Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS - The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board's consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

2. PUBLIC COMMENT PERIOD

3. CONSENT CALENDAR
   A. 9/26/19 Meeting Minutes

4. STAFF REPORTS - None

5. PUBLIC HEARINGS
   A. Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19066 - DR) - Final Design Review for 62 apartments on a 0.53-acre site at 1313 and 1321 Galindo Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-164-051, -54. Project Planner: Coleman Frick @ (925) 671-3281
6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT

Next Meeting: Regular Meeting
Date: 10/24/2019 – 5:30 PM

ADA NOTICE

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3243, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.
Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS - The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. **ROLL CALL:**

   *Commissioners Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells*
   *Staff Present: Lorna Villa*
   *Audience in Attendance: 2*

2. **PUBLIC COMMENT PERIOD - None**

3. **CONSENT CALENDAR - None**

4. **STAFF REPORTS - None**

5. **PUBLIC HEARINGS**

   A. **Chevron Car Wash (PL16221 - DR)** - Preliminary Design Review to demolish an existing convenience store and car wash and construct a new 2-story 4,720 sq. ft. convenience store and a detached 1,013 sq. ft. self-serve car wash at 2799 Clayton Road. The General Plan designation is
ACTION: The Board provided staff with the following comments: 1) Relocate stairs to the east side of the convenience store; 2) relocate mechanical room to the east side of the carwash building; 3) provide a trellis between the two buildings; 4) provide a detailed plan of the patio area showing fencing, gate, landscaping, and furniture; 5) eliminate storefront opening on east elevation of carwash; 6) provide a landscape plan that follows C-3 guidelines for bio-retention areas; 7) include stepping stones to across the patio area from the north parking spaces; 8) provide vertical plants along the north elevation and landscaping under stairs; 9) identify location of bike spaces; 10) show trim details at building corners and at windows; 11) accurately show projection of Juliette balcony on elevations and drawn plans; 12) provide light fixture details; 13) provide a roof plan demonstrating how equipment will be screened; 14) provide the west building elevation of the carwash building; 15) the Board expressed concern with noise generated from the carwash.

6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS - Board Member Shelby indicated that the Renaissance planter urns along Galindo Street are missing do not have plants and those that do are in poor condition.

Board Member Wells inquired about the condition of the landscaping along the east side of Galindo Street adjacent to the Shops at Todos Santos Plaza.

7. STAFF ANNOUNCEMENTS - None

8. ADJOURNMENT - 7:40 p.m. (5-0-0, Shelby motioned, Wells seconded)

Next Meeting: Regular Meeting
Date: 10/10/2019 – 5:30 PM
I. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19066 - DR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Status:</td>
<td>Preliminary Design Review</td>
</tr>
<tr>
<td>Location:</td>
<td>1313-1321 Galindo Street</td>
</tr>
<tr>
<td>Parcel Numbers:</td>
<td>126-164-051, and -054</td>
</tr>
<tr>
<td>General Plan:</td>
<td>Downtown Mixed Use</td>
</tr>
<tr>
<td>Zoning:</td>
<td>DMX (Downtown Mixed Use)</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Resources for Community Development Attn: Adam Levine 2220 Oxford Street Berkeley, CA 94704</td>
</tr>
</tbody>
</table>

Vicinity Map:
II. PROJECT BACKGROUND

In June, 2018, the Council unanimously voted to award a $5.5 million loan to Resources for Community Development (RCD), a not-for-profit affordable housing developer, through a competitive Notice of Funding Availability process for affordable housing projects.

On January 15, 2019, Nick Cranmer, on behalf of RCD, submitted a Preliminary Application for a 62-unit, 66,435 square foot multifamily affordable housing development located at 1313-1321 Galindo Street.

On January 22, 2019, the Development Advisory Committee (DAC) reviewed the project. Comments were received from City departments and divisions, as well as County Connection, Contra Costa County Fire Protection District, Contra Costa Water District, and Mt. Diablo Resource Recovery.

On February 4, 2019, the Council Committee on Housing and Economic Development (HED) considered a revised proposal by RCD to allocate an additional $2.3 million for the project. The proposed units would be available for rent to low- and very low-income households.

On February 6, 2019, staff conducted a neighborhood meeting with the applicant and surrounding property owners. Three neighbors attended the meeting with questions and comments regarding security and affordability.

On February 14, 2019, the Design Review Board provided comments and feedback to the applicant as part of Conceptual Design Review of the project (outlined in the Discussion section).

On March 28, 2019, Adam Levine, on behalf of RCD, submitted a formal application for the project including applications for design and site review, a use permit, and an affordable housing application. Due to the affordable housing component of the project, the application seeks use of the State’s Density Bonus Law which allows for increased unit density beyond what is typically allowable in the subject zoning district, as well as modifications to City’s development standards and requests for development incentives. On April 26, 2019 the DAC deemed the application incomplete.

On May 7, 2019, the Council considered a revised proposal by RCD to allocate an additional $2.3 (for a total of $7.8) million for the project, previously recommended by HED, and was presented the revised project design. The Council unanimously approved the funding request increase, and commended RCD’s track record in the community. Councilmembers communicated some preferences related to design review of the project at the meeting. These included:

- The Council desires continued responsiveness from the applicant regarding efforts to enhance the attractiveness of the design to promote the project as a flagship affordable housing development.
- Blend elements of “early California;” add architectural elements and details to further enhance the exterior finishes.
- Add more articulation where possible to reduce boxy architectural elements, pay particular attention in this effort to the second floor and above.
- Supportive of design efforts to incorporate sustainability features such as solar.
The revised design (March 28, 2019 submittal) was scheduled for review by the Board on May 23, but the item was continued to a date uncertain to allow the applicant time to make additional changes to ensure that the design was responsive to the Council’s design comments and concerns listed above.

Subsequently, staff had a number of meetings with the applicant to discuss revisions to the design in response to Council feedback. The applicant and staff also met with the Mayor on August 26, 2019 to discuss the proposed design prior to resubmittal. At the meeting the Mayor was supportive of the efforts demonstrated by the applicant to incorporate more “early California” features into the design. Based on the overall direction received, the applicant refined the design of the building façade and formally resubmitted for completeness review on September 9, 2019.

Board consideration at this meeting is for Preliminary Design and Site Review. However, due to RCD’s incorporation of design elements based on comments received from the City Council, staff has included a motion allowing the Board to recommend design approval at this meeting so the project can be considered by the Planning Commission. If this approach is taken, design modifications requested by the Board can be incorporated as conditions of approval tied to the Use Permit and Design and Site Review application for the project.

III. DISCUSSION

The Board’s direction included in the February 14, 2019 meeting minutes is italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations where applicable. Overall, staff believes the Board’s comments have been addressed. In addition, staff believes that the extensive supplementary revisions to the project design, to incorporate “early California” elements, are responsive to Council comments and preferences.

Site Design

1. The applicant shall study the potential security/safety issues at the project alcoves.

   As a result of Board and DAC comments regarding this issue, the applicant relocated the access door, on the southeast corner of the building, from between the electrical room and fire pump room to the front of the building. This will ensure the alcove leading to the stairs cannot be accessed without entering the building.

   Staff supports the proposed design changes.

The applicant made additional site design changes including:
   A. Modifying the parking area to allow additional accessible, electric vehicle, and visitor spaces.
   B. Removal of one parking stacker.
   C. Minor modification to alignment of sidewalk, loading area, driveway entrance, and curb cut.
   D. ADA improvements.
   E. Bicycle parking added (short-term in front of building, and long-term detail in interior bike room).
Staff supports the additional proposed design changes.

Architecture

1. *Include different types of CMU on the front elevation, such as split face CMU, and fluted CMU at caps, rather than solely smooth CMU, to create more visual interest and break of the mass of the ground level.*

   The applicant added split face CMU with accent color bands, and sand blasted CMU materials (G0.1 and A2.1). Glass-fiber reinforced concrete (GFRC) wainscoting and panels were added at the garage entry.

   Staff supports the proposed design changes. Samples of the proposed CMU, wainscoting, and panel materials will be provided to the Board for review.

2. *Consider use of corten or patina to enhance the front of the building and link the design of the upper story pop-out areas to the street level.*

   Due to the comprehensive changes to incorporate elements of early California design (see additional architectural changes section below), the applicant included decorative cement tiles on a new planter at front of building and at the bioswale to the north of the garage, in place of corten.

   Staff supports the proposed design changes. A sample of the tile material will be provided to the Board for review.

3. *Enhance the front entry through use of landscape pots, interlocking pavers, and other enhancement.*

   As noted above, a landscape planter with decorative cement tiles was added to the front entry.

   Staff supports enhancing the front entry with the new planter and recommends against adding interlocking pavers. The area in front of the entrance is an ADA-compliant sidewalk adjacent to the loading zone used for regular deliveries and move-ins. Staff is concerned with the on-going maintenance required to ensure pavers do not become tripping hazards.

4. *Show the location of mechanical equipment on the roof plan, and other details that could impact the exterior building design related to HVAC equipment, exhaust, and drainage.*

   See response to #5 below.

5. *All roof mounted features should be fully screened.*

   Added to A1.4/2.5, no exhaust ducts are required, all equipment is screened.
Staff supports the proposed changes.

6. *Incorporate the use of upper story notches on the southwest portion of the building for consistency with the other corners of the building.*

The upper story notch requested by the Board was added to the southwest corner of the building.

Staff supports the proposed design change.

7. *Supportive of the use of Juliet balconies as long as it is ensured they cannot be used for storage.*

The applicant considered various treatments for the upper floor facade including Juliet balconies (as previously presented to the Board) and ultimately decided on adding vertical aluminum sunshades on the west and south elevations.

Staff supports the proposed design change.

The applicant made the following additional architectural changes from the Preliminary Application (see additional details in Attachment A):

A. The exterior façade was extensively redesigned to incorporate “early California” design elements including a more muted color scheme, façade changed from cement panel to stucco (multiple colors), archways and arched windows added to the ground floor and top floor, terra cotta colored window accents added to the projecting bays.

B. One of the three projecting bays was removed on the northeast side of the building.

C. The architectural “fin” on the front elevation that extended from the roof to the ground floor at the northwest corner of the building was removed.

D. The stairs connecting the second story open space to the street were moved from their previous location extending under the second story through the first story, to the edge of the building and are now screened by a CMU wall (see A1.2 and A2.1). This change shifted components of each floor plan to the north, and was a result of comments from the Building Division regarding fire egress.

E. The previous building entrance, which included a storefront design with a metal canopy, has been changed to an arched entry lined with decorative tiles and a decorative light.

F. The entry and projections on the front façade include decorative corbels.

G. Various materials and treatments were included to break up the mass of the ground floor on the south and west elevations to add more visual interest including landscaping, metal openings, recesses, and an arch.

H. The garage entry was changed to an archway and vines were removed from either side of the entrance.

I. The wrought iron garage openings were changed to a perforated metal screen on a steel frame.

J. All balconies were removed from the building design.

K. The building signage moved to within the entry archway.

Overall, staff supports the additional proposed design changes but has the following recommendation:
- Portions of the building that project above the primary roof line are colored dark gray “pointer rock” (for example the stair overrun exterior and mechanical equipment screens). This creates a high degree of contrast between the primary roof line elements and areas that extend above it. Staff recommends coloring the mechanical equipment screening to match the “light beige stucco”; and changing the “pointer rock” colored stair overrun to “castle rock” or another color on advisement of the Board, to create less contrast with the other roof elements.

**Landscape and Lighting**

1. *Recommend altering the astro-turf design of the 2nd story common open space area to include rubberized surfaces where shaded, and other surfaces where exposed to direct sun-light.*

   AstroTurf forms (seating and play areas) were replaced with wood forms. Wood is seen by the applicant as better suited for the intended use and aesthetics of the building than rubberized surfaces. A wooden trellis was also added to the outdoor area on top of the podium to provide shade.

   Staff supports the proposed design change.

2. *Include additional landscaping detail such as massing and height of plant material and three-dimensional perspective of landscape areas.*

   Landscape section and perspective added (L2.0).

   Staff supports the proposed landscaping details.

3. *Enhance proposed landscaping through integration of landscape accents, raised planters, and tree grates.*

   These elements were added to L1.2 and L1.3 and include iron street grates for the street trees, decorates pavers on the second level open space, and raised planters on the street and second level.

   Staff supports the proposed landscape changes.

4. *Provide the location and details of exterior light fixtures; the Board recommends decorative lighting on the front elevation.*

   Decorative pendant light added to main entry under archway. Uplighting added in the new planter to the south of the front entry to highlight the planting.

   Staff supports the proposed design changes.

The applicant made the following additional landscape changes from the Preliminary Application:
A. New planters added to front of the building. Decorative tile facing was added to the planter bioswale near the garage.
B. New landscape planter added to the northeast of the building near the electric and gas meters.
C. Two previously proposed trees were removed from the front elevation.

Staff supports the proposed design changes.

IV. RECOMMENDATION

Staff recommends the Board review the plans, consider the recommendation, and identify any additional concerns, if any. Per staff’s recommendation, design review items would be included as conditions of approval to be incorporated into the Use Permit and Design and Site Review application, which will be considered by the Planning Commission at a future meeting.

- Staff recommends the mechanical equipment screening be painted to match the “light beige stucco”; and changing the stair overrun from “pointer rock” to “castle rock” or another color on advisement of the Board, to create less contrast with the other roof elements.

I. MOTION

Staff has prepared the following motion for the Board’s consideration should it be satisfied with the revised plans and the proposed conditions of approval.

I (Board Member __________) hereby move that the Design Review Board recommend approval of the Design and Site Review for Resources for Community Development’s Multifamily Affordable Housing Development, located at 1313-1321 Galindo Street (PL19066 - DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

Prepared by:
Coleman Frick
Associate Planner
(925) 671-3281
coleman.frick@cityofconcord.org

Exhibits:

A. Applicant’s design change summary, received September 17, 2019
B. Project plans, received September 9, 2019
C. Preliminary design selected pages, received January 15, 2019
The following design changes to the above referenced project have been described as indicated in the narrative below as part of the Final Design Review Submittal.

<table>
<thead>
<tr>
<th>Previous Exterior Façade Design</th>
<th>Proposed Exterior Façade Design</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front façade changes:</strong></td>
<td></td>
</tr>
<tr>
<td>1) Ground-based planters, comprised of concrete walls clad with decorative tile, have been added.</td>
<td></td>
</tr>
<tr>
<td>2) The CMU building base, previously limited to the southeast corner of the building, has now been extended to encompass the entire base of the front façade.</td>
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</tr>
<tr>
<td>3) The CMU building base now features a glass-fiber reinforced concrete (GFRC) wainscot.</td>
<td></td>
</tr>
<tr>
<td>4) The garage entry, which was framed by a surface-mounted trellis and vines, is now framed by GFRC panels around the opening.</td>
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<tr>
<td>5) To the north of the garage opening, the planter opening and slot feature (inside the “blade” element) have been converted to arched openings matching the scale of the other arched openings on the façade.</td>
<td></td>
</tr>
<tr>
<td>6) The ‘blade’ element at the northern end of the façade has been removed.</td>
<td></td>
</tr>
<tr>
<td>7) The primary façade material has been changed from cement panel to stucco.</td>
<td></td>
</tr>
</tbody>
</table>
8) The metal canopy at the entrance has been eliminated.
9) The blank wall to the left of the main entry now features three arched window openings with both transparent and back-painted glass.
10) The upper stories of the building have been shifted north to expose the terrace stair to above, per comments from the Building Department.
11) An enclosure has been added around the terrace stair, with an arched gateway to match the adjacent arches in shape.
12) The building entry has been changed from a rectangular storefront with a metal canopy to an arched opening extending the mass of the bay above and lined with decorative tiles.
13) The bays and the arched opening at the entrance now feature GFRC corbels.
14) The color scheme has changed as follows:
   a. Projecting bays, originally a terra cotta color with white banding, have been changed to white
   b. Windows on the bays, originally placed within the terra cotta field, have been joined at levels 3 and 4 by a light gray panel.
   c. White sill accents have been changed to terra cotta on Levels 2 and 3.
   d. A terra cotta accent has been added to the head of the windows in the bays on Level 4.
   e. Between the bays, the wall that had been completely white has been changed to a light gray color on floors 2, 3, and 4.
15) Arches have been added to the Level 5 windows of the projecting bays.
16) The rhythmic pattern of windows on the projecting bays has been changed to a regular, symmetrical pattern.
17) A belt cornice has been added between Level 4 and Level 5 to separate the light gray color field from the white color at Level 5.
18) The tops of the North and South bays have been raised to align with the rest of the parapet; the central bay has been raised slightly higher than the parapet.
19) A flat cornice has been added to the top of the parapet.
## Previous Exterior Façade Design

<table>
<thead>
<tr>
<th>North façade changes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>20) The primary façade material has been changed from cement panel to stucco.</td>
</tr>
<tr>
<td>21) Ground-based planters, previously exposed concrete, have been clad with decorative tile for the 25 feet closest to Galindo Street.</td>
</tr>
<tr>
<td>22) The easternmost bay has been changed from a terra cotta color with white bands to a light gray color for Level 2 through 4, and white at Level 5, to bring the front façade design into the street-view portion of this façade.</td>
</tr>
<tr>
<td>23) The top of the easternmost bay has been raised to match the parapet.</td>
</tr>
<tr>
<td>24) The window pattern of the easternmost bay has been regularized to match the front façade.</td>
</tr>
<tr>
<td>25) The balconies have been removed.</td>
</tr>
<tr>
<td>26) The “blade” feature at the north-east corner has been removed.</td>
</tr>
<tr>
<td>27) Windows have been added to the west façade of the projection closest to Galindo Street.</td>
</tr>
<tr>
<td>28) The central bay has been changed from terra cotta with white banding to a light gray color.</td>
</tr>
<tr>
<td>29) The pattern of windows on westernmost terra cotta bay have been regularized.</td>
</tr>
<tr>
<td>30) Windows have been added to the north façade of the white corner element.</td>
</tr>
<tr>
<td>31) Columns supporting the eastern mass, closest to Galindo Street, have been changed from a square plan profile to a blade plan profile.</td>
</tr>
<tr>
<td>32) A metal, powder-coated fence, terra cotta color, has been added in front of the utility alcoves.</td>
</tr>
<tr>
<td>33) A warm gray color band has been added at the top of the podium with exception to below the terra cotta colored bays and the central light gray bay.</td>
</tr>
</tbody>
</table>
Previous Exterior Façade Design | Proposed Exterior Facade Design

East façade changes:

34) The terra cotta color with white banding of the projecting bays has been changed to light gray, both on the outer façade and on the west facing elevation of the courtyard.
35) The vertical metal sunshades have been changed from a white vertical blade to a terra cotta colored ‘L’-shape
36) The wrought iron fence enclosure has been changed to welded wire fabric on a steel frame.
37) The wrought iron garage openings have been changed to a perforated metal screen on a steel frame.
38) Wrought iron railings at the podium level have been changed to solid stucco railings.
39) A wooden trellis has been added to the terrace on the podium.
40) The primary façade material has been changed from cement panel to stucco.
South façade changes:
41) The primary façade material has been changed from cement panel to stucco.
42) The terra cotta color with white banding of the projecting bays has been changed to light gray.
43) The horizontal sunshades have been changed from white to a terra cotta color and have been moved within the frame of the window to the top of the opening.
44) The horizontal sunshades have been removed from the south-facing façade above the Community Room.
45) Windows have been added to the white mass one bay in from Galindo Street.
46) The wrought iron garage opening has been changed to a CMU block wall with perforated panel slots.
47) The concrete and wrought iron podium guardrail has been changed to a solid stucco guardrail.
48) A wooden trellis has been added to the terrace on the podium.
49) The easternmost bay has been changed from a pure white mass to a light gray stucco finish on Levels 2 through 3 with a belt cornice separating the colors and a flat cornice at the top of the parapet.
50) The upper stories of the building have been shifted north to expose the terrace stair to above, per comments from the Building Department.
51) A CMU enclosure with a GFRC arch has been added around the terrace stair to wrap the front façade design to the South façade.
EXISTING GENERAL NOTES

1. THE BOUNDARY AND EASEMENTS SHOWN HEREON ARE PRELIMINARY AND IN THE PROCESS OF RESOLUTION. A RECORD OF SURVEY IS IN PROGRESS AND WILL BE FILED WITH THE COUNTY OF CONTRA COSTA IN COMPLIANCE WITH PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8762(b)(4).

2. TOPOGRAPHY SHOWN HEREON WAS COMPILED BY FIELD SURVEYS PERFORMED IN AUGUST OF 2018.

3. TOTAL PARCEL SIZE IS 0.53 ACRES, ACCOUNTING FOR LOT MERGER.

4. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.

5. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

UTILITY NOTES

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA, SURFACE OBSERVATION AND LOCATIONS BY PRECISION LOCATING. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ABBREVIATIONS

AC - ASPHALT CONCRETE
BFP - BACKFLOW PREVENTER
BLRD - BOLLARD
COMM - TELECOMMUNICATION
DI - DROP INLET
DWY - DRIVEWAY
EP - EDGE OF PAVEMENT
FL - SURFACE FLOWLINE
INV - BOTTOM INSIDE OF PIPE
LG - LIP OF GUTTER
SD - STORM DRAIN
SDMH - STORM DRAIN MANHOLE
SL - STREETLIGHT
SS - SANITARY SEWER
SSMH - SANITARY SEWER MANHOLE
TC - TOP FACE OF CURB
TYP - TYPICAL
UB - UTILITY BOX
WM - WATER METER
WV - WATER VALVE

EXISTING CONDITIONS

Know what's below before you dig. Call R1313 GALINDO STREET 9/06/2019
1.06' 6.70' 3.28' 1.68'

MANHOLE AND STRUCTURE TO BE REMOVED
SEE NOTE 7

GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS
2. UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
3. PRIOR TO DIGGING, CALL 811 AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
4. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS.
5. LIMIT OF SIDEWALK REMOVAL SHALL BE TO THE NEAREST SCORE JOINT.
6. ALL SURFACE IMPROVEMENTS (ASPHALT, CONCRETE SIDEWALK, DEBRIS, ETC.) WITHIN THE LIMIT OF DEMOLITION ARE TO BE REMOVED UNLESS NOTED ON PLANS.
7. WITHIN THE GALINDO STREET PROJECT FRONTAGE, CONSTRUCT BASE REPAIRS IN FAILED PAVEMENT ZONES FOLLOWED BY SLURRY SEAL.

ABBREVIATIONS
AC ASPHALT CONCRETE
BFP BACKFLOW PREVENTER
BLRD BOLLARD
COMM TELECOMMUNICATION
DI DROP INLET
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SS SANITARY SEWER
SSMH SANITARY SEWER MANHOLE
TC TOP FACE OF CURB
TYP TYPICAL
UB UTILITY BOX
WM WATER METER
WV WATER VALVE

BASE OF BEARINGS
THE SURVEYING NECESSARY TO LOCATE THE PROPERTY BOUNDARIES, SITE, AND LOCATIONS OF UTILITIES WAS PERFORMED ON THE SITE PRIOR TO THE ISSUING OF THIS PLAN SET. NO BOUNDARY MONUMENTS WERE FOUND IN THE FIELD. THE PROPERTY LINE SHOWN COINCIDES WITH THE LIMITS OF THE VARIOUS ADJOINING PARCELS AND IS DERIVED FROM THE SANTA CRUZ COUNTY RECORDS. THE SURVEY WAS TAKEN AS THE BASE OF MEASUREMENT FOR THIS SURVEY.

BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUNDATION BENCHMARK, PID HT0142. SEE NGS DATA SHEET FOR INFORMATION AND LOCATION.

ELEVATION 33.7 FEET (DATUM = NAVD 88).

DEMOLITION LEGEND
REMOVING EXISTING GATE
REMOVE EXISTING DRIVEWAY
REMOVING EXISTING DRIVEWAY
REMOVING EXISTING DRIVEWAY

KEEP
CLEAR

PROPERTY LINE
AT&T LINE
EASEMENT LINE
FENCE LINE

MONUMENT
VALVE (AS NOTED)
FIRE HYDRANT
BACKFLOW PREVENTION DEVICE
STREET LIGHT
TREE

THICKENED LINE
DEMOLITION LINE
SIDEWALK, CURB AND GUTTER REMOVAL TO SUBGRADE DEPTH
ASPHALT REMOVAL

THIN LINE
APPROXIMATE LIMIT OF WORK
TREE REMOVAL
LANDSCAPE REMOVAL
UTILITY REMOVAL
NOT TO SCALE

ASPHALT CONCRETE SECTION FOR FIRE LANE

CONSTRUCTION ENTRANCE

FIBER ROLL

ASPHALT PLUG

INLET PROTECTION

1. Prepare a compacted 2"-4" deep trench with sides of at least 1:3 vertical to horizontal slope. Sanbag the trench if required.

2. Compact aggregate base to a minimum of 95% R.C. near optimum moisture content.

3. Use fiber rolls at a minimum of 90% R.C. for low plasticity soil over optimum moisture content, and to a minimum of 87% R.C. for clayey soil.

4. Place fiber rolls on the surface, keeping the fiber rolls at least 4% above optimum moisture content over the compacted base.

5. Insert fiber rolls, and compact the aggregate base to a minimum of 95% R.C. near optimum moisture content.

6. Place the fiber roll in a trench dug on site, 2"-4" deep, and fill with fiber roll material and compact it.

7. Leave one opening in the top row to provide a spillway for overflow.

8. Place a tight joint, not overlapped. Continuously channelize runoffs to basins as required.

9. Leave a one sanbag gap in the top row to provide a spillway for overflow.

10. Inspect barriers and remove sediment after each storm event. Sediment and gravel must be removed from the traveled way.

11. Place fiber rolls at 2'-4' spacing to prevent rolling.

12. Place the fiber rolls in a trench dug on site, 2"-4" deep, and fill with fiber roll material and compact it.

13. Place fiber rolls at a minimum of 90% R.C. for low plasticity soil over optimum moisture content, and to a minimum of 87% R.C. in clayey soil.

14. Place fiber rolls in a trench dug on site, 2"-4" deep, and fill with fiber roll material and compact it.

15. Place fiber rolls at a minimum of 90% R.C. for low plasticity soil over optimum moisture content, and to a minimum of 87% R.C. in clayey soil.
ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302, SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH AND SHALL BE WIDTH SURFACE CROSS SLOPES SHALL NOT EXCEED ¼ INCH PER FOOT. WHEN THE SLOPE IN STREET WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-455 FOR RAMPS.
SEMI-OPAQUE VINYL LETTERS, ADHERED DIRECTLY TO STOREFRONT GLAZING
1 3/4" STROKE SIZE
SWISS BT FONT
TOTAL SIGN AREA: 2 SF

SHEET MTL. SCUPPER BOX W/ 4" LONG OUTLET, PAINT TO MATCH ADJACENT PANELS
GALV. RWL, 3" SQUARE. PAINT TO MATCH ADJACENT PANELS
ST. STL. MESH (BIRD SCREEN) TO COVER SCUPPER BOX

ROOF PARAPET THROUGH PARAPET
MEMBRANE CLAD METAL SCUPPER, JOINTS TO BE JOINED WITH HEAT-WELDED STRIPS.
FASTEN FLANGES TO PARAPET

SLOPE MEMBRANE CLAD METAL SCUPPER, JOINTS TO BE JOINED WITH HEAT-WELDED STRIPS.
FASTEN FLANGES TO PARAPET

STUCCO, PAINTED WHITE
TRUSS EXTENSION
TRUSSES
3' - 7" 1/4" : 1' SLOPE
CANT STRIP
20 GA. PTD GSM FLASHING
TPO ROOFING INSIDE OF PARAPET
PARAPET CAP
STUCCO FINISH, PAINTED WHITE
TRUSS EXTENSION

LEVEL 2
20'
STUCCO, PAINTED
FIBER CEMENT TRIM, PAINTED WHITE
TILE SOFFIT
CEILING IN ARCH
ALUMINUM STOREFRONT SYSTEM
12" CONCRETE SLAB

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This page contains a diagram showcasing various lighting fixtures and their specifications. The diagram includes details on the types of lighting used in the project, such as recessed downlights, surface-mounted downlights, and uplights. Each fixture type is labeled with its manufacturer and model number, providing a comprehensive view of the lighting solutions chosen for the project. The diagram also includes a legend that explains the symbols used to identify different types of lighting fixtures.
**PLANTING SCHEDULE GROUND FLOOR**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Image</th>
<th>Quantity</th>
<th>Size</th>
<th>Spacing</th>
<th>WUCOLS</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceanothus 'Julia Phelps'</td>
<td>California Lilac</td>
<td><img src="image" alt="Image" /></td>
<td>14</td>
<td>5 gal</td>
<td>6' o.c.</td>
<td>Low</td>
<td>6-8' H X 6-8' W</td>
</tr>
<tr>
<td>Cornus sericea 'Flaviramea'</td>
<td>Yellow Twig Dogwood</td>
<td><img src="image" alt="Image" /></td>
<td>11</td>
<td>5 gal</td>
<td>6' o.c.</td>
<td>High</td>
<td>6-8' H X 7-9' W</td>
</tr>
<tr>
<td>Eriogonum giganteum</td>
<td>St. Catherine's Lace</td>
<td><img src="image" alt="Image" /></td>
<td>10</td>
<td>1 gal</td>
<td>3' o.c.</td>
<td>Very Low</td>
<td>4-8' W X 6-8' W</td>
</tr>
<tr>
<td>Festuca idahoensis</td>
<td>Idaho Fescue</td>
<td><img src="image" alt="Image" /></td>
<td>78</td>
<td>1 gal</td>
<td>2' o.c.</td>
<td>Very Low</td>
<td>1-2' H X 1-2' W</td>
</tr>
<tr>
<td>Frangula californica</td>
<td>Coffeeberry</td>
<td><img src="image" alt="Image" /></td>
<td>13</td>
<td>5 gal</td>
<td>6' o.c.</td>
<td>Low</td>
<td>6-8' H X 6-8' W</td>
</tr>
</tbody>
</table>

**IRRIGATION DESIGN INTENT**

The irrigation system is designed to provide the minimum amount of water necessary to sustain good plant health. All selected components are commercial grade, selected for durability, vandal resistance and minimum maintenance requirements. The system is a combination of subsurface irrigation and tree bubblers as appropriate to plant type, exposure, and slope conditions.

Control of the system is via a weather-enabled controller capable of daily self-adjustment based on real-time weather conditions as measured by an on-site weather sensor. The system includes a master control valve and flow sensing capability which will shut down all or part of the system if leaks are detected.

**PLANTING SCHEDULE PODIUM**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Image</th>
<th>Quantity</th>
<th>Size</th>
<th>Spacing</th>
<th>WUCOLS</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td><img src="image" alt="Image" /></td>
<td>26</td>
<td>1 gal</td>
<td>2' o.c.</td>
<td>Low</td>
<td>1-2' H X 2-4' W</td>
</tr>
<tr>
<td>Lavandula angustifolia 'Hidcote'</td>
<td>Hidcote Blue English Lavender</td>
<td><img src="image" alt="Image" /></td>
<td>18</td>
<td>5 gal</td>
<td>2' o.c.</td>
<td>Low</td>
<td>1-2' H X 2-3' W</td>
</tr>
<tr>
<td>Phylica pubescens</td>
<td>Featherhead</td>
<td><img src="image" alt="Image" /></td>
<td>12</td>
<td>5 gal</td>
<td>4' o.c.</td>
<td>Moderate</td>
<td>4-5' H X 4-6' W</td>
</tr>
<tr>
<td>Sambucus mexicana</td>
<td>Blue Elderberry</td>
<td><img src="image" alt="Image" /></td>
<td>5</td>
<td>24&quot; box per plan</td>
<td>Low</td>
<td>10-30' H X 10-20' W</td>
<td></td>
</tr>
<tr>
<td>Stachys byzantina</td>
<td>Lambs' Ears</td>
<td><img src="image" alt="Image" /></td>
<td>43</td>
<td>1 gal</td>
<td>2' o.c.</td>
<td>Low</td>
<td>1' H X 3' W</td>
</tr>
</tbody>
</table>

**LANDSCAPED AREA**

- **GROUND FLOOR**: 3,940 SF
- **PODIUM**: 3,850 SF
- **TOTAL LANDSCAPED AREA**: 7,790 SF
- **TOTAL SITE**: 23,176 SF
- **% LANDSCAPED AREA**: 33%
(E) VALLEY OAK TREE TO BE PROTECTED PER ARBORIST RECOMMENDATIONS

(E) PALM TO BE REMOVED SPECIES: PHOENIX CANARIENSIS SIZE: 12'H

(E) SYCAMORE A TO BE REMOVED SPECIES: PLATANUS RACEMOSA DBH: 8"

(E) SYCAMORE B TO BE REMOVED SPECIES: PLATANUS RACEMOSA DBH: 8"

(E) SYCAMORE C TO BE REMOVED SPECIES: PLATANUS RACEMOSA DBH: 12"

(E) PLANTING BED TO BE REMOVED

(E) PLANTER TO BE REMOVED

7/20/22

9/21/18
**TREE STAKE, ATTACH TO TREE**

**GRATE PER MANUFACTURER SPECS**

**SEE PLANS**

**BACKFILL MIX**

1/8” MINUS GRAVEL, FILL TO BOTTOM OF TREE GRATE

**CURB AND GUTTER**

**COMPACTED EXISTING SOIL BENEATH ROOT BALL**

**TREE ROOT BALL**

**SCARIFY FACES OF PLANTING PIT**

**CONCRETE SIDEWALK**

**SLOW RELEASE FERTILIZER, SEE SPECS.**

**TREE GRATE**

**TREE STAKES**

**PREVAILING WIND DIRECTION**

1. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT, IT IS ACCEPTABLE TO ATTACH A 1/2” X 8’ BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK.

2. STAKE LOCATION SHALL NOT INTERFERE WITH PERMANENT BRANCHES.
Low Water Planting and BioRetention Planters

Low Water Planting

BioRetention Planter

Railing

Astroturf Seating and Play Forms

Phylica pubescens

Feather grass

Stachys byzantina

Achillea millefolium

Sambucus mexicana

Lavandula

Festuca idahoensis

Moveable Tables

Pavers

Phenix

Movable Tables