

STAFF REPORT

Date: 1/4/2016

To: Bryan Montgomery, City Manager
From: Kenneth Strelo, Senior Planner



SUBJECT: Willow at Emerson Neighborhood 5 Design Review (DR 03-14)

Summary

This is a request by Brookfield Homes ("Applicant") for design review approval of one neighborhood totaling 103 single family homes (entire subdivision has 567 homes). Plans include house floor plans and architectural elevations, including color and material palettes, and neighborhood plot plan map. The project consists of three two-story floor plans ranging from 1,725 – 2,148 sf. of livable area, each with three elevations on approximately 3,170 sf lots. The site is zoned P-1 (Planned Development) District and located within Emerson Ranch Subdivision 9032, on the northwest corner of Sellers Avenue and East Cypress Road: APN 037-192-033 (previously 037-192-026).

Staff recommends the City Council adopt the resolution approving Willow at Emerson Neighborhood 5 Design Review (DR 03-14), as conditioned.

Background and Project Description

General Plan and Zoning

Excluding the 24 acre commercial site located on the southeast corner of the subdivision, the project site includes three residential General Plan Land Use Designations as follow:

- *Single Family Residential, High Density (SH)*
- *Single Family Residential, Medium Density (SM)*
- *Multi-Family Residential, High Density (MH)*

The site is zoned P-1 (Planned Development) District. Although the project includes land designated for multi-family residential development, the adopted P-1 District zoning blends all three residential designations in a manner that remains consistent with the net density allowed by all three. This application does not result in any additional proposed uses.

Existing Development and Entitlements

As of the date of this staff report two neighborhoods (Merritt NH 1 and Aspen NH 2b) are under construction; two other neighborhoods (Laurel NH 2a and Orchard NH 3) have received design review approval. Also, an application for a General Plan

amendment, P-1 District amendment, vesting tentative map and design review is being processed for a sixth neighborhood. Neighborhood 4, referred to as "Citrus", has not yet been submitted for design review approval.

Proposed Design Review Plans

Neighborhood 5 (marketed as "Willow") consists of 103 homes with three two-story floor plans ranging from 1,725 – 2,148 sf. of livable area, each with three elevations on approximately 3,170 sf lots. The architectural styles for the three elevations are the same for each of the floor plans and are titled "Spanish Colonial" (Elevation A), "Italian Country" (Elevation B), and "Craftsman" (Elevation C).

The applicant's plans are attached and include color front, side, and rear elevations of all floor plan and architectural style combinations, house floor plans, color and material palette, street tree selections, neighborhood development plan, and subdivision neighborhood map.

When considering all three floor plans, each with three elevations, there are a total of nine combinations of floor plans and elevations, excluding the number of color/material options available. Figure 1 shows the "Conceptual Front Street Scene" as provided in the applicant's plans.

Figure 1. Conceptual Front Street Scene (L-R: Elevation C, B and A)



Notable architectural details include 360 degree upper siding on all three Elevation Cs, and rear shutters as standard on all homes. Side shutters and pop outs are proposed where applicable for homes located on enhanced lots (e.g. lots that have side or rear elevations that face a street or public area). Only Elevations A and B include shutters. Elevation C includes the upper siding.

Environmental Review

The request for design review approval does not constitute changes to the physical impacts associated with the project and falls within the scope of the Emerson Ranch Subdivision 9032 Environmental Impact Report ("EIR") (includes the Draft EIR, Partially Recirculated Draft EIR and Final EIR) (SCH# 2007052073).

Analysis

The project plans were analyzed for consistency with the adopted City of Oakley Residential Guidelines ("Guidelines"). Since, the Vesting Tentative Map and Final Development Plan were previously analyzed and approved, Staff has focused this

analysis on residential siting and lot design of the neighborhoods, and architectural character and details of each house.

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 the homes to provide setback variations, but due to the smaller lots, the variations will be less than provided in the larger lot neighborhoods. Given the smaller and therefore shallower lots, some setback variation is still achieved through the design of the homes. For example, Plan 1 has a fairly flat front elevation with a projecting porch; Plan 2 has a slightly recessed entry with a projecting porch and centrally located second story pop out; and Plan 3 has a projecting porch and adjacent bedroom, which makes it less a garage dominated front elevation. As shown on the applicants "Development Plan" the homes should be able to maintain several feet of variation with porch and garage setbacks, which will help avoid long, straight "walls" of buildings along the street frontages and create visual interest within the front yards.

The Oakley Residential Design Guidelines include a provision to provide adequate setbacks between adjacent homes, specifically, increased setbacks of 15 feet between adjacent second stories. The narrow lots (apx. 45 feet) combined with the full second story width of the proposed homes will not allow the project to implement this element of the guidelines. However, that applicable design guideline is intended for at least 6,000 sf lots, which have a minimum lot width requirement of 60 feet. Because this is a P-1 District that has allowed for smaller square footage, depth and width than a typical R-6 District lot, Staff does not recommend strictly enforcing it on the project. This would be consistent with how it has been enforced on other approved small-lot neighborhoods, such as Orchard at Emerson.

Building mass is an element of lot siting and design. The covered porches, projecting architectural elements, 360 degree wrapping on Elevation C, and varying roof plans within the same footprints all add to the diversity of the house styles. Also, as a result of the smaller lot sizes resulting in all two-story house plans, the applicant is unable to provide at least 20% of the lots and 50% of the corner lots plotted with one-story homes. Corner lot driveways are located on the interior side of the lots to reduce visual prominence and allow landscaping to wrap around the corner yard. Overall, the applicant has taken into account many of the residential guidelines when plotting and designing the homes, and varying setbacks, resulting in a diverse and interesting streetscape.

Architectural Character

The architectural character and design of the proposed homes have several consistencies with the guidelines. Although there has been a trend by home builders to enhance only the front elevations of homes in order to save cost, the applicant has integrated 360 degrees of wall shingles (or shake) on Elevation C, and standard rear shutters on Elevations A and B onto the second story. Side and rear elevation windows on all plans are shown to share the same window trimming as front windows. Also, additional side elevation shutters and pop outs on the applicable side and rear elevation second story is proposed on homes visible from a public streets or public areas (noted on plans as "enhanced elevation").

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 (Spanish Colonial) includes the use of shutters, iron ornamental embellishments, and stone veneer on sections of the front porch. Elevation B (Italian Country) includes shutters, stone veneer on the front porches, and a partial pyramid porch roof. Elevation C (Craftsman) includes 360 degree shake siding on the upper portion of the second story, two tone paint and three distinct style porches.

Street Trees

The street tree plans meet the intent of the guidelines by proposing tree species included in the guidelines "Street Tree List" of trees suitable for use in Oakley. Pursuant to and consistent to the Emerson Final Development Plan, the project proposes a minimum of one street tree per interior lot and three street trees per corner lot. Due to final locations of utilities, streetlights, and driveways, there may be a need for flexibility on the specific number of street trees per lot. In this case, Staff will strive to maintain consistency with this requirement and at least maintain the same number of total trees per block.

Findings

Draft findings are included in the attached resolution.

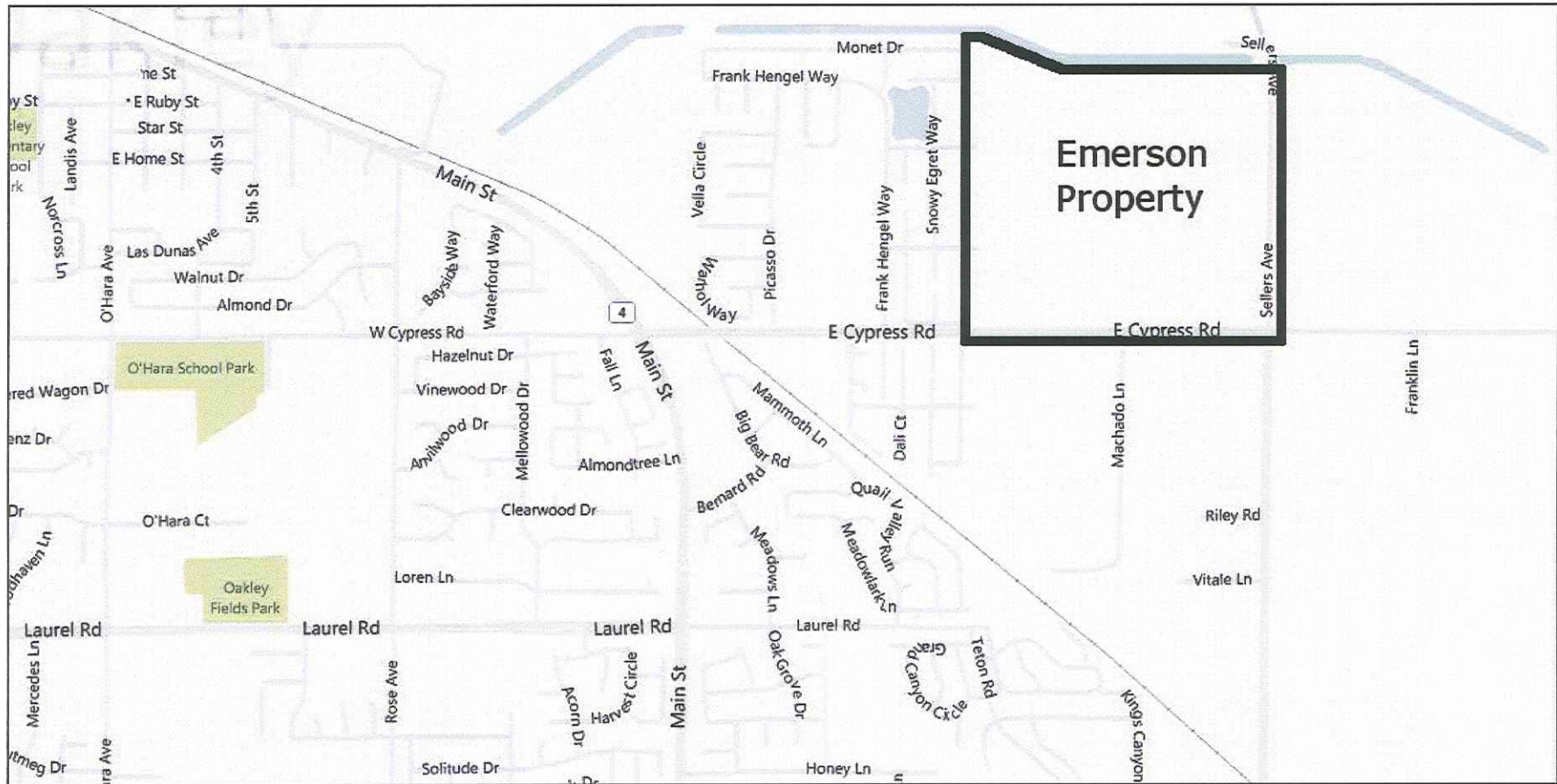
Recommendation

Staff recommends the City Council adopt the resolution approving Willow at Emerson Neighborhood 5 Design Review (DR 03-14), as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant's Plans: Floor Plans and Elevations, Neighborhood Development Plan (Plotting Plan), Street Tree Plan, and Color Palette
4. Subdivision Neighborhood Map
5. Draft Resolution

Vicinity Map Emerson Property Project



Source: Bing Maps

OAKLEY



CALIFORNIA

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **January 12, 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 a **Design Review** application as follows:

Project Name: Willow at Emerson NH 5 Design Review (DR 03-14)

Project Location: Part of Emerson Subdivision 9032, Northwest corner of Sellers Ave. and East Cypress Rd. APN 037-192-033 (previously 037-192-026).

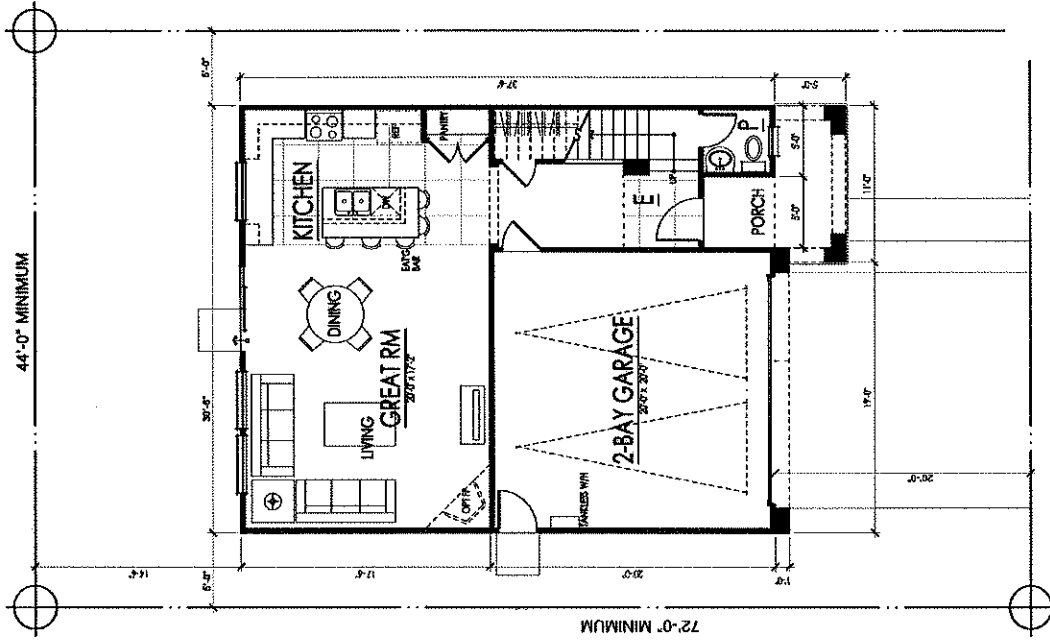
Applicant: Brookfield Homes. 500 La Gonda Way, Ste. 100, Danville, CA 94526

Request: This is a public hearing on a request for Design Review approval of one neighborhood totaling 103 single family homes (entire subdivision has 567 homes). Plans include house floor plans and architectural elevations, including color and material palettes, and neighborhood plot plan map. The project consists of three two-story floor plans ranging from 1,725 – 2,148 sf. of livable area, each with three elevations on approximately 3,170 sf lots. The site is zoned P-1 (Planned Development) District.

The Staff Report and its attachments will be available for public review, on or after January 8, 2016 at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com.

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.**

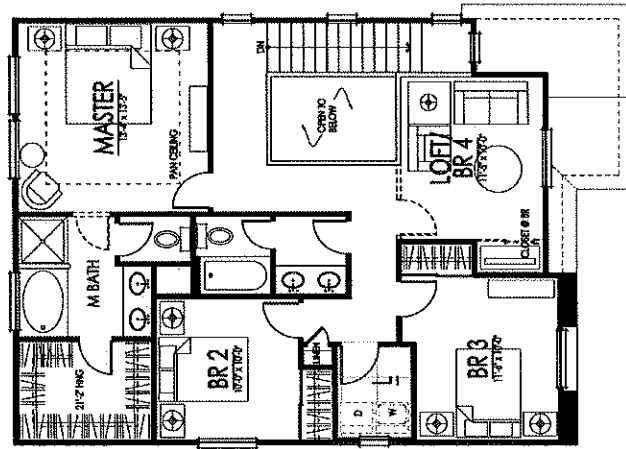
NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered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



**WILLOW
AT
EMERSON RANCH**

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planONE
 first floor: 738 sf
 second floor: 1012 sf
 total living: 1745 sf
 (target: 1700 sf)



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 Phone: 214.243.2111 Fax: 214.243.2112
 Email: info@woodleyarchitect.com





elevationA - SPANISH colonial



elevationB - ITALIAN country



elevationC - CRAFTSMAN

planONE

**WILLOW
AT
EMERSON RANCH**



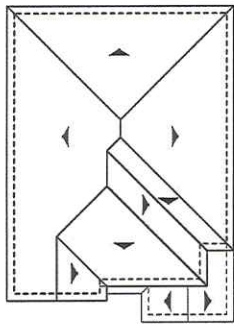
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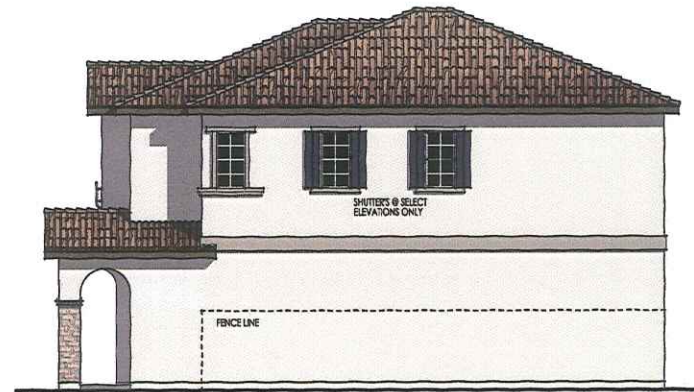
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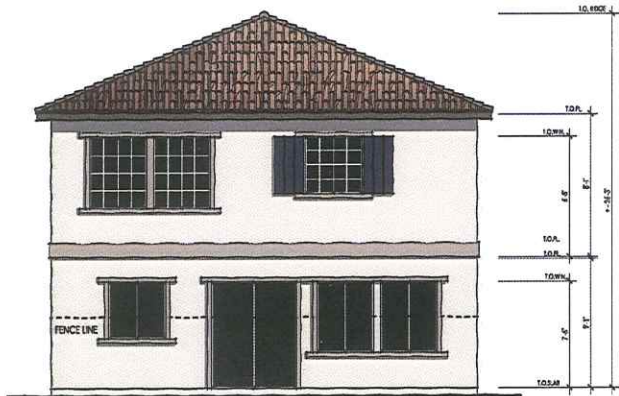
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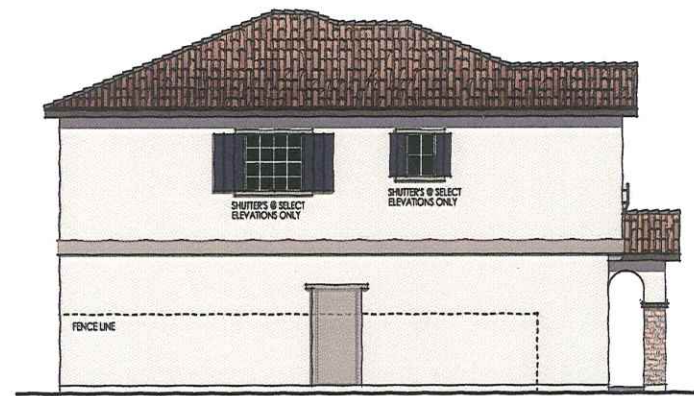
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rearELEVATION

scale: 1/4"=1'
0 5 10



leftELEVATION

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planONE

elevation A - spanish
conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

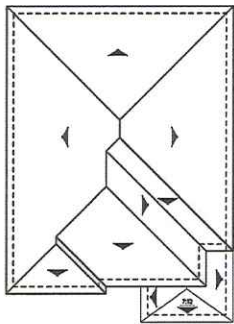
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roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'
0 10' 20'



rightELEVATION

scale: 1/4"=1'
0 5 10'



rearELEVATION

scale: 1/4"=1'
0 5 10'



leftELEVATION

scale: 1/4"=1'
0 5 10'

planONE

elevation B - italian country
conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

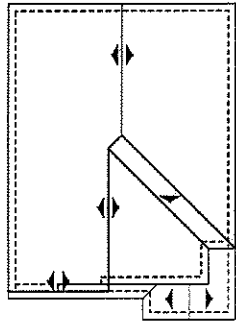
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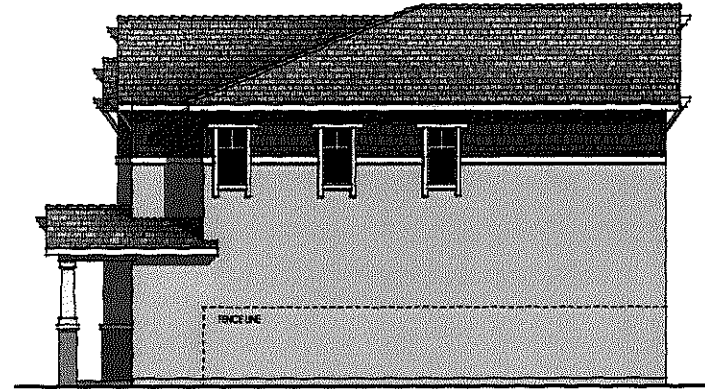
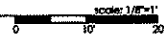
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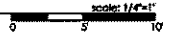
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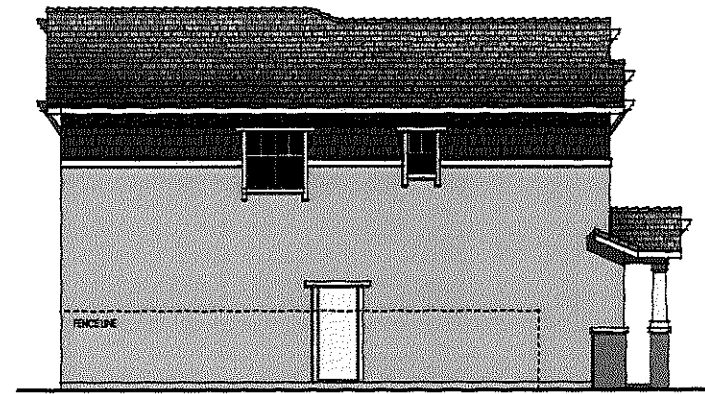
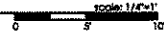
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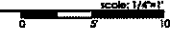
rightELEVATION



rearELEVATION



leftELEVATION



planONE

elevation C - craftsman

conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

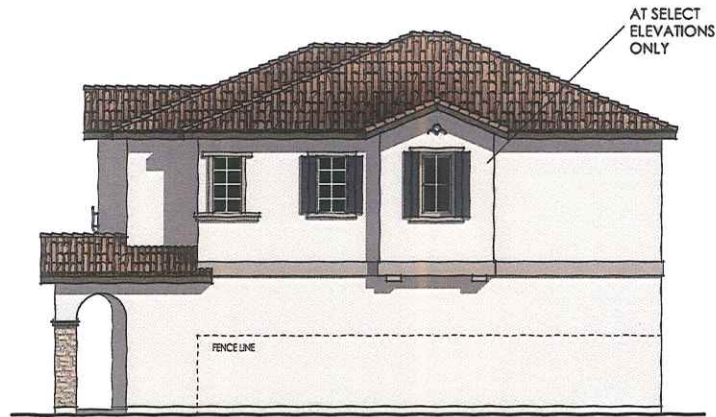
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10415 Lakeside Dr., Suite A, Fairfax, VA 22030 | 703.529.9176 | 703.529.9177

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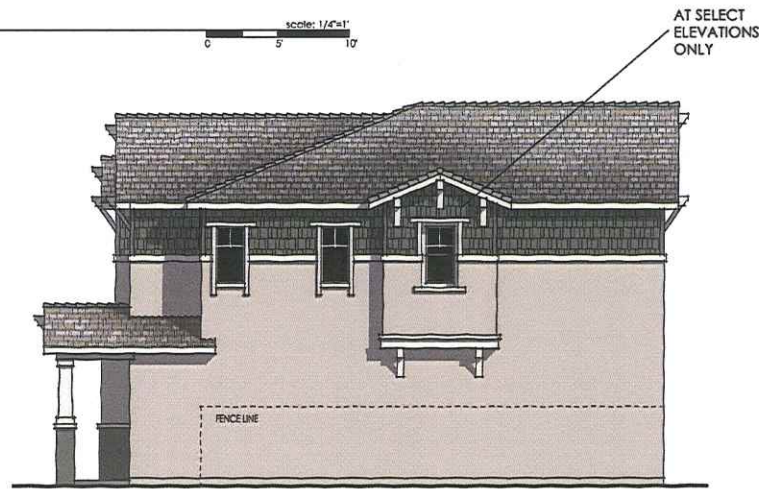
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rightELEVATION B - italian country

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0 5 10



rightELEVATION C - craftsman

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planONE

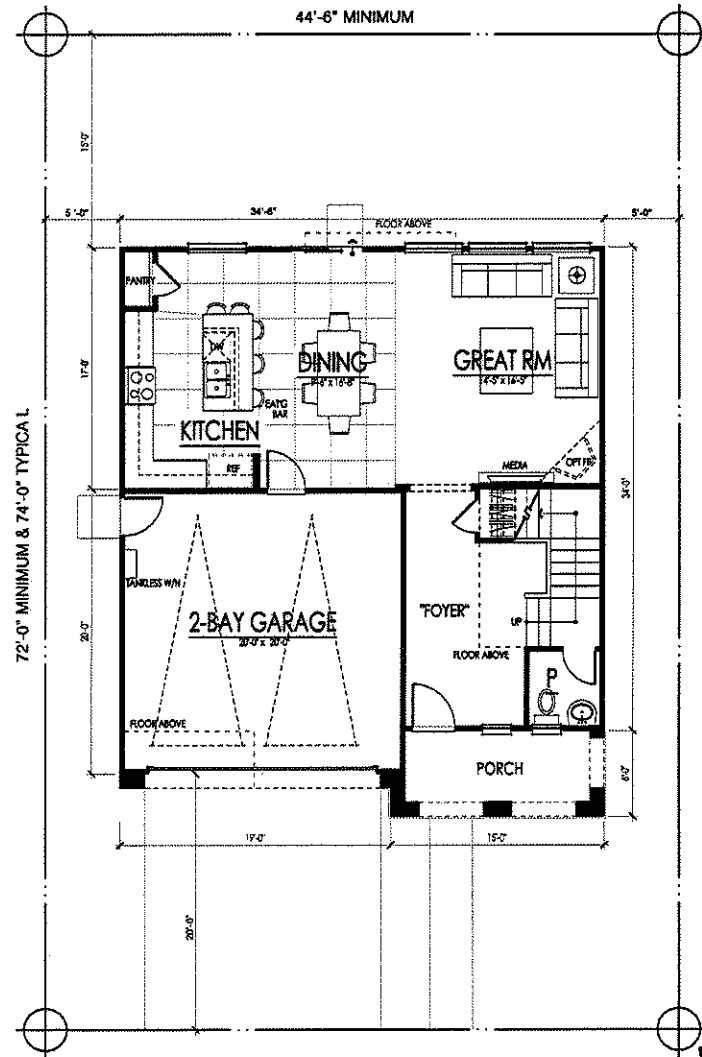
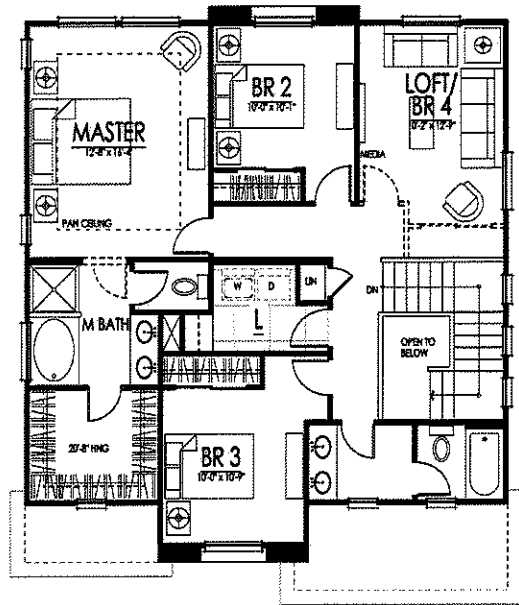
enhanced elevations

conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

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planTWO
 first floor: 850 sf
 second floor: 1095 sf
 total living: 1945 sf
 (target: 1900 sf)

**WILLOW
 AT
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elevationA - SPANISH colonial



elevationB - ITALIAN country



elevationC - CRAFTSMAN

planTWO

WILLOW
AT
EMERSON RANCH



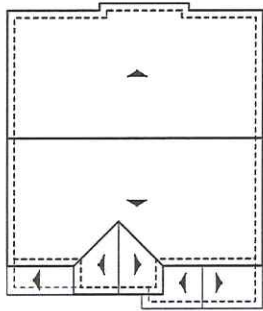
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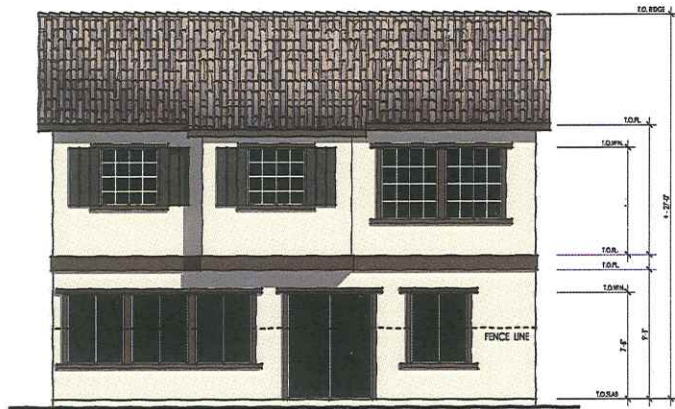
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0 10 20'



rightELEVATION

scale: 1/4"=1'
0 5 10'



rearELEVATION

scale: 1/4"=1'
0 5 10'



leftELEVATION

scale: 1/4"=1'
0 5 10'



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planTWO

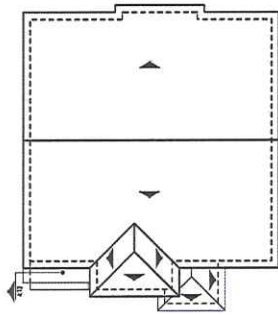
elevation A - spanish

conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

12.09.2015

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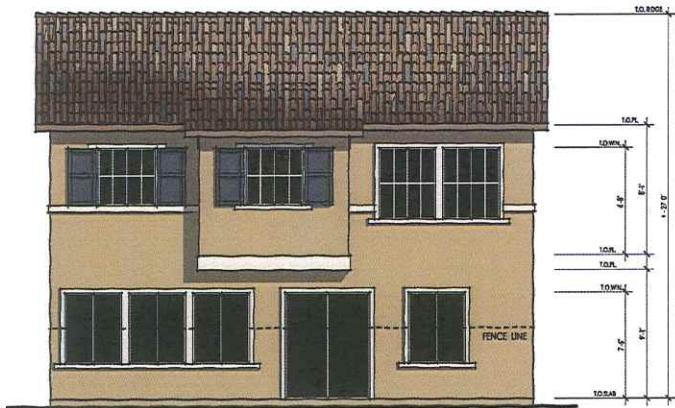
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'
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rightELEVATION

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0 5 10'



rearELEVATION

scale: 1/4"=1'
0 5 10'



leftELEVATION

scale: 1/4"=1'
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planTWO

elevation B - italian country

conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

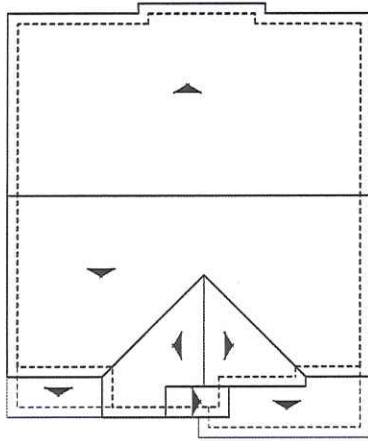
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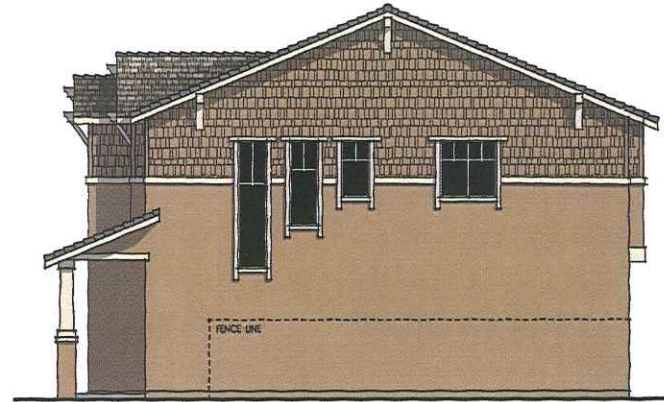
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roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'
0 10 20'



rightELEVATION

scale: 1/4"=1'
0 5 10'



rearELEVATION

scale: 1/4"=1'
0 5 10'



leftELEVATION

scale: 1/4"=1'
0 5 10'

planTWO

elevation C - craftsman
conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

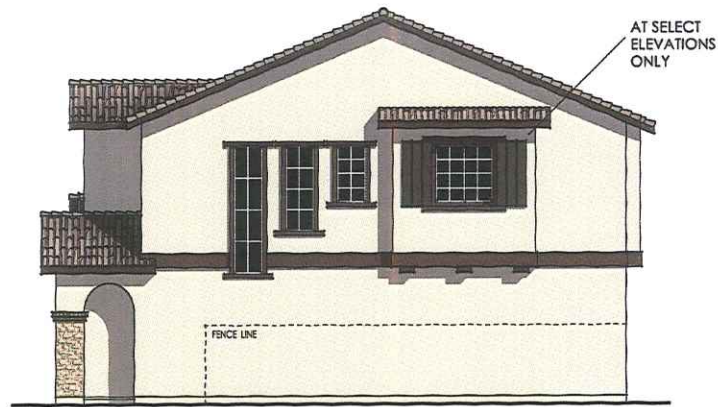
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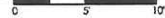
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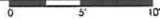
rightELEVATION A - spanish

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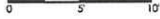
rightELEVATION B - italian country

scale: 1/4"=1'



rightELEVATION C - craftsman

scale: 1/4"=1'



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california: 2743 pullman st, suite A / santa ana, ca 92705 / 949 553 8919 / 949 553 8929

planTWO

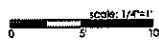
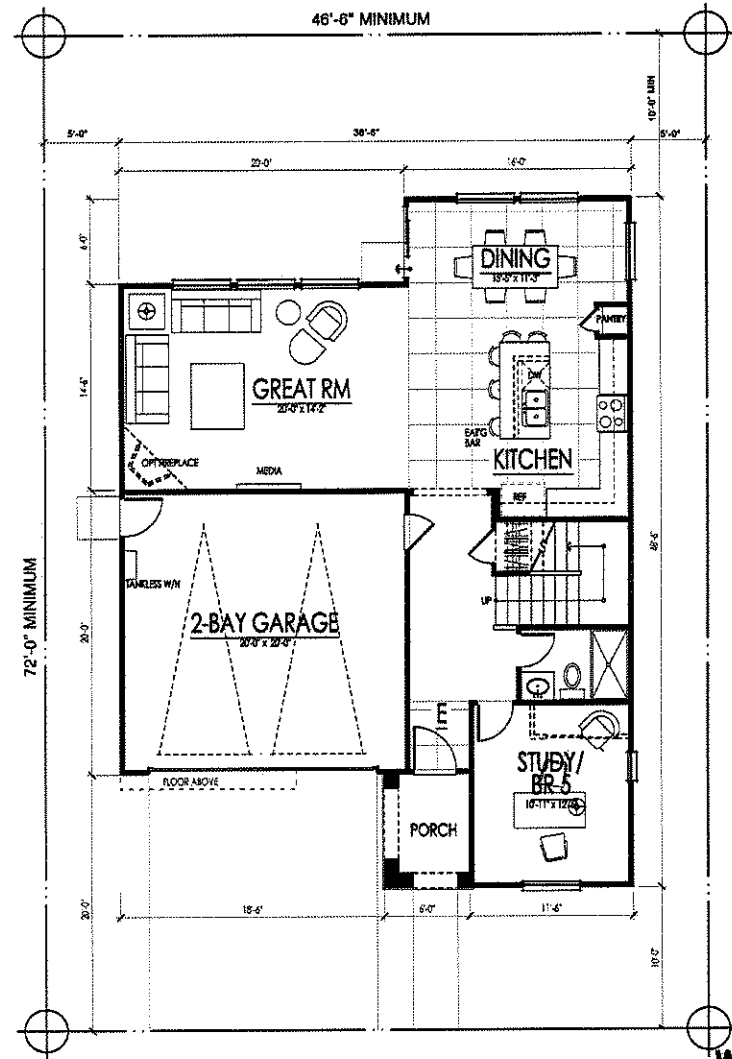
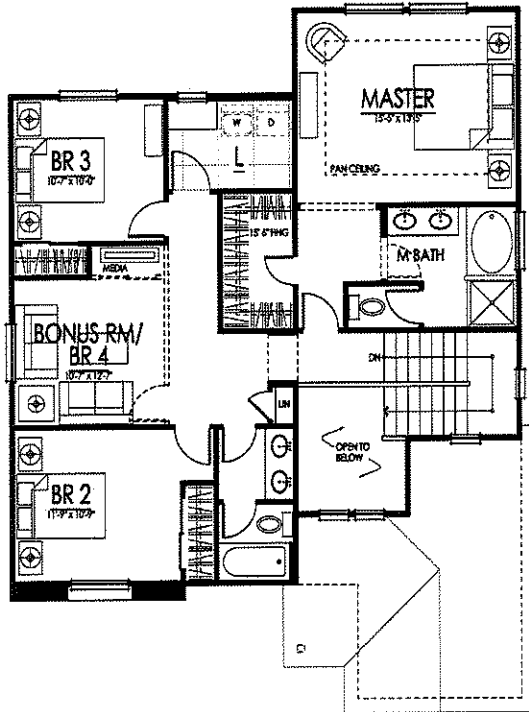
enhanced elevations

conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

12.09.2015

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 10000 Old Orchard Road, Suite 100, Northridge, CA 91324 / 818 721 7211 / 818 883 8722 (fax)
 10000 Old Orchard Road, Suite 100, Northridge, CA 91324 / 818 721 7211 / 818 883 8722 (fax)

planTHREE
 first floor: 1059 sf
 second floor: 1089 sf
 total living: 2148 sf
 (target: 2100 sf)

WILLOW AT EMERSON RANCH
 12.09.2015

Please refer to the site plan for the location of the building. The information provided is for informational purposes only. The information is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose.



elevationA - SPANISH colonial



elevationB - ITALIAN country



elevationC - CRAFTSMAN

planTHREE

**WILLOW
AT
EMERSON RANCH**

woodleyarchitecturalgroup,inc

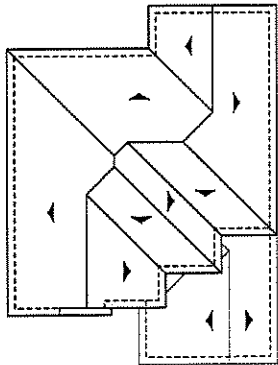
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california: 2943 pullman st, suite A / santa ana, ca 92705 / 949 333.9519 / 949 333.2967

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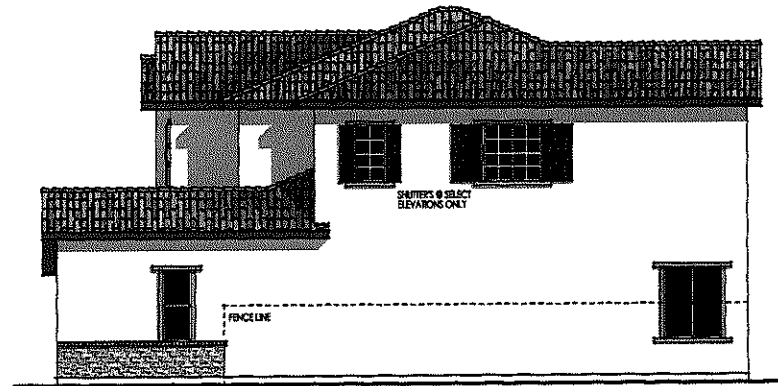
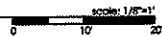
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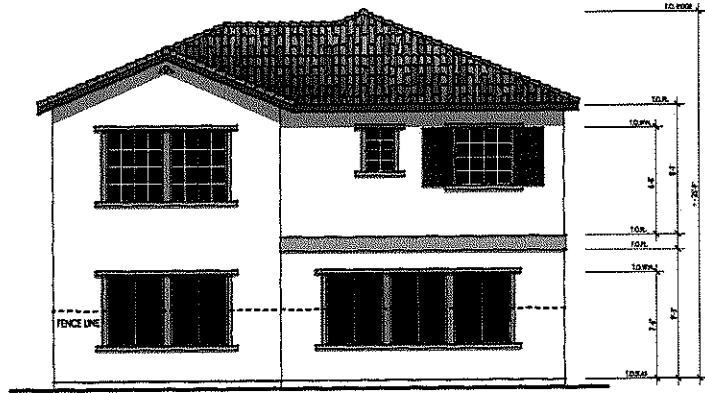
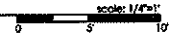




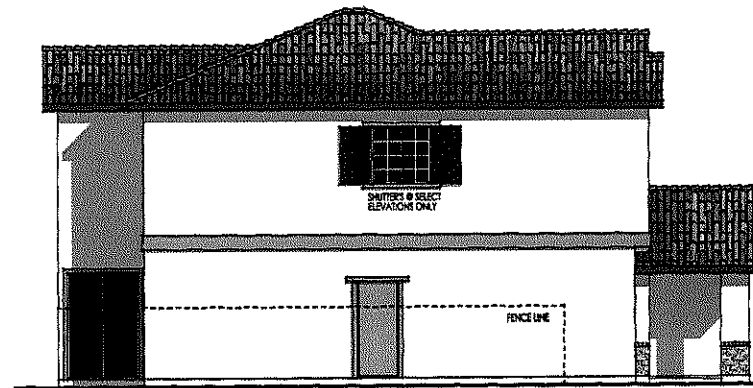
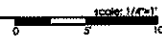
roofPLAN (all pitches 4:12 u.n.o.)



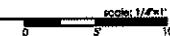
rightELEVATION



rearELEVATION



leftELEVATION



planTHREE

elevation A - spanish
conceptELEVATIONS

WILLOW
AT
EMERSON RANCH

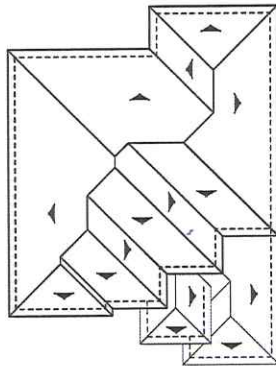
12.09.2015



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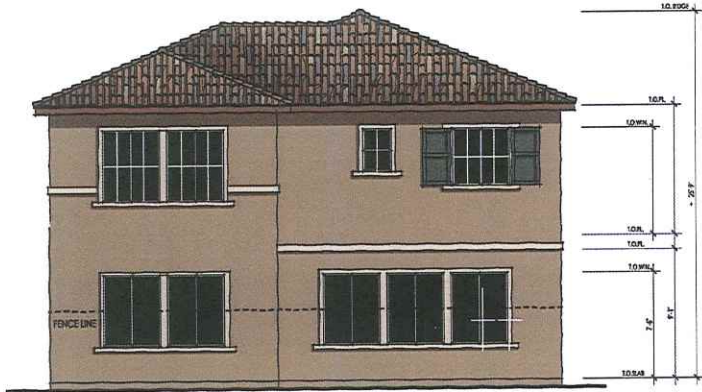
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'
0 10 20



rightELEVATION

scale: 1/4"=1'
0 5 10



rearELEVATION

scale: 1/4"=1'
0 5 10



leftELEVATION

scale: 1/4"=1'
0 5 10

planTHREE

elevation B - italian country

conceptELEVATIONS

**WILLOW
AT
EMERSON RANCH**

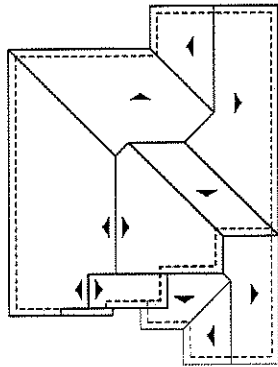
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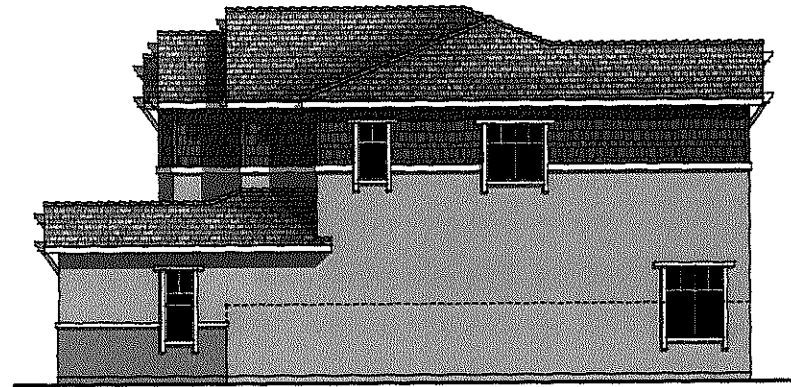
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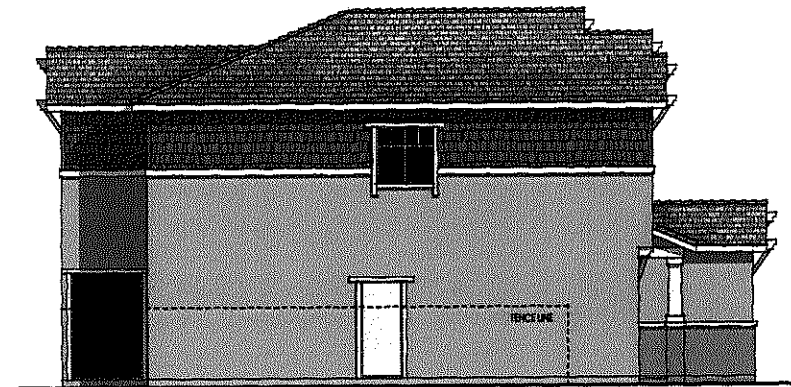
roofPLAN (all pitches 5:12 u.n.o.) scale: 1/8"=1'



rightELEVATION scale: 1/4"=1'



rearELEVATION scale: 1/4"=1'

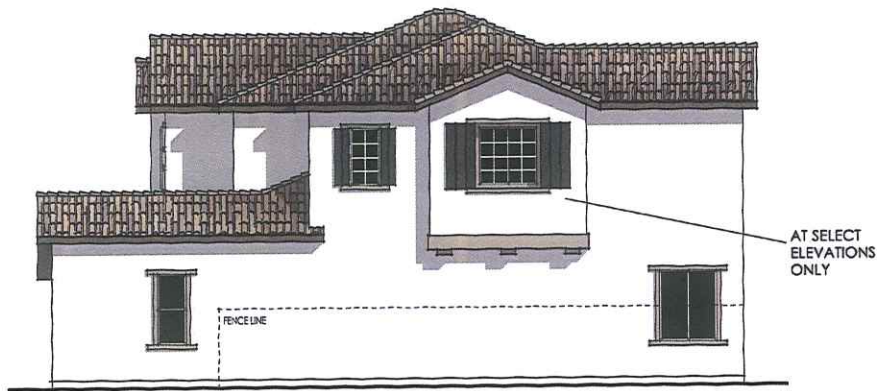


leftELEVATION scale: 1/4"=1'

planTHREE
 elevation C - craftsman
 conceptELEVATIONS

**WILLOW
 AT
 EMERSON RANCH**

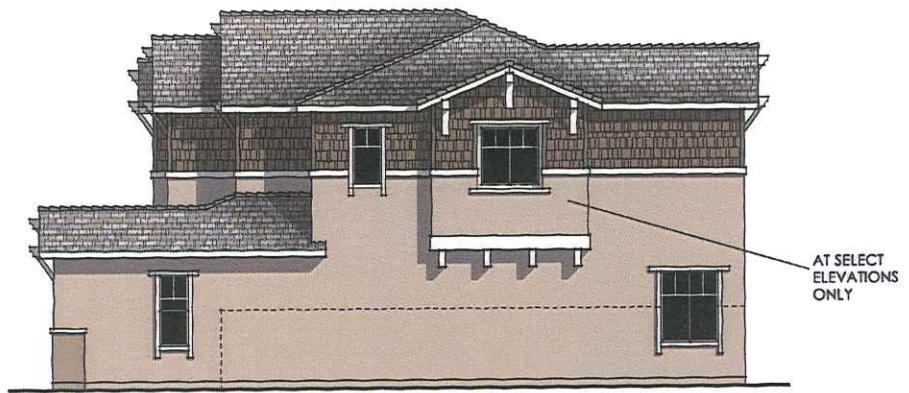
12.09.2015



rightELEVATION A - spanish



rightELEVATION B - italian country



rightELEVATION C - craftsman



conceptual FRONT streetscene

WILLOW
AT
EMERSON RANCH

12.09.2015

woodleyarchitecturalgroup, inc

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conceptual REAR streetscene

**WILLOW
AT
EMERSON RANCH**

12.09.2015

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plan 1 SPANISH colonial



plan 2 SPANISH colonial



plan 3 SPANISH colonial



plan 1 ITALIAN country



plan2 ITALIAN country



plan 3 ITALIAN country



plan 1 CRAFTSMAN



plan 2 CRAFTSMAN



plan 3 CRAFTSMAN

**WILLOW
AT
EMERSON RANCH
FRONT elevation STUDY**



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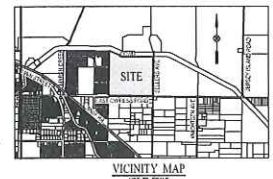
12.09.2015

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CONTRA COSTA WATER DISTRICT / USBR



NEIGHBORHOOD INDEX MAP
SCALE 1" = 400'



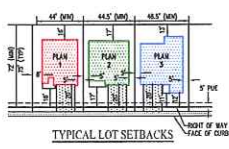
VICINITY MAP
NOT TO SCALE

GILBERT PROPERTY



GENERAL NOTES:

- OWNER/SUBDIVIDER: BROOKFIELD HOMES
500 LA GONDA WAY, SUITE 100
DANVILLE, CALIFORNIA 94526
PHONE: (925) 743-0000
CONTACT: BILL SCHNEIDER
- CIVIL ENGINEER: CARLSON, BARRE & GIBSON, INC.
2633 CAMINO RAJON, SUITE 200
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 865-0332
CONTACT: ANGELO OSERTELLO
- ACREAGE: 12.5 AC
- LAND USE: EXISTING - EXISTING RESIDENCES, AGRICULTURAL
PROPOSED - SINGLE FAMILY HIGH, SINGLE FAMILY MEDIUM, MULTI-FAMILY HIGH, COMMERCIAL
- ZONING: EXISTING - A3 (HEAVY AGRICULTURAL) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT



TYPICAL LOT SETBACKS

PRODUCT MIX - NEIGHBORHOOD 5			
PLAN NUMBER	LOT COUNT	PERCENT OF TOTAL	
1	34	33.0%	
2	34	33.0%	
3	35	34.0%	
TOTAL	103	100%	

LOT COVERAGE - NEIGHBORHOOD 5			
PLAN NUMBER	BLDG FOOTPRINT	POP. LOT COVERAGE	
1	1,144 SF	34.7%	
2	1,240 SF	37.3%	
3	1,448 SF	42.1%	

BLDG FOOTPRINT EXCLUDES PORCHES

DRAFT
EMERSON RANCH: NEIGHBORHOOD 5
DEVELOPMENT PLAN
SUBDIVISION 9351

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

Carlson, Barre & Gibson, Inc.
CIVIL ENGINEERS & ARCHITECTS/PLANNERS
2633 CAMINO RAJON, SUITE 200
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 865-0332
FAX: (925) 865-0332

EXISTING FENCING
EXISTING LEVEE

OPEN SPACE /
ACCENT TREES, TYP.

SHRUB AND
GROUND COVER
AREA, TYP.
NO-MOW TURF
AREA, TYP.

CONCRETE WALK, TYP.

WOOD GOOD NEIGHBOR
FENCE, TYP.
WOOD GATE, TYP.

FRONT YARD LANDSCAPE, SEE
SHEET L-3 FOR TYPICALS

GENERAL NOTES:

- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND USC CODES. FORDATION HEADS SHALL BE DESIGNED TO MINIMIZE OVERSPRAY AND RUNOFF.

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET TREES			
ACER RUBRUM 'RED SUNSET'	RED MAPLE	15 GAL	M
CELTIS SINENSIS	CHINESE HACKBERRY	15 GAL	M
FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	15 GAL	M
PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GAL	L
PLATANUS ACERIFOLIA 'ELMOLOGOOD'	LONDON PLANE	15 GAL	L
PIRUS CALLERYANA 'NEW BRADFORD'	BRADFORD PEAR	15 GAL	M
OPEN SPACE / ACCENT TREES			
ABUTILON 'BARRAK'	HYBRID STRAWBERRY TREE	15 GAL	M
CINERARIA OCCIDENTALIS	WESTERN REDBUD	15 GAL	VL
LACINIASTRODIA ROSEA	ORANGE HYFLE	15 GAL	L
PIRUS HAWAIIANA	EVERGREEN PEAR	15 GAL	M
VINES / ESPALIERS			
DISTICTUS BUCCONATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M
PAETENNEBOSSUS TROCHOPATA	BOSTON IVY	5 GAL	M
ROSA SPP.	ROSE	5 GAL	M
GROUNDCOVERS			
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL	L
GAZANIA WHITE	CLIMBING WHITE GAZANIA	1 GAL	M
MYOPORUM PARVIFOLIUM	NON	1 GAL	L
SCAEVOLA 'MADRE CLUSTER'	SCAEVOLA	1 GAL	L
TURF			
RHIZOMATOUS TALL FESCUE (RTT)	SELF-HEALING TURF	500H/200SEED	
NO-MOW TURF		500H/200SEED	
SHRUBS			
ARCTOSTAPHYLOS SP.	MAZANITA	5 GAL	L
BERBERIS SP.	JAPANESE BARBERRY	5 GAL	L
CEARANTHUS SP.	WILD LILAC	5 GAL	L
CISTUS SPP.	ROCK ROSE	5 GAL	M
COLEONEMA PLICATUM	PINK BREATH OF HEAVEN	5 GAL	M
DITTES SPP.	FORTNIGHT LILY	1 GAL	L
GAULM LIND-CHERRY	GAULM	1 GAL	L
HENICOCALLIS HYBRIDS	EVERGREEN DAYLILY	1 GAL	M
MANDARINA A. 'COMPACTA'	ORANGE GREECE CRANE	1 GAL	M
MANDARINA D. 'HARBOR DWARF'	HARBOR DWARF MANDARINA	1 GAL	L
MANDARINA D. 'TOLL'S FIREBALL'	GOLF STRIKE MANDARINA	1 GAL	L
NEPETA 'TIE DIES GIANT'	CAT MINT	1 GAL	L
OSIBANUS FRAGRANS	SWEET CHEST	1 GAL	M
PRODRUPUS 'MAGIS SUNRISE'	NEW ZEALAND FLAX	5 GAL	M
PRODRUPUS FRAGRANS	PRODRUPUS	5 GAL	M
PITTOSPORIUM 'VARIEGATA'	VARIEGATED PITTOSPORIUM	5 GAL	L
PITTOSPORIUM 'VIRGELIOS DWARF'	DWARF PITTOSPORIUM	5 GAL	M
POTOCARPUS M. 'BUB'	YEW PINE	5 GAL	M
RHAPHILOPUS SPP.	ROSA HARBORVIA	5 GAL	M
ROSA SPP.	LANDSCAPE ROSES	5 GAL	M
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	5 GAL	L
TEUCRIUM SPP.	GERMANDER	5 GAL	M
VIOLARIUM 'SPRING BOUQUET'	LAURELSTINE	5 GAL	M

* WATER REQS. BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



**Brookfield
Homes**
500 La Genda Way, Suite 100
Danville, CA 94526

Overall Landscape Plan

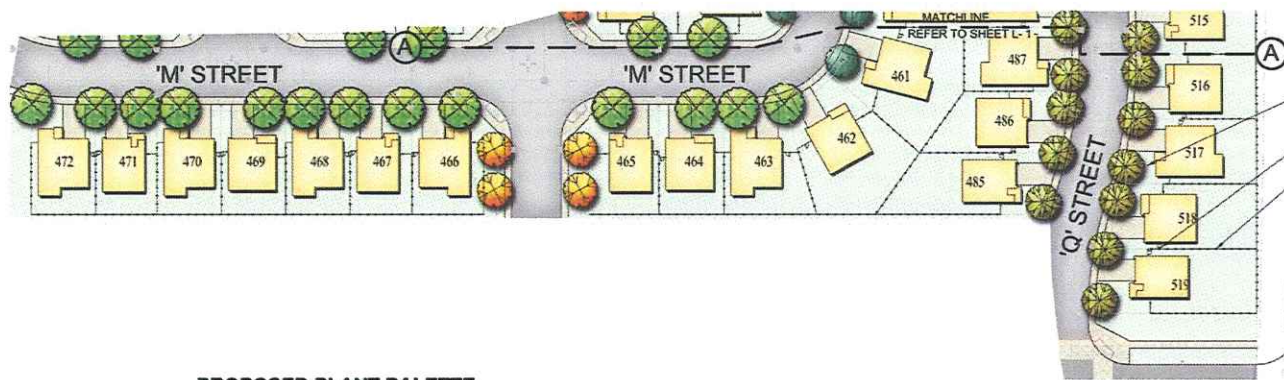
WILLOW AT EMERSON RANCH
Oakley, California

Conceptual Design

vanderTwegen ASSOCIATES
www.vanderTwegen.com
411 Redwood
Oakland, CA 94612
Tel: 415.778.1111
Fax: 415.778.1112

Scale: 1" = 40'-0"
October 16, 2013
NORTH
Project No. 02913

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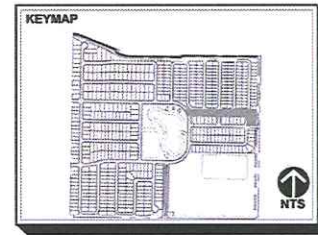


FRONT YARD LANDSCAPE, SEE SHEET L-3 FOR TYPICALS
WOOD GATE, TYP.
WOOD GOOD NEIGHBOR FENCE, TYP.

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET TREES				TURF			
ACER FLABRUM 'RED SUNSET'	RED MAPLE	15 GAL	M	RHIZOMATELUS TALL FESCUE (RTT)	SELF-HEALING TURF	300#HYDROSEED	
CELTIS SINENSIS	CHINESE HAWTHORN	15 GAL	M	NO-SHOW TURF		300#HYDROSEED	
FRAXINUS Q. 'RAYWOOD'	RAYWOOD ASH	15 GAL	M				
PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GAL	L				
PLATANUS ACERIFOLIA 'BLDGRODOP'	LONDON PLANE	15 GAL	L				
PYRUS CALLERYANA 'NEW BRADFORD'	BRADFORD PEAR	15 GAL	M				
OPEN SPACE / ACCENT TREES				SHRUBS			
ARJUNTUS 'BARRIK'	HYBRID STRAWBERRY TREE	15 GAL	M	ARCTOSTAPHYLOS SP.	MANDARIN	3 GAL	L
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	YL	CELANOTHUS SP.	JAPANESE BARBERY	1 GAL	L
LARGENTROSTRA RUSSICA	OWINE HITTLE	15 GAL	L	LESTIS SPP.	WILD LILAC	5 GAL	L
PYRUS KASAKARI	EVINGREEN PEAR	15 GAL	M	COLEONEMA PULCHRUM	ROCK ROSE	5 GAL	L
VINES / ESPALIERS							
DIETICUS BUCCHINATORIA	BLOODRED TRUMPET VINE	5 GAL	M	DIETIS SPP.	PINK BREATH OF HEAVEN	5 GAL	M
PARTHOCISSUS TRICHOCLADA	BOSTON IVY	5 GAL	M	GAURA LINDNERIUS	FORTNIGHT LILY	1 GAL	M
ROSA SPP.	ROSE	5 GAL	M	NEUROCALYX HYBRIDS	GAURA	1 GAL	M
GROUNDCOVERS							
ARCTOSTAPHYLOS DRACOPIS	REABERRY	1 GAL	L	RAHONIA A. 'COMPACTA'	EVERGREEN DUTCH LILY	1 GAL	M
GAZANIA 'WHITE'	CLIPPING WHITE GAZANIA	1 GAL	M	RAHONIA Q. 'NARROW DWARF'	DWARF OREGON GRAPE	1 GAL	M
HYPOCHOERIS 'PAINPOLAR'	NON	1 GAL	L	NANDINA D. 'DOLF STREAM'	HARBOR DWARF NANDINA	5 GAL	L
SCAEVOLA 'MAUIE CALISTRIE'	SCAEVOLA	1 GAL	L	NEPETA 'SHE HERLS GRANT'	GULF STREAM NANDINA	5 GAL	L
				OSMANTHUS FRAGRANS	CAT BENT	1 GAL	M
				PHOTINIA 'MAUIE SUNSHINE'	SWEET OLIVE	5 GAL	M
				PHOTINIA FRAGRANS	NEW ZEALAND FLAX	5 GAL	L
				PITTOSPORUM F. 'VAREGATA'	PHOTINIA	5 GAL	M
				PITTOSPORUM T. 'WHEELERS DWARF'	VANEGATED PITTOSPORUM	5 GAL	M
				PODCACAPUS N. BEAR	DWARF PITTOSPORUM	5 GAL	M
				RHAPHIOLEPS SPP.	TRIF PINE	5 GAL	M
				ROSA SPP.	INDIA HAWTHORN	5 GAL	L
				SOLLIA HETEROPHYLLA	LANDSCAPE ROSES	2 GAL	M
				TEUCRIUM SPP.	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
				YERBUBAN T. 'SPRING BOUQUET'	GERMANDER	5 GAL	L
					LAURUSTRIS	1 GAL	M

*WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION



Brookfield Homes
500 La Gonda Way, Suite 100
Danville, CA 94526

Overall Landscape Plan

WILLOW AT EMERSON RANCH
Oakley, California

Conceptual Design

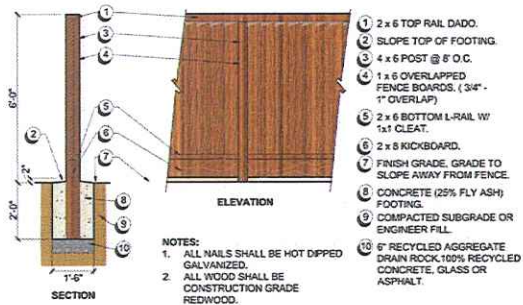
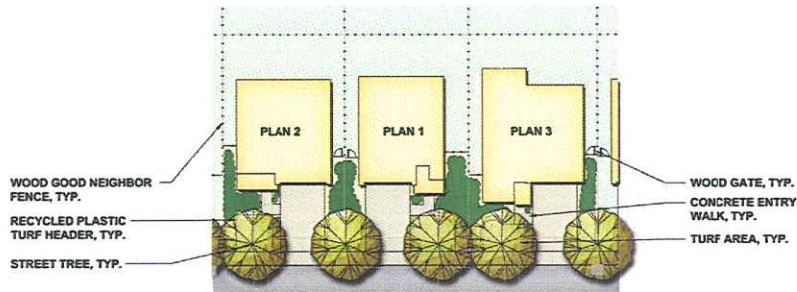


www.vanderToelen.com
VanderToelen Associates
10100 S. 24th St., Suite 210
Tulsa, Oklahoma 74116
Tel: 918.437.1111
Fax: 918.437.1112



L-2
October 18, 2013
Project No. 02913

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(A) GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"

Brookfield Homes
 500 La Gonda Way, Suite 100
 Danville, CA 94526

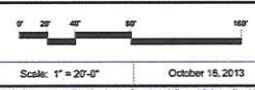
Landscape Typicals

WILLOW AT EMERSON RANCH
 Oakley, California

Conceptual Design



www.vandertoelen.com
 VTA
 8750...
 925...
 925...
 925...



L-3
 Project No. 02913

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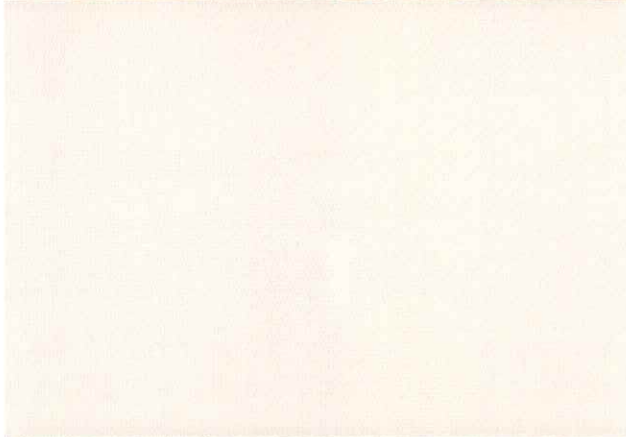
SCHEME 1
A- SPANISH COLONIAL

WILLOW AT EMERSON RANCH

by Richmond American Homes



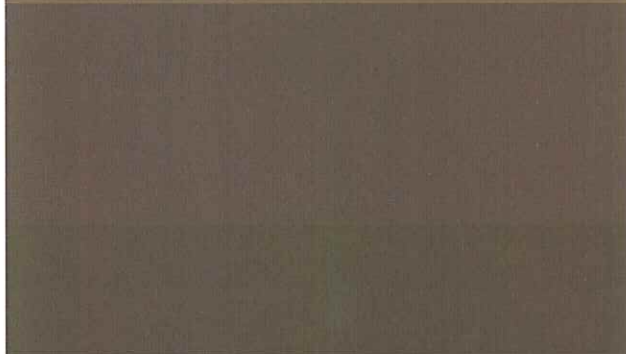
ROOF TILE



STUCCO



TRIM



FASCIA, GARAGE DOOR
& ENTRY DOOR



SHUTTERS



WROUGHT IRON

BRICK

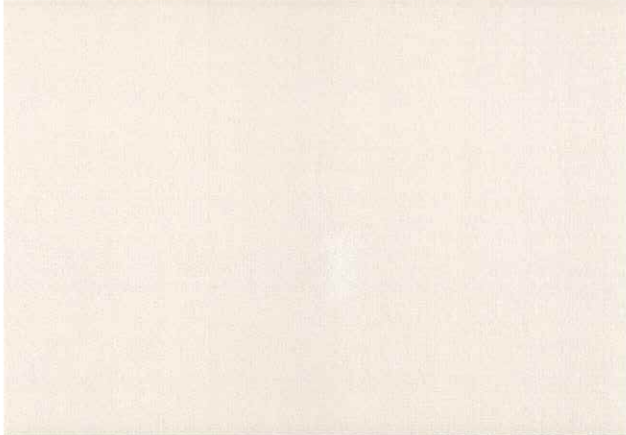
SCHEME 2
A- SPANISH COLONIAL

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE



STUCCO



TRIM



FASCIA, GARAGE DOOR
& ENTRY DOOR



SHUTTERS



WROUGHT IRON



BRICK

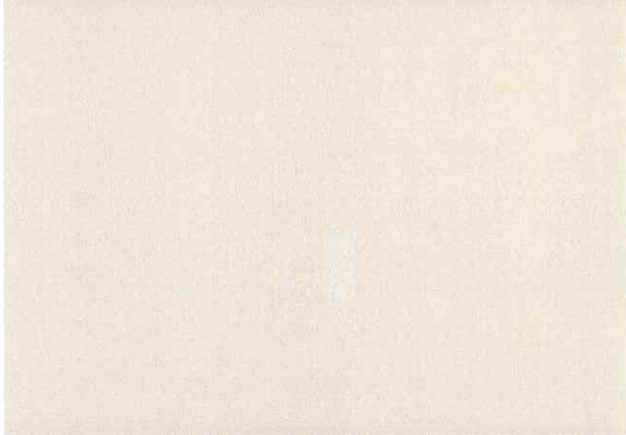
SCHEME 3
A- SPANISH COLONIAL

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE



STUCCO



TRIM



FASCIA, GARAGE DOOR
& ENTRY DOOR



SHUTTERS



WROUGHT IRON

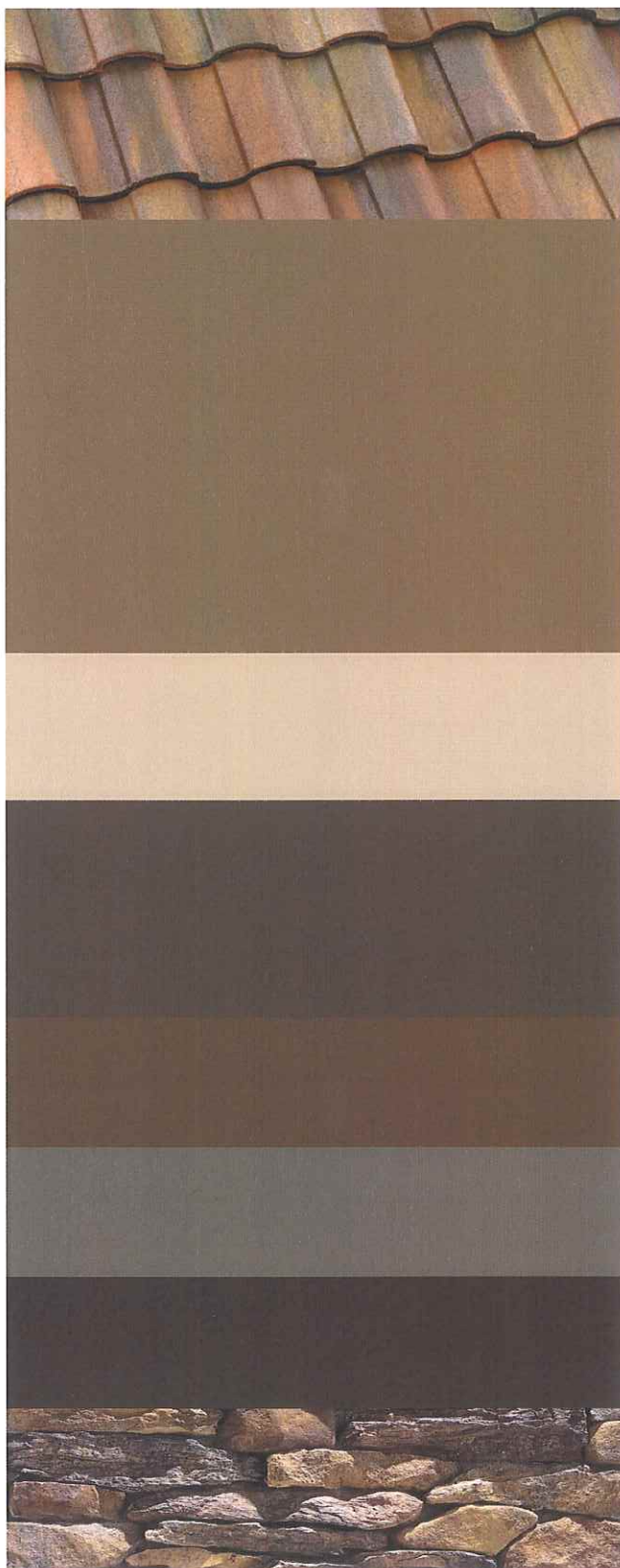


BRICK

SCHEME 4
B-ITALIAN COUNTRY

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE

STUCCO

TRIM

FASCIA

GARAGE DOOR

ENTRY DOOR, SHUTTERS

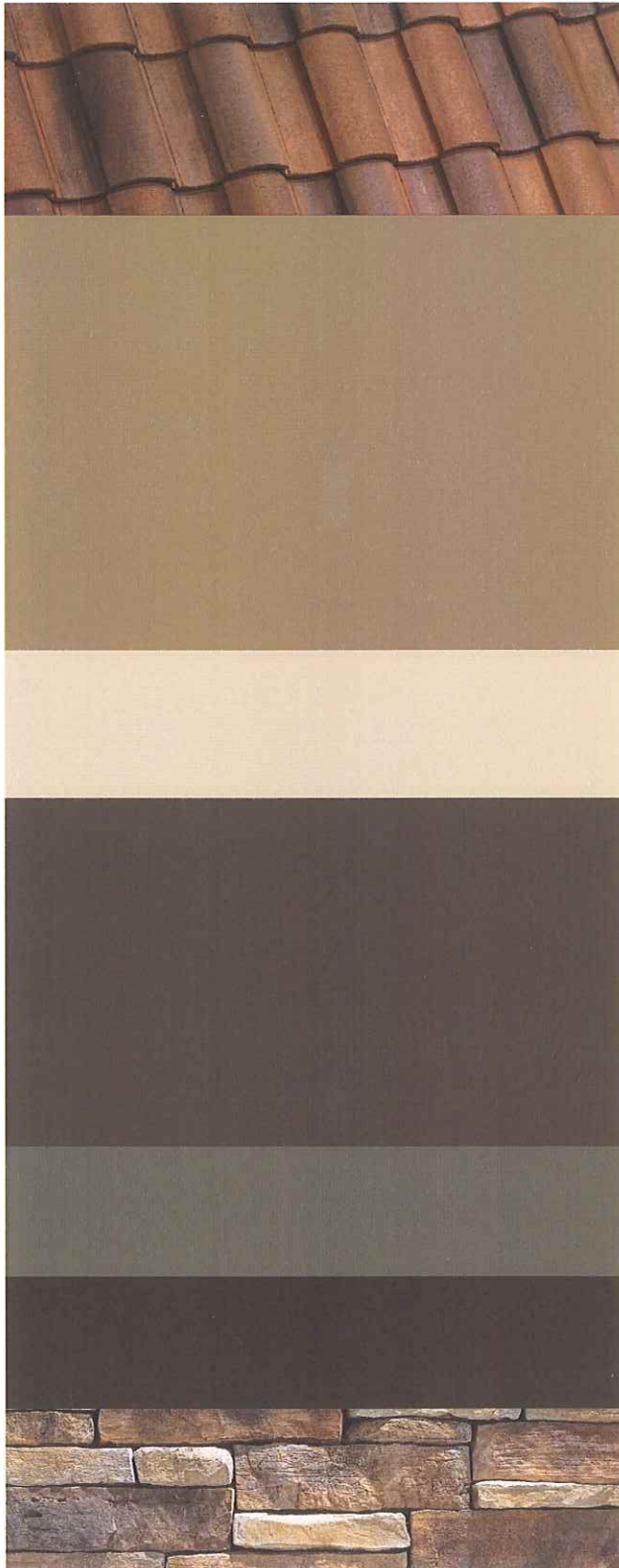
WROUGHT IRON

STONE

SCHEME 5
B-ITALIAN COUNTRY

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE

STUCCO

TRIM

FASCIA

GARAGE DOOR

ENTRY DOOR, SHUTTERS

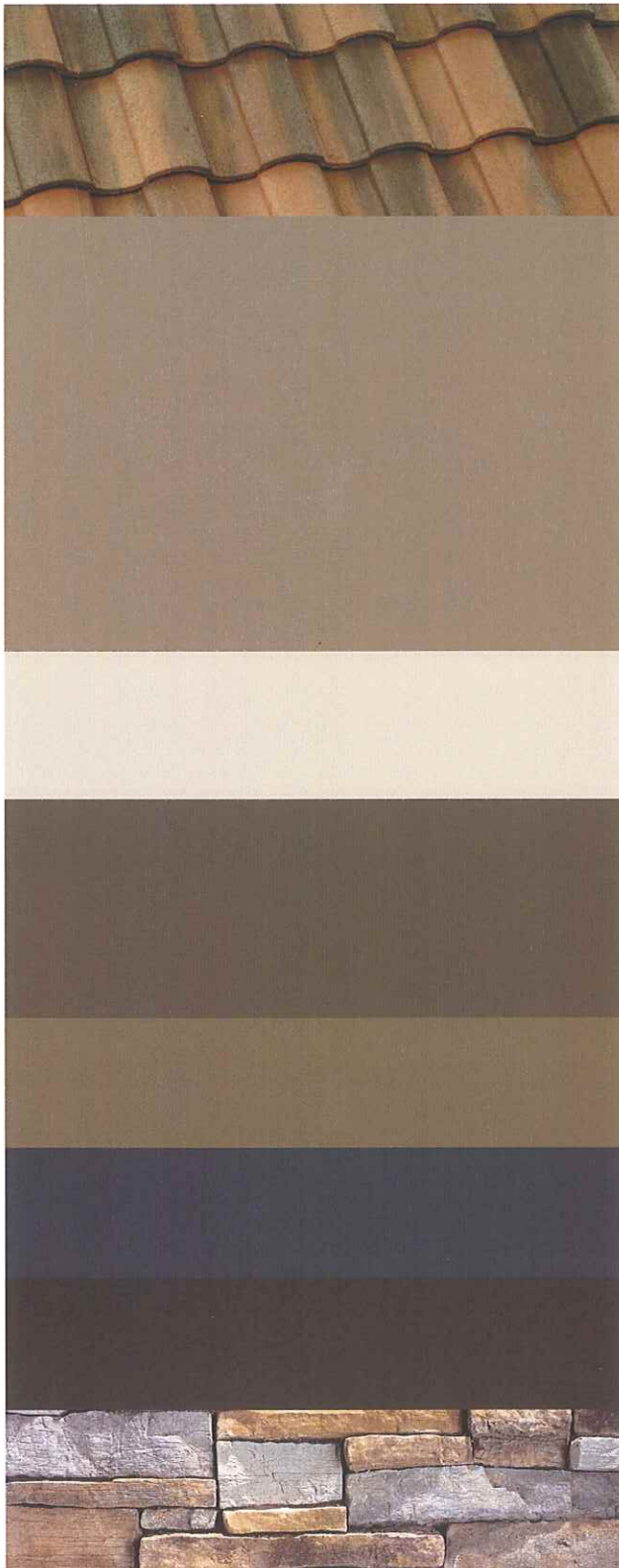
WROUGHT IRON

STONE

SCHEME 6
B-ITALIAN COUNTRY

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE

STUCCO

TRIM

FASCIA

GARAGE DOOR

ENTRY DOOR, SHUTTERS

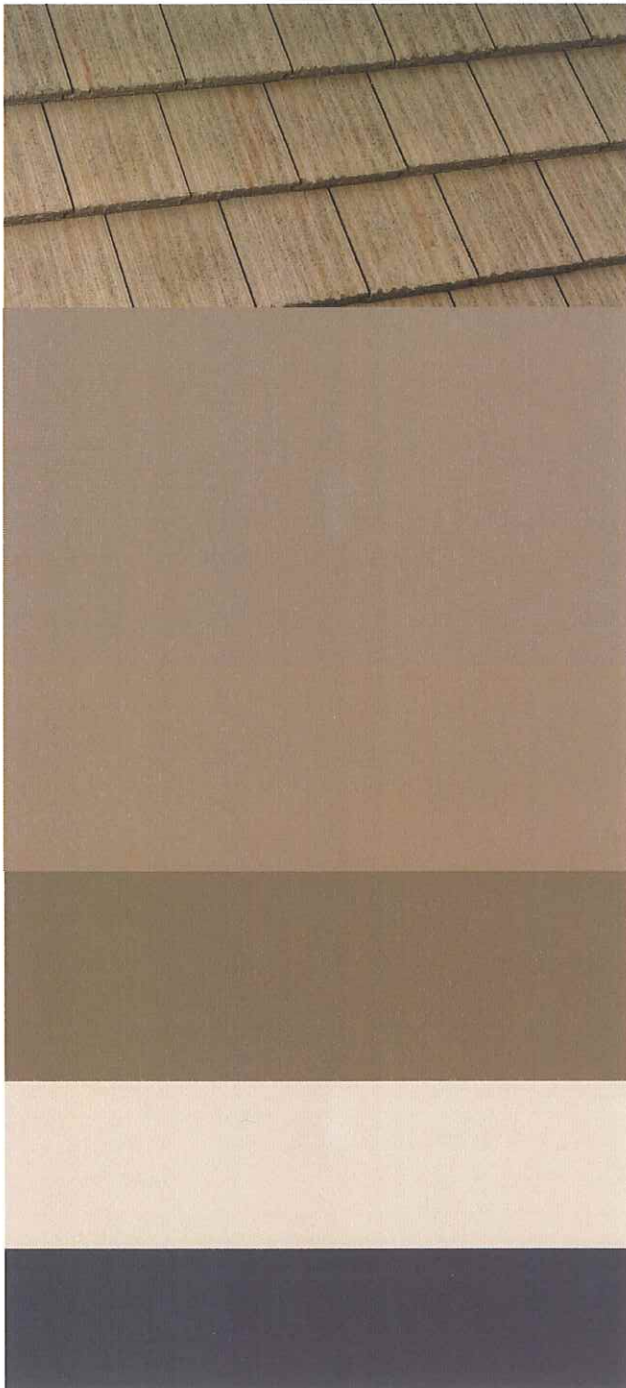
WROUGHT IRON

STONE

SCHEME 7
C-CRAFTSMAN

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE

STUCCO I

STUCCO II

SHINGLE SIDING

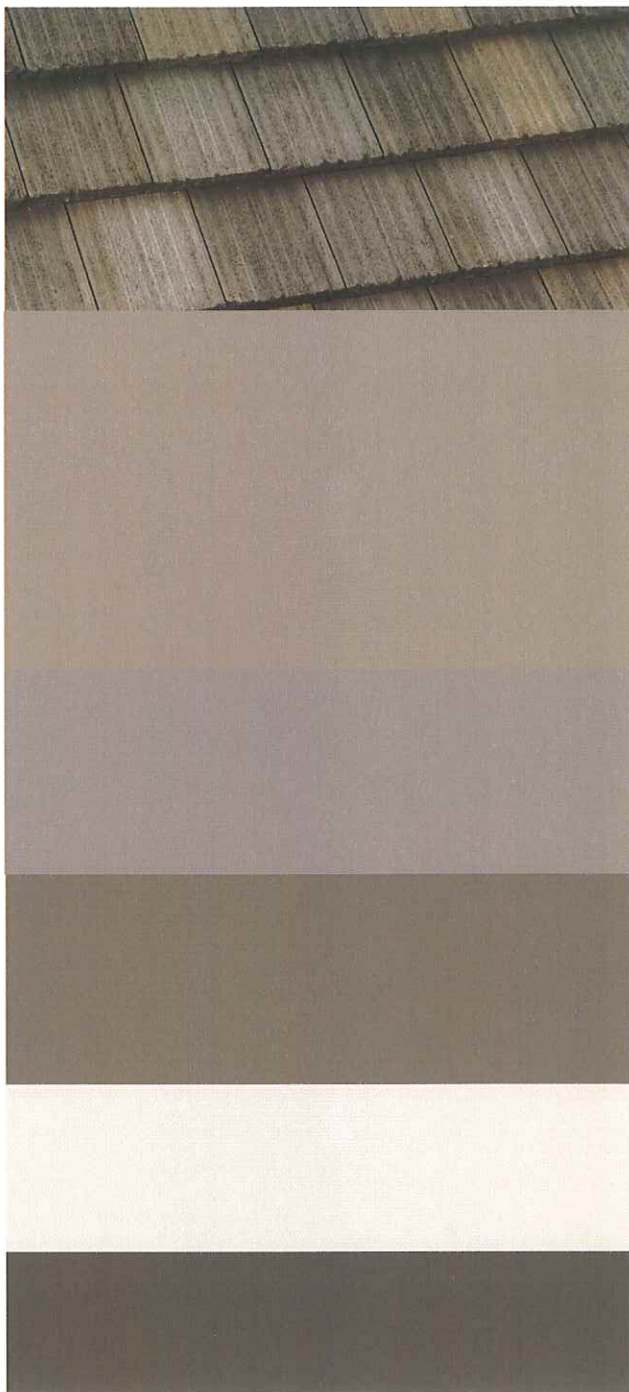
TRIM, FASCIA &
GARAGE DOOR

ENTRY DOOR

SCHEME 8
C-CRAFTSMAN

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE

STUCCO I

STUCCO II

SHINGLE SIDING

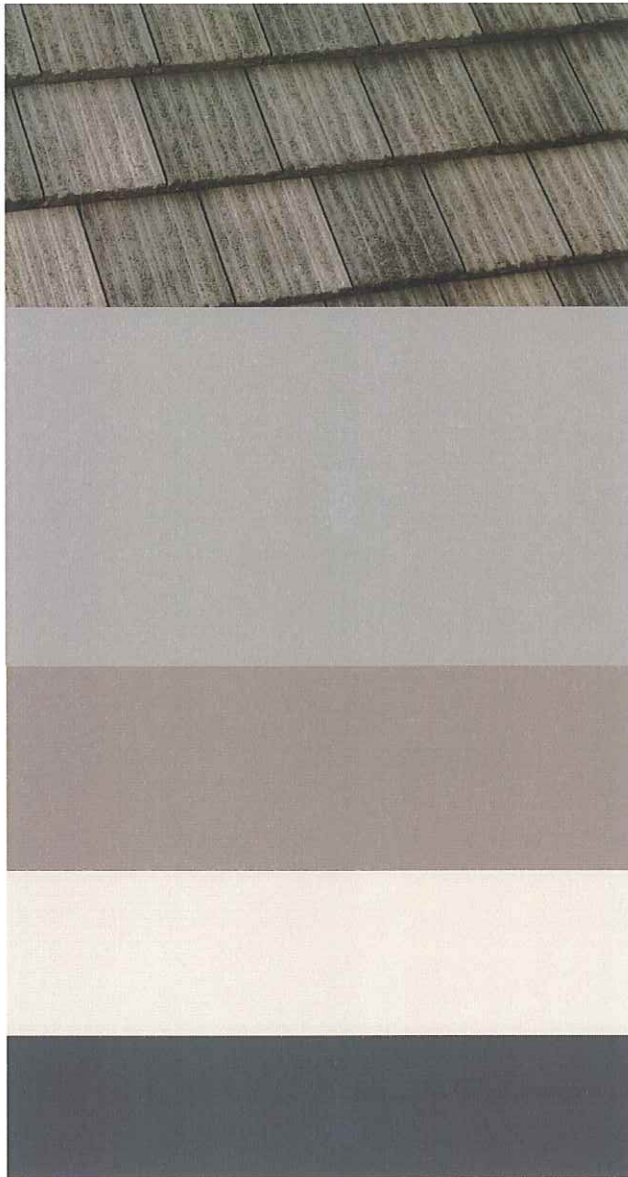
TRIM, FASCIA &
GARAGE DOOR

ENTRY DOOR

SCHEME 9
C-CRAFTSMAN

WILLOW AT EMERSON RANCH

by Richmond American Homes



ROOF TILE

STUCCO I

STUCCO II, SHINGLE SIDING

TRIM, FASCIA &
GARAGE DOOR

ENTRY DOOR

BRICK GROUT TECHNIQUE

WILLOW AT EMERSON RANCH

A- SPANISH COLONIAL ELEVATIONS

by Richmond American Homes



Mortar to the face of the Brick,
then sponged to reveal the
sand.

Willow at Emerson Ranch-Richmond American Homes
 Woodleyarchitecturalgroup, inc.
 Exterior color schedule

Paint: Kelly Moore Paint	Stone: El Dorado Stone
Roof: Eagle Roofing Products	Grout: Orco
Brick: Belden Brick	

elevationA- SPANISH COLONIAL	SCHEME 1	SCHEME 2	SCHEME 3
ROOF (CONCRETE 'S' TILE)	3773 Walnut Creek Blend	3687 Brown Gray Range	3684 San Raphael Blend
STUCCO	KMW10 POGO SANDS	KM4570 Shoji Screen	KMW28 Clam
TRIM	KMW4546 Appaloosa Spots	KM4582 Beaver Pelt	KMW4511 Dark Tavern
FASCIA , GARAGE DOOR & ENTRY DOOR	KM4560 Mexican Chocolate	KMA77 Brown Bear	KM4512 Americano
SHUTTERS	KM4743 Shagbark Olive	KM4498 Dancing Doas	KM4896 Stone Hearth
WROUGHT IRON	KM4512 Americano	KM4512 Americano	KM883 Black Cat
BRICK (OVERGROUT)	Mojave Blend	Alamo Blend A	Belcrest 730
BRICK GROUT	Light Khaki	Light Khaki	Light Khaki
elevationB-ITALIAN COUNTRY	SCHEME 4	SCHEME 5	SCHEME 6
ROOF (CONCRETE 'S' TILE)	3723 Adobe Blend	3636 Piedmont Blend	3645 Sunrise Blend
STUCCO	KM4533 Leather Bound	KM4608 Earthly Delight	232 Toscana
TRIM	KM5711 Country Rubble	KM5710 Sunday Drive	41 Snip Of Tannin
FASCIA	KMA65 Ground Bean	KMA65 Ground Bean	KM4560 Mexican Chocolate
GARAGE DOOR	KMA75 Cellar Door	KMA74 Stage Coach	KM4546 Appaloosa Spots
ENTRY DOOR, SHUTTERS	KM4945 Secret Passageway	KM4791 Duck Willow	KMA79 Lights Out
WROUGHT IRON	KM4512 Americano	KM4512 Americano	KM4512 Americano
STONE	Bodega- Bluffstone	Yukon-Mountain Ledge	Shasta-Mountain Ledge
STONE GROUT	Mission Brown	Latte	Khaki

Note: The colors and materials are subject to modification through use of other manufactures or the discontinuance of certain colors and materials.

elevationC-CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
ROOF (CONCRETE FLAT TILE)	5530 Weathered Adobe	SCP 8803 Arlington Blend	5687 Brown Gray Brown
STUCCO I	KM4543 Coffee Diva	HLS4276 Eastlake Lavender	KM4929 Warm Gray Flannel
STUCCO II	HLS4285 Cortez Chocolate	KM5791 Northpointe	KM5791 Northpointe
SHINGLE SIDING	KM4546 Appaloosa Spots	KM5786 River Bank	KM5791 Northpointe
TRIM, FASCIA & GARAGE DOOR	KM4641 Brown Mouse	KM4583 Canvas Cloth	KM4927 Polished Limestone
ENTRY DOOR	KMA79 Lights Out	KM4792 Fern Gully	All Nighter KM4855

Notes:

Roof: Please Contact Michele Morse **714.981.3605** or michelem@eagleroofting.com

Brick Grout Technique: Mortar to the face of the brick then sponged to reveal the sand.

Please Contact Tina Berkaw of Thompson Building Materials 714.637.7373 or tberkaw@thompsonbldg.com

Stone: Please Contact Brittney Berkaw **949.275.4533** or bberkaw@hwstonedivision.com

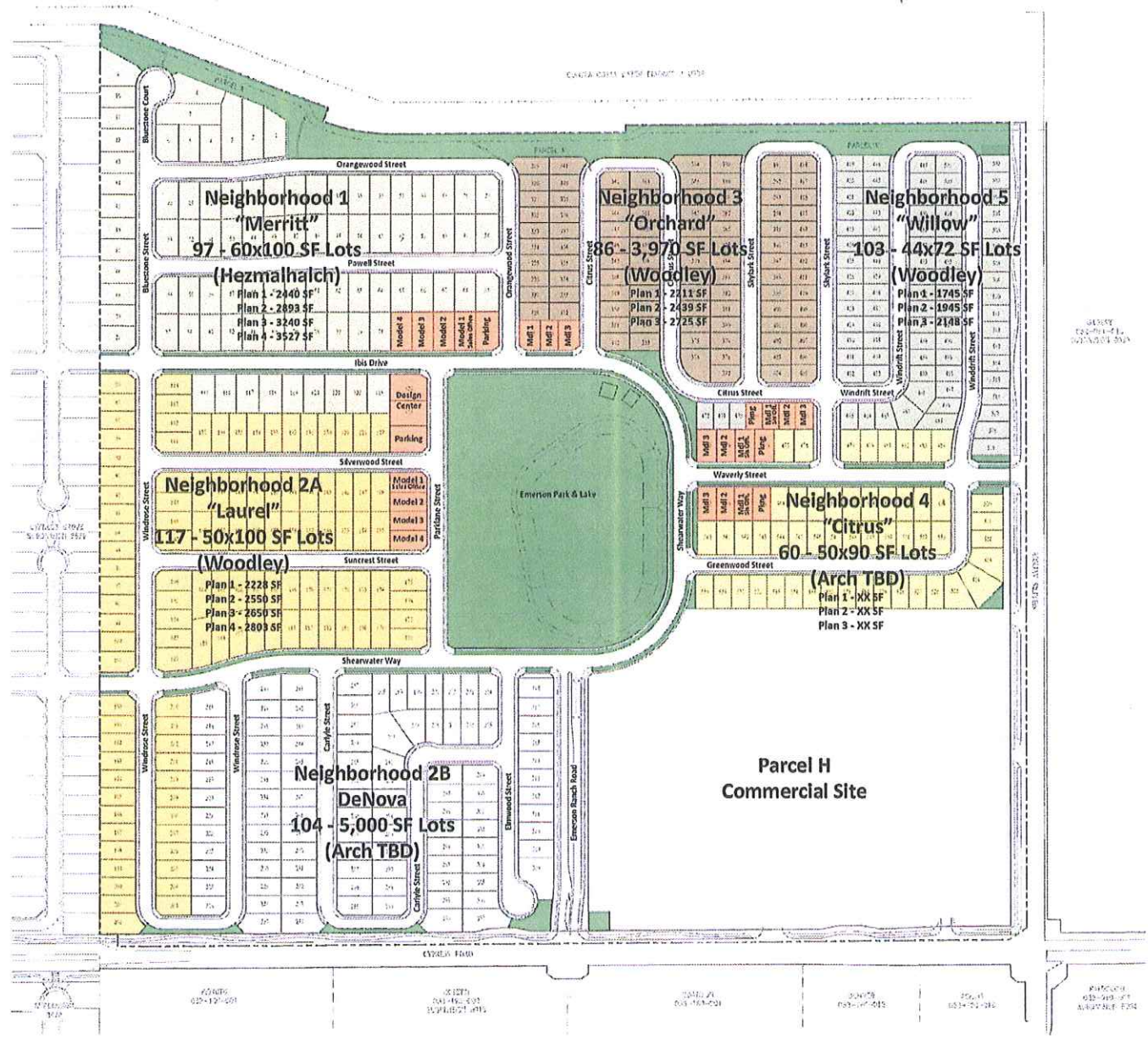
All non-decorative items such as meter doors, non-decorative vents & downspouts are to be painted the same color as the surrounding color.

All metal roof vents to be painted to match the darkest color from the roofing blend.

Paint breaks to be turned and finished at inside corner unless noted otherwise.

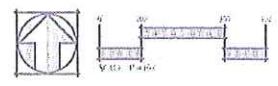
Note: The colors and materials are subject to modification through use of other manufactures or the discontinuance of certain colors and materials.

CONTRACT NO. 14558 EDITION 1 0/13



EMERSON RANCH
 OCTOBER 14, 2013 - IN PROGRESS GRAPHIC

CITY OF OAKLEY Planning Department
 MAR 20 2014
 RECEIVED



RESOLUTION NO. XX-16

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING DESIGN REVIEW FOR WILLOW AT EMERSON NEIGHBORHOOD 5 (DR 03-14), LOCATED WITHIN THE EMERSON RANCH SUBDIVISION (TM 9032)

FINDINGS

WHEREAS, on March 20, 2014, Brookfield Homes ("Applicant") filed an application requesting Design Review approval of one neighborhood totaling 103 single family homes within the Emerson Ranch Subdivision 9032 (entire subdivision has 567 homes) for the project known as "Willow at Emerson Neighborhood 5 Design Review (DR 03-14) ("Project)". The site is zoned P-1 (Planned Development) District and located within Emerson Ranch Subdivision 9032, on the northwest corner of Sellers Avenue and East Cypress Road: APN 037-192-033 (previously 037-192-026).

WHEREAS, the applicant's plans include Floor Plans and Elevations, Neighborhood Development Plan (Plotting Plan), Street Tree Plan, and Color and Material Palette ("Plans"); and

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

WHEREAS, the project site is designated Single Family High (SH), Single Family Medium (SM), and Multi-Family High (MH) on the Oakley 2020 General Plan Land Use Map, and zoned P-1 (Planned Unit Development) District; and

WHEREAS, this request for design review approval does not constitute changes to the physical impacts associated with the project and falls within the scope of the Emerson Ranch Subdivision 9032 Environmental Impact Report ("EIR") (includes the Draft EIR, Partially Recirculated Draft EIR and Final EIR) (SCH# 2007052073); and

WHEREAS, on December 15, 2015, 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 300-foot radius of the subject property's boundaries and to parties requesting such notice; and

WHEREAS, on January 12, 2015, 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 9032, the project's P-1 District and Final Development Plan, and the information submitted to the City Council at its January 12, 2015 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 Willow at Emerson Neighborhood 5 Design Review (DR 03-14), the City Council finds that:

1. The proposed design review plans are consistent with the applicable General Plan designations and approved Vesting Tentative Map 9032. The proposed use was anticipated in the General Plan and the overall plan for Vesting Tentative Map 9032 approved on September 14, 2010, and Final Development Plan approved May 14, 2013; and
2. The proposed design review plans comply with all applicable P-1 District zoning regulations (City Council Ordinance 18-10) and Final Development Plan development regulations (Resolution No. 35-13), which are both incorporated in these conditions of approval; and.
3. 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 Willow at Emerson Neighborhood 5 Design Review (DR 03-14), subject to the following conditions:

1. Applicant shall comply with the requirements of the Oakley Municipal Code and applicable Conditions of Approval from City Council Resolution Nos. 105-10, 107-10, and 35-13, as well as City Council Ordinance No. 18-10. 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 January 12, 2015.

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 December 9, 2015, and as conditioned below.
2. This approval shall be effectuated within a period of one (1) year from the effective date of this resolution and if not effectuated shall expire on January 12, 2017. 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 on January 12, 2016 and 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 Emerson Ranch Subdivision 9032 Environmental Impact Report Mitigation and Monitoring Plan (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. 18-10), and the Final Development Plan (City Council Resolution 35-13), shall be implemented as applicable.

Landscaping:

11. 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.
12. 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.
13. 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.
14. The applicant shall maintain all private landscaping until occupancy.

Subdivision Disclosures:

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

"The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis

is established. At this time no risk assessment has been made.”

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

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

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

Energy Efficiency:

17. 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.
18. 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:

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

Building Division Conditions

20. 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.

21. 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. 107-10 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 January 12, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Kevin Romick, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date