PLANT PALETTE FOR ADJOINING LOTS IS DIFFERENT ESPECIALLY AT THE FRONT ENTRIES.
2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.

ADDITIONAL NOTES:

1. ALL PLANTING AREAS (EXCEPT LAWNS) SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDDED).
2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.



NO.	REVISIONS

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Landscape Architects
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Walnut Creek, CA 94596
Ph: 925-937-2583

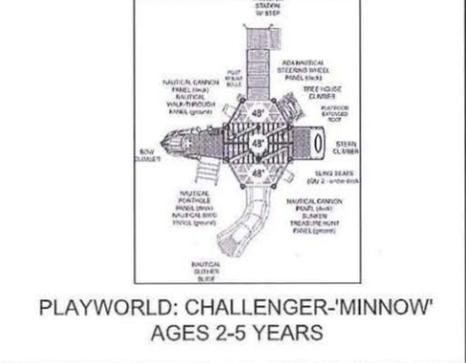
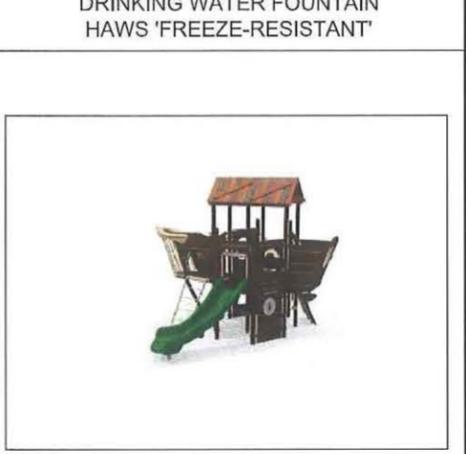
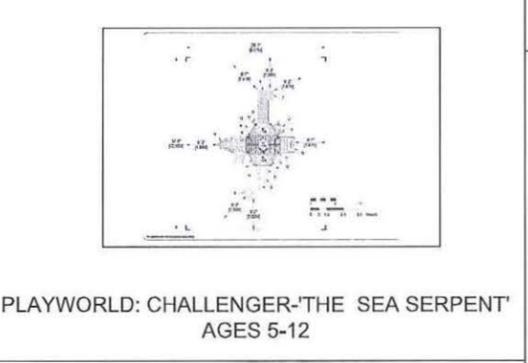
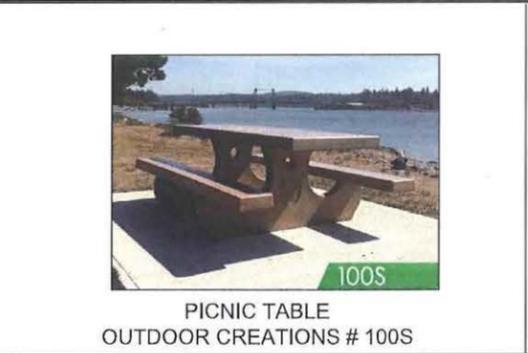
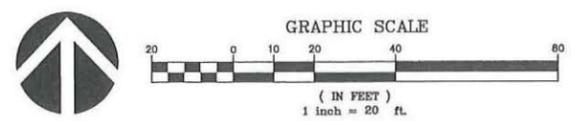
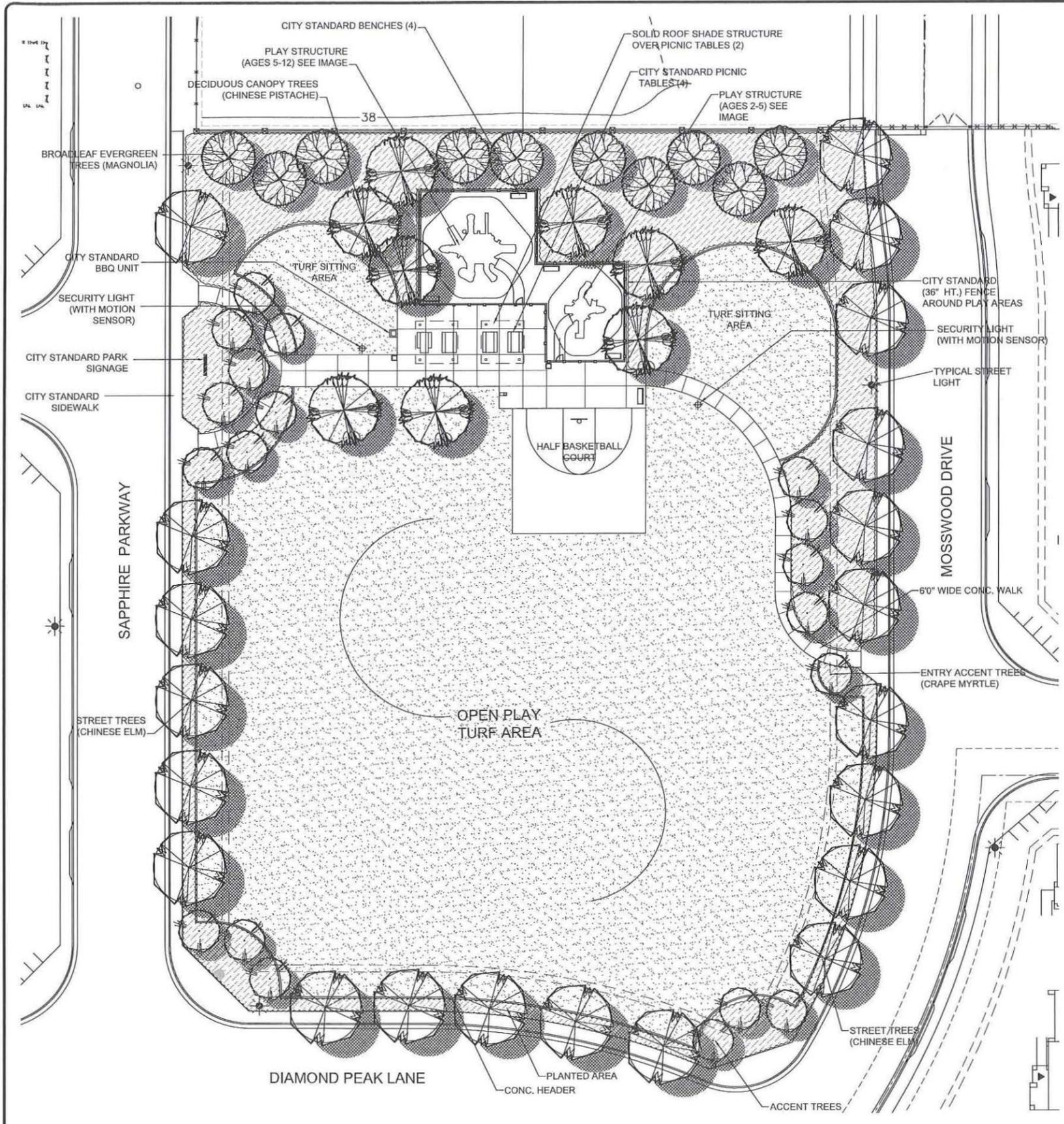


**DUARTE RANCH
SUBDIVISION 9027**
OAKLEY, CALIFORNIA

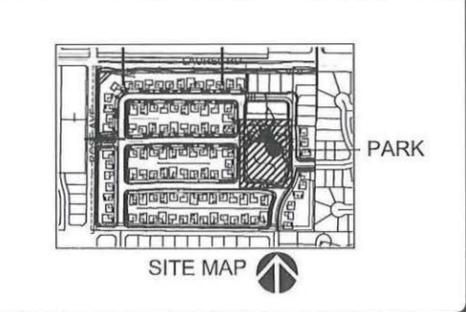
**FRONT YARD
PLANTING
PLAN**

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.:
DATE: 08-31-16	
SCALE: NOTED	

SHEET
T2
OF SHEETS



PARK AREA IS 86,353 SQ. FT. (1.98 ACRES)



REVISIONS	

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583



DUARTE RANCH
 SUBDIVISION 9027
 OAKLEY, CALIFORNIA

PARK
 PRELIMINARY
 LANDSCAPE PLAN

DESIGNED: RS	DRAWN: RC
CHECKED: JCB	JOB NO:
DATE: 05-27-16	
SCALE: NOTED	

SHEET

RESOLUTION NO. XX-16

**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS
AND APPROVING DESIGN REVIEW FOR DUARTE RANCH SUBDIVISION 9027
UNITS 1 AND 2 (DR 16-16)****FINDINGS**

WHEREAS, on April 13, 2016, Leticia Martinez of Discovery Builders, Inc. ("Applicant") filed an application requesting Design Review approval for Units 1 and 2 (100 lots), and other design elements of the Duarte Ranch Subdivision 9027 ("Project"). There are five floor plans, each with three elevations proposed. Units 1 and 2 make up 100 of the 116 approved lots, as well as the entire 2.1 acre neighborhood park site of the approximately 29 acre Subdivision 9027. The site is located at the southeast corner of Laurel Road and Rose Avenue and is zoned P-1 (Planned Unit Development) District: APN 034-260-027.

WHEREAS, the applicant's plans include a master plotting plan, color front elevations of all home combinations, side and rear elevations of all home combinations, all available floor plans and footprints, color board with photos of materials, a street tree and fencing plan and details, front yard planting plans (typical), and a preliminary park landscaping plan. ("Plans"); and

WHEREAS, on May 13, 2016 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. 08-06; and

WHEREAS, the proposal for house designs and other design elements of the subdivision fall within the scope of the original California Environmental Quality Act (CEQA) analysis and approved Negative Declaration, and no further environmental analysis is required; and

WHEREAS, on October 28, 2016, 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 November 8, 2016, 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 9027, the project's P-1 District and Final Development Plan, and the information submitted to the City Council at its November 8, 2016 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 Duarte Ranch Subdivision 9027 Design Review (DR 16-16), the City Council finds that:
1. The proposed design review plans are consistent with the applicable General Plan designations and approved Vesting Tentative Map 9027. The proposed use was anticipated in the General Plan and the overall plan for Vesting Tentative Map 9027 approved on May 8, 2006 (City Council Resolution No. 76-06); and
 2. The proposed design review plans comply with the ordinance containing all applicable P-1 District zoning regulations (Ordinance No. 08-06) and resolution modifying conditions of approval from the original Resolution No. 76-06 (Resolution No. 131-15), which are both incorporated in these conditions of approval; and
 3. As conditioned, the proposed design and materials of the single-family homes and the conceptual landscaping and street tree selections 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 design review approval of Duarte Ranch Subdivision 9027 Design Review (DR 16-16), subject to the following conditions:

1. Applicant shall comply with the requirements of the Oakley Municipal Code and applicable Conditions of Approval from Ordinance 08-06, and City Council Resolution Nos. 76-06, 131-15, and 43-16 (tentative map extension). 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 November 8, 2016.

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 September 19, 2016, and as conditioned herein.
2. This approval shall expire on the same date as the approved of Tentative Map 9027 (as extended by Resolution No. 43-16), which is currently set to expire on May 8, 2017. Any future automatic or discretionary extension of Tentative Map 9027 shall also result in a like extension of this approval. Also, prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the 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 Duarte Ranch Subdivision 9027 Initial Study and Mitigated Negative Declaration (SCH 2006032127 - available at City Hall, 3231 Main Street, Oakley, CA 94561) 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. 08-06), and Tentative Map approval (City Council Resolution 76-06), shall be implemented as applicable.

Residential Siting:

11. Not more than two (2) adjacent homes shall have the same front setbacks to the living area.
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.

Street and Front Yard Trees:

13. At least two (2) additional 24-inch box street trees shall be planted within each of the corner side yards of Lots 48, 54, and 100.
14. All lots shall contain at least one (1) front yard accent tree that is not a "street tree", as defined by Oakley Municipal Code (i.e. within the right of way or approximately six (6) from the back of sidewalk where there is no parkway strip).

Landscaping:

15. Front yard and right-of-way landscaping shall conform to the Oakley Landscape Guidelines and the City's Water Conservation Landscape Ordinance 03-10 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.

16. 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.
17. 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.
18. The applicant shall maintain all private landscaping until occupancy.

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. 76-06 and as modified by City Council Resolution Nos. 131-15 and 43-16 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 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 November 8, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Kevin Romick, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date