#### **CITY COUNCIL RESOLUTION 2015-70**

# A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALBANY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW FOR A RETAIL DEVELOPMENT AT 1080 MONROE STREET

**WHEREAS**, On December 6, 2004, the City Council of the City of Albany adopted Ordinance #04-09 establishing Chapter XX "Planning and Zoning" of the Albany Municipal Code; and

**WHEREAS**, Chapter XX established development standards and review procedures for new commercial and mixed use construction; and

**WHEREAS**, the Albany City Council approved Resolution 93-4 adopting San Pablo Ave. Design Guidelines on January 19, 1993; and

WHEREAS, the San Pablo Ave. Design Guidelines specifically identify UC Village as having the greatest impact of any potential development on the Corridor and that the quality of buildings associated with the University of California should be directly related to the frontage of San Pablo Ave.; and

**WHEREAS**, in 2007 the Regents of the University of California, serving as the master developer for the site, submitted an application for a mixed use development on the San Pablo Avenue frontage of University Village property located at the northwest and southwest corner of the intersection of San Pablo Avenue and Monroe Street; and

WHEREAS, the City Council, acting as lead agency, prepared a draft and final Environmental Impact Report ("EIR") in accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 et seq.; and on July 9, 2012 in Resolution #2011-51 certified that the EIR was completed in compliance with the

requirements of CEQA and reflected the Council's independent judgment and analysis; and

WHEREAS, the project is within the scope of the EIR certified by the City Council in Resolution 2011-51, and the addendum to the EIR approved on May 6, 2013. Nothing in the current application constitutes significant changes to the project studied in the EIR and addendum and any revisions are not substantial and will not cause any new significant impacts, or substantially more severe impacts than those evaluated in the EIR such that a subsequent or supplemental EIR or negative declaration would be required pursuant to CEQA Guidelines sections 15162 and 15163; and none of the other conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred; and

**WHEREAS**, on July 16, 2012, the City Council approved a series of policy-level actions associated with the University Village Mixed Use project including zoning map amendments, zoning text amendments, planned unit development, density bonus to accommodate a senior housing project, grocery store, and retail space; and

WHEREAS, on May 6, 2013, the City Council, acting as lead agency, approved Resolution 2013-22 of the Albany City Council modifying mitigation measure GCC-1 and the mitigation monitoring and reporting program for the University Village Mixed Use development and adopted an EIR addendum; and

**WHEREAS**, beginning in 2013, the Planning & Zoning Commission held a series of study sessions on the Planning, Zoning and Subdivision actions associated with the project; and

**WHEREAS**, the Planning & Zoning Commission held public hearings on May 8, 2013, June 12, 2013, July 24, 2013, October 9, 2013, October 30, 2013, November 20, 2013 and December 11, 2013 to discuss the project design, scope, and improvements; and

WHEREAS, on March 5, 2014, the City Council held a public hearing and approved tentative maps for each component of the UC Village Mixed Use Project and design review for the senior housing project and the retail components at 1075 and 1095 Monroe Street; and

WHEREAS, the formal design review application for a retail development at 1080 Monroe Street (the "project") was filed by the applicant on July 9, 2015; and

WHEREAS, the application is for a retail use in the San Pablo Commercial Zoning District/University Village San Pablo Avenue Overlay District; and

**WHEREAS**, on July 22, 2015, the Planning & Zoning Commission held a public hearing, considered all public comments received, the presentation by City staff, and the staff report; discussed and recommended modifications to the application; and continued the item to a date certain; and

**WHEREAS**, on September 9, 2015, the Planning & Zoning Commission held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

**WHEREAS**, an appeal of the Planning & Zoning Commission decision was filed with the City on September 23, 2015 by Ulan McKnight; and

**WHEREAS**, the appellant, Ulan McKnight, identified four issues as the basis for the appeal:

- 1. No stormwater bioretention treatment areas are located on the project site.
- Project fails to incorporate drought-tolerant plantings and permeable paved surfaces.

- Project parking does not comply with the approved Planned Unit
  Development (PUD), does not incorporate the concerns of the Albany Fire
  Marshal, and includes illegal U-turns into and out of parking spaces.
- 4. Project signage does not conform to Albany Municipal Code Section 20.32 for what is essentially a monument sign 10 feet in height; sign is not shown in plan view and not evaluated for potential obstruction of pedestrian and vehicle line of sight; signage is not located on the project site.

WHEREAS, the City scheduled the appeal hearing with the City Council on November 2, 2015 pursuant to Section 20.100.080 (E) (1); and

WHEREAS, a public hearing notice was mailed to property owners within 300 ft. of the subject site and was posted in three public places on October 23, 2015 for the City Council hearing pursuant to Government Code Section 65090; and

**WHEREAS**, Planning and Zoning Code Section 20.100.080.F establishes the following standards for review of appeals:

When reviewing any decision of the Planning and Zoning Commission on appeal, the City Council shall use the same standards for decision making and is required to make findings in accordance with the Municipal Code. The Council may adopt the Planning and Zoning Commission's decision and findings as its own. In either case, the City Council shall have the option to prepare a resolution stating the council's decision or shall render its decision by minute action.

**WHEREAS**, Attachment 13 to the staff report responds to the issues raised by the appeal and provides analyses and findings in response to the appeal; and

**WHEREAS**, on November 2, 2015 the City Council held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

**WHEREAS**, supplementary information was added to the project plans in response to issues raised in the appeals; and

**WHEREAS**, modifications to the project plans do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and no additional mitigation measures are required;

NOW, THEREFORE, THE CITY OF ALBANY CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

#### Section 1

The City Council finds and determines the foregoing recitals to be true and correct and hereby makes them a part of this Resolution.

#### Section 2

Based on the reasons and evidence set forth in Attachment 13 to the staff report and contained in the administrative record, the City Council denies the appeal.

#### Section 3

A. FINDINGS FOR APPROVAL CONSISTENT WITH SECTION 20.100.050 "DESIGN REVIEW" OF THE ALBANY MUNICIPAL CODE:

 Finding Required for Approval: The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.

**Evidence:** The City's General Plan ("General Plan") designates the property as Residential/Commercial (RC). The Property is currently zoned San Pablo Commercial (SPC). The project meets City zoning standards for location, intensity and type of development. The project also conforms to the planned unit development (PUD) of Parcel A and Parcel B of the University Village Mixed Use Development (Resolution 2014-23).

2. Finding Required for Approval: Approval of the project design is consistent with the purpose and intent of this section, which states "designs of projects...will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient."

**Evidence**: The one-story/approximately 20-foot high proposed building would be in scale and harmony with existing development in the vicinity of the site, which is composed primarily of one and two-story buildings. The architectural style, design and building materials are of high quality and appropriate for the setting: the project uses corrugated steel, metal, concrete, glass, and wood, and the project design is a rectilinear building with articulation and façade treatments that would create visual interest from the street. The proposed project would be constructed on a relatively flat vacant lot and would not require substantial grading or disruption to natural landforms. The project would improve the visual appearance of San Pablo Avenue and Monroe Street by providing new street trees and landscaping, and retail uses that create activity in the corridor and the

neighborhood. The project would have site access via multiple modes of transportation and vehicular access from San Pablo Avenue, 10<sup>th</sup> Street, and Monroe Street, with on-street parking supplied on Monroe Street and bicycle parking on the sidewalk in front of the retail tenants. The project would provide new sidewalks and a relocated bus stop and new shelter serving AC Transit routes along San Pablo Avenue.

Finding Required for Approval: Approval of the project is in the interest of the public health, safety and general welfare.

**Evidence:** The proposed project will result in the development of vacant land within a regionally-designated Priority Development Area and is expected to enhance the economic vitality of the San Pablo Avenue commercial district by creating more retail activity at the subject site and in the corridor. The project represents a substantial economic investment in the San Pablo Avenue corridor and includes uses that serve the needs of the surrounding community. In addition, the new businesses will support the health, safety, convenience and welfare of those that reside in the area and would help maintain property, improvements or potential future development in the area.

4. <u>Finding Required for Approval:</u> The project is in substantial compliance with applicable general and specific Standards for Review stated in subsection 20.100.050D.

**Evidence:** As detailed in the accompanying staff report, the project is in substantial compliance with the standards as stated. It is consistent with applicable General Plan, Zoning Ordinance, and San Pablo Avenue Design Guidelines regulations and measures and includes a functional site plan, and sufficient vehicle and bicycle parking that allow for safe and convenient access to the site. The project includes high-quality architectural design that is harmonious with the surrounding neighborhood and internally consistent within

the building. The proposal includes a complementary landscape design and sign program, adequate space for refuse, and adequate screening of utilities and other service systems. It does not propose substantial amounts of grading nor does the project affect the privacy of nearby residents.

5. <u>Finding Required for Approval</u>: The City-adopted San Pablo Avenue Design Guidelines have been considered and incorporated in the project.

**Evidence:** The proposed project contributes to the retail boulevard and urban character envisioned by the Design Guidelines. Its architecture provides individual bays for each tenant, reflecting "buildings within buildings" in a continuous frontage. A high-level of transparency and a mix of glass, wood, and light and dark grey colors creates contrast in the colors of the building and visual interest for pedestrians. The project implements shared parking strategies and avoids development of a large parking lot by providing on-street parking.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Albany denies the appeal based on the analyses and findings in Attachment 13 to the staff report and hereby approves the Design Review for University Village Mixed Use Project at 1080 Monroe St. subject to Exhibit A Conditions of Approval and Attachment 04, Project Plans.

1	PASSED AND ADOPTED by the City Council of the City of Albany on the 2nd day (
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# City of Albany

1000 San Pablo Avenue • Albany, California 94706 (510) 528-5710 • www.albanyca.org

#### RESOLUTION NO. 2015-70

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

the 2nd day of November, 2015, by the following votes:

AYES: Council Members Barnes, McQuaid, Nason, Pilch and Mayor Maass

NOES: none

ABSENT: none

ABSTAINED: none

RECUSED: none

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this 3rd

day of November, 2015.

Elen Harrington

Eileen Harrington

DEPUTY CITY CLERK

#### **EXHIBIT A: RESOLUTION 2015-70**

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW AT 1080 MONROE STREET FOR A NEW RETAIL DEVELOPMENT

To ensure compliance with governmental regulations and consistency with findings for approval, the following conditions of approval are incorporated into the approval of the application. These conditions are summary in nature, and it is the responsibility of the applicant to meet detailed project requirements, including City policies and codes.

- SP-1 Development of the project shall be substantially in conformance with the Architectural, Landscaping, and Lighting Plans submitted by Lowney Architecture on October 20, 2015, except as modified by the conditions contained herein.
- SP-2 The project shall be developed and operated consistent with the General Plan and Planning and Zoning Code, Subdivision Code, and California Building Standards Code (including California Green Building Code), except as modified by the Planned Unit Development approval for Parcel A and B per Resolution No. 2011-52, Resolution No. 2014-023, the Final EIR Mitigation Monitoring and Reporting Program ("MMRP"), including the Addendum and revised MMRP approved on May 6, 2013, and the Tentative Map approval for 1080 Monroe Street and related conditions of approval, as per City Council Resolution No. 2014-25.

#### SUSTAINABLE BUILDING REQUIREMENTS

SP-3 Prior to issuance of the first building permit, a LEED-accredited project architect or third-party rater shall submit a letter documenting the design or other features in the building permit plans intended to satisfy each criterion targeted in the LEED checklist in order to achieve LEED Gold Certification status, to the satisfaction of the Community Development Director. The letter shall also identify which measures, as per Mitigation Measure GCC-1 from the Mitigation

Monitoring and Report Program (as modified in the EIR addendum, Resolution No. 2013-22), are included in the project.

#### **PUBLIC ART REQUIREMENTS**

**SP-4** Prior to City approval of any construction-related permit, the applicant shall submit an application to amend design review approval to incorporate public art consistent with the City of Albany Municipal Code and the Public Arts Master Plan. The Arts Committee and the Planning and Zoning Commission shall review the installation, including specific design concept, materials, location, lighting, safety considerations, etc. as described in the Public Art Master Plan.

#### PEDESTRIAN FACILITIES

- SP-5 Prior to issuance of a building permit, the plans shall be revised to ensure that that all street lights, bike racks, above-ground utilities, street trees, and other sidewalk infrastructure are appropriately located and adequately spaced on the Monroe St. sidewalk so that tree roots are not obstructed and a clear pedestrian pathway is maintained.
- **SP-6** Prior to issuance of a building permit, the plans shall be revised to indicate that the mid-block pedestrian crosswalk and connection between the multi-tenant retail and grocery store shall be highlighted with a stamped asphalt or similar contrasting appearance.

#### **BICYCLE FACILITIES**

SP-7 In collaboration with the project developer of the senior housing component of the UC Village Mixed Use project, the applicant shall install a two-way bicycle path ("cycle track") in the Caltrans right-of-way on the west side of San Pablo Avenue with direct access to Codornices Creek bike path. A cost-sharing agreement between the project developers shall be provided to the Community Development Director for review and approval, prior to issuance of a certificate of occupancy.

- **SP-8** Prior to issuance of a certificate of occupancy, the applicant shall install at least 4 secure bike lockers for bus commuters adjacent to the relocated 72 AC Transit bus stop.
- **SP-9** Prior to issuance of a certificate of occupancy, the applicant shall provide onsite bicycle parking to accommodate at least 24 bicycles along the retail frontage of the subject site.

#### TRANSIT FACILITIES

sp-10 The applicant shall relocate the AC Transit 72-line bus stop and 52/18 lines bus stops and install a bus shelter in a location close to the grocery store entrance. The new locations and design shall be subject to approval by AC Transit and the City. Prior to the approval of the Final Map, the specific design details shall be developed in consultation with AC Transit representatives and reviewed by the Traffic and Safety Commission and the Planning and Zoning Commission. Consideration shall be given to stop location and amenities, traffic signal timing/coordination, design of bus stop and bus layover area, turning radii, street parking orientation, and dimensions of turning lanes [PUD Requirement].

#### LIGHTING

SP-11 A final lighting plan shall be submitted with the building permit plans, prior to issuance of a building permit. Prior to occupancy, the applicant shall install sufficient exterior and street lighting to the satisfaction of the Community Development Director. The City will review the constructed property to ensure that all lighting is directed downward and away from surrounding properties, and that adequate lighting is provided on sidewalks and streets.

#### **LANDSCAPING**

- SP-12 Prior to issuance of any grading permit or building permit for any component of the project, a final landscape and irrigation plan shall be submitted and approved by the City of Albany. The project shall comply with the requirements of Section 12-7 of the Albany Municipal Code "Water Efficient Landscaping" and the latest Bay Friendly Landscape policies.
  - **SP-13** Prior to issuance of a certificate of occupancy, the applicant shall install plantings and irrigations systems to the satisfaction of the Community Development Director.

#### UTILITIES

**SP-14** Above-ground utilities shall be located away from the corner of San Pablo Avenue and Monroe Street so as not to obstruct the sidewalk or present a hazard to persons or vehicles. Utility locations shall be shown on building permit plans, to the satisfaction of the Community Development Director, prior to issuance of a building permit.

#### IMPROVEMENTS REQUIRING CALTRANS APPROVAL

SP-15 The tentative parcel map includes improvements to the San Pablo Avenue right-of-way (State Route 123) intended to accommodate a two-way bike path and sidewalk on the west side of the street from Village Creek to Codornices Creek and a pedestrian crossing of San Pablo Avenue at Dartmouth Street. The proposed improvements require Caltrans to approve exceptions to adopted design standards. The City Council acknowledges the applicant's good faith efforts to implement the proposed two-way bike path into the project.

In the event that Caltrans does not approve the proposed design exceptions, and as a consequence the City Engineer or designee makes a determination that construction of the proposed two-way bike path and sidewalk as approved by the City Council is not feasible, it is the City Council's intent that the applicant submits a final map that incorporates maximum feasible bicycle

and pedestrian improvements. Determination of maximum feasible bicycle and pedestrian improvements shall be based on established City policy and Caltrans design standards. Improvements to be incorporated, including dedication of property up to a maximum of two feet in depth abutting San Pablo Avenue if necessary, including:

- Alternative design, such as a shared use bicycle-pedestrian facility.
- Elements of the San Pablo Avenue Streetscape and Pedestrian Safety
  Project (Project #12) in the 2012 City of Albany Active Transportation Plan,
  including installing a landscaped median where feasible (e.g., north of
  Monroe Street) and converting Dartmouth Street to a right-in/right-out
  only street by constructing a median within the center turn lane on San
  Pablo Avenue.
- Public amenities required by the Final Environmental Impact Report (and
  its Addendum) and the Planned Unit Development including dedicated
  Bicycle and Pedestrian Crossing at the intersection of Dartmouth Avenue
  and San Pablo Avenue, and a direct two-way bicycle access from the
  intersection of Dartmouth and San Pablo south directly to the Codornices
  Creek Type I bike path.
- Design and construction of transit stops consistent with AC Transit design quidelines

SP-16 Pursuant to AMC Section 22-4.12, the City Engineer or designee is authorized to approve minor changes to the map as consistent with the intent and spirit of the City Council's approval, as expressed in the findings and conditions of approval. Amendments to the tentative map that in the opinion of the City Engineer or designee do not reflect the intent of the City Council shall be presented to the City Council for approval. Processing of such amendments shall be in accordance with the provisions for processing a tentative map set forth in the Municipal Code.

#### MITIGATION MONITORING AND REPORTING PROGRAM

- SP-17 The applicant shall comply with all mitigation measures associated with the University Village at San Pablo Environmental Impact Report, Mitigation Monitoring and Reporting Program (MMRP), and Addendum to the MMRP amending Mitigation Measure GCC-1.
- **SP-18** All applicable mitigation measures and conditions of approval shall be included on building permit plans and be available on the job site at all times.

#### STREET IMPROVEMENTS

**SP-19** The center striping on Monroe St. between San Pablo Ave. and 10th Street shall be removed or similarly modified to allow for safe turning movements across traffic lanes to park on either the south or north side of Monroe St. Striping for turn lanes necessary to access San Pablo Ave. shall be retained.

#### **GENERAL PROJECT CONDITIONS**

**GEN-1 Project Approval** - This approval for Design Review, as substantially provided in the staff report, may be modified by conditions herein. For any condition herein that requires preparation of a Final Plan where the project developer has submitted a conceptual plan, the project developer shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.

GEN-2 Project Approval Expiration. - The Design Review approval will expire one year after final approval unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days prior to expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a

renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval.

**Gen-3** Fees - The applicant shall pay all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured, and shall be paid prior to issuance of said permit. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project developer shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and developer.

#### **GEN-4 Appeals** – Not Applicable.

GEN-5 Requirement for Building Permit - Approval granted by the City Council does not constitute a building permit or authorization to begin any grading, construction or demolition. An appropriate permit issued by the Community Development Department must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

**GEN-6 Fire Department Approval** - As part of a building permit application, the applicant shall submit written documentation that all requirements of the Albany Fire Department have, or will be, met to the satisfaction of the AFD.

**GEN-7 Engineering Approval** - As part of a building permit application, the applicant shall submit written documentation that all requirements of the Public Works Department have, or will be, met to the satisfaction of the City Engineer.

**GEN-8 Construction Hours** - Construction activity shall be restricted to the hours of 8:00 a.m. to 6:00 p.m. Mondays through Saturdays, and 10:00 a.m. to 6:00 p.m., Sundays and legal holidays, unless otherwise approved in writing by the City Engineer for general construction activity. Failure to comply with construction hours may result in stop work orders or other administrative actions.

GEN-9 Archeological Remains - In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

**GEN-10 Modifications to Approved Plans** - The project shall be constructed as approved. Planning staff may approve minor modifications in the project design, but not the permitted land use (per Municipal Code Section 20.12). A change in an item requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning and Zoning Commission approval through the Design Review process.

**GEN-11 Hold Harmless Agreement**. Pursuant to Albany Municipal Code Section 20.100.010 (N), the applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.

GEN-12 Public Improvements Standards - Public improvements shall be designed and constructed in accordance with the City's Standard Specifications and Standard Details, unless specifically waived in writing by the City Engineer. Licensed design professional shall identity non-standard design features and provides a written justification containing a rationale or written evidence to support the use of the design exception.

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**ARCH-1 Material Samples** - Samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Community Development Department as part of building permit application.

ARCH-2 Final Architectural Drawings. The applicant shall submit final architectural elevations, details and revisions for the review and approval of the Community Development Department as part of building permit application.

#### LIGHTING CONDITIONS

**LGHT-1 Exterior Lighting.** - All exterior lighting shall be installed in such a manner that glare is directed away from surrounding properties and rights-of-way. If required, exterior light fixtures shall be equipped with "cut off" lenses to minimize light and glare spill over onto adjacent properties.

**LGHT-2 Shielding of Lighting**. - All accent lighting shall be directed downward and, if necessary, fixed with cut-off lenses to ensure that no glare spills onto neighboring properties.

#### LANDSCAPING CONDITIONS

LNDSC-1 Pesticide/Fertilizer Application. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:

a) Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In

- areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
- **b)** Plant materials selected shall be appropriate to cite specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- c) Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
- **d)** Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

#### **GENERAL ENGINEERING CONDITIONS**

**ENGR-1 Title Report.** A recent preliminary title report for the property, prepared within six months of the date of application, shall be submitted to the City Engineer for review. If any interior lot line(s) exist, the applicant must obtain approval of a minor lot line adjustment from the City to remove the interior lot line(s), and cause that lot line adjustment to be recorded before any building permits will be issued.

**ENGR -2 Geo-Technical Report**. The applicant shall submit, as part of a building permit application, a geotechnical investigation report prepared by a California certified engineering geologist and geotechnical engineer, if determined necessary by the City Engineer. The investigation shall specifically address any hazards of surface fault rupture in accordance with the Alquist-Priolo Special Study Zones Act. Any mitigation measures or conditions requiring further review noted during the Planning process shall be fully addressed prior to plan check.

**ENGR-3 Backflow Device**. Any required water service for fire protection purposes shall be equipped with a City approved backflow device. Services for irrigation purposes also require a separate City approved backflow prevention device.

#### **GRADING CONDITIONS**

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**GRAD-1 Grading Permit.** Any grading required in association with the project shall require a grading permit from the Community Development Department. To obtain this permit, the applicant shall submit a grading plan, indicating the extent and volumes of earth proposed to be moved.

**GRAD-2 Demolition Permit**. Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).

GRAD-3 Water on Site. The site shall be graded to prevent rainfall runoff originating from improved areas on the project site from crossing onto adjoining private property. Building floor elevations shall be above the FEMA-mapped 100-year flood plain as established by a licensed civil engineer. Provide the elevation and compaction certificates during and upon the completion of grading required by the Uniform Building Code and in conformance with the recommendations of the geotechnical engineer's report. Shore and dewater all excavations in accordance with the requirements of the geotechnical engineer's report.

GRAD-4 Flooding Damages. The project developer shall execute an assumption of risk, indemnification and hold harmless agreement as required by the City. The agreement, in substance, shall state that the project developer, and any successor in interest, shall assume all risk for damages to the project and to project improvements, flooding caused by surface water intrusion, stormwater runoff, or water under the ground surface pressing on or flowing or seeping through foundations, walls, floors, or paved surfaces, basements, whether paved or not, or windows, doors or other openings, and shall indemnify and hold the City harmless from any claims of such damages, including third-party claims, of such damage or of such damages or of damages arising from rainfall runoff which is not prevented from leaving the project site in violation of Condition GRAD-3.

#### **INFRASTRUCTURE CONDITIONS**

INFR-1 Sewer System Requirements. The sewer system for the subject building shall comply with Chapter 15 of the Albany Municipal Code and to the satisfaction of the City Engineer before Final Inspection approval of the construction permit.

**INFR-2 Two-Way Cleanout**. Installation of a two-way curbside cleanout shall be required per Chapter 15 of the Albany City Code. This applies to all properties, including properties with a valid upper sewer lateral certificate of compliance. All 2-way curbside clean outs shall be fitted with a loose cap in accordance with the City's standard detail SS6.

INFR-3 Property Run-off Requirements. All runoff from impervious surfaces shall be intercepted at the project boundary and shall be collected and conducted via an approved drainage system through the project site to an approved storm drain facility, as determined by the City Engineer. Development that contributes additional water to the existing drainage system shall be required to complete a hydraulic study and make improvements to the system as required to accommodate the expected ultimate peak water flow and to stabilize erosive banks that could be impacted by additional storm water flow.

**INFR-4 Roof Drainage**. Roof drainage from the structure shall be collected via a closed pipe and conveyed to an approved storm drain system off the street curb. No concentrated drainage of surface flow across sidewalks shall be permitted. Alternative natural treatment measures are subject to review and approval by the City Engineer.

INFR-5 Hydraulic Calculations. The applicant shall submit hydraulic calculations, prepared by a California licensed civil engineer, necessary to determine if the existing water and sewer mains that serve this lot have available capacity for the addition of the proposed development. If capacity is not available, sewer and water mains of adequate size shall be designed and secured prior to issuance of building permits and constructed in a manner acceptable to the City Engineer prior to occupancy release, unless determined otherwise by the City Engineer.

**INFR-6 Completion of Off-Site Improvements**. Off-site improvements necessitated by the proposed project, as determined by the City Engineer, shall be complete before issuance of a Certificate of Occupancy unless alternatives are approved in writing by the Albany City Engineer.

#### **PUBLIC IMPROVEMENTS CONDITIONS**

**PUBIM-1 Encroachment Permit.** The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.

**PUBIM-2 Debris Removal**. All mud, dirt or construction debris carried off the construction site onto adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

**PUBIM-3 Damage to Street Improvements**. Any damage to street improvements now existing, done during construction on, or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.

**PUBIM-4 Right-of-Way Construction Standards**. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be reconstructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the Community Development Department and Chapter 14 of the City Code.

#### FIRE DEPARTMENT CONDITIONS

**FIRE-1 California Fire Code**. The project shall comply with the California Fire Code requirements, as amended by the City of Albany, in effect at the time of application for building permit.

FIRE-2 Gallons-per-Minute Requirement. The water system for fire protection shall comply with City of Albany Fire Department standards. Fire flow test data and water system plans must be provided at time of building plan check. The plans must include all equipment, components and layout of the system. Private fire protection water systems shall be supplied through an approved backflow device per City Engineering Division standards.

FIRE-3 Distance from Fire Hydrant. Prior to approval of the final map by the City Engineer, the distance from existing fire hydrants to the building shall be verified and if necessary, a new hydrant shall be shown on the plans and installed prior to combustible construction.

**FIRE-4 Fire Access.** Prior to issuance of the final map, the applicant shall obtain approval from the Fire Marshal for fire apparatus access to all buildings.

#### STRUCTURAL CONTROL MEASURES

**STRUC-1 Illegal Dumping to Storm Drain Inlets and Waterways**. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City of Albany.

#### OPERATIONAL BEST MANAGEMENT PRACTICES (BUMPS)

**BMP-1 Paved Sidewalks and Parking Lots.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wash water containing any soap, cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and shall not be discharged to a storm drain. The applicant shall contact the City Engineer for specific connection and discharge requirements.

1	BMP-2A Private Streets, Utilities and Common Areas. The owner of private streets
2	and storm drains shall prepare and implement a plan for street sweeping of paved
3	private roads and cleaning of all storm drain inlets.
4	
5	GENERAL CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)
6	BMP-GEN3 Responsibility of Contractors. The applicant is responsible for ensuring
7	that all contractors and subcontractors are aware of and implement all stormwater
8	quality control measures. Failure to comply with the approved construction BMPs shall
9	result in the issuance of correction notices, citations and/or a project stop order.
10	
11	BMP-CNST2 Collection of Construction Debris. Gather all construction debris on a
12	regular basis and place them in a dumpster or other container that is emptied or
13	removed on a weekly basis. When appropriate, use tarps on the ground to collect
14	fallen debris or splatters that could contribute to stormwater pollution.
15	
16	BMP-CNST3 Removal of Waste. Remove all dirt, gravel, rubbish, refuse and green
17	waste from the sidewalk, street pavement, and storm drain system adjoining the project
18	site. During wet weather, avoid driving vehicles off paved areas and other outdoor
19	work.
20	
21	BMP-CNST4 Sweeping of Public Right-of-Way. Broom sweep the sidewalk and
22	public street pavement adjoining the project site on a daily basis. Caked on mud or dirt
23	shall be scraped from these areas before sweeping.
24	
25	BMP-CNST5 Filter Materials at Storm Drain Inlet. Install filter materials (such as
26	sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the
27	project site prior to:
28	a) start of the rainy season (October 1);
29	b) site dewatering activities;
30	c) street washing activities;
31	d) saw cutting asphalt or concrete; and

e) order to retain any debris or dirt flowing into the City storm drain system.

Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.

BMP-CNST6 Containment of Materials. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by wind or in the event of a material spill.

**BMP-CNST7 Cleaning of Equipment**. Never clean machinery, tools, brushes, etc., rinse containers into a street, gutter, storm drain, or stream. See the Building Maintenance/Remodeling flyer for more information.

**BMP-CNST8 Minimize Removal of Natural Vegetation**. Minimize removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Replant the area as soon as possible. All cut and fill slopes shall be stabilized as soon as possible after grading is completed. No site grading shall occur between October 1 and April 15 unless approved erosion and sedimentation control measures are in place.

#### **PARKING CONDITIONS**

**PARK-1** - All parking solutions shall conform to the approved plans as shown in the plans, as described in condition GEN-1 and maintained available for parking as shown on approved plans.

#### ATTACHMENT 13 – Response to Ulan McKnight Appeal (filed 9/23/15)

The appellant has identified four items as the basis for the appeal. A summary response and complete analysis are provided for each appeal item. While the appeal only pertains specifically to design review and a master sign program for 1080 Monroe St. (the proposed multi-tenant retail building at "Parcel B") the full retail component of the UC Village Mixed Use Project—which includes 1075 and 1095 Monroe St. (the grocery and corner retail buildings at "Parcel A")—is also discussed below to provide context.

### <u>Appeal Issue #1</u>: No stormwater bioretention treatment areas are located on the project site.

#### Summary

In March 2014, the City Council approved a Stormwater Treatment Plan, which identified the on- and off-site bioretention areas proposed to treat stormwater runoff for Parcel A and B. No changes to the resolution findings or conditions of approval are recommended.

#### Analysis

#### Previous Approval – City Council Resolution 2014-24

On March 5, 2014, the City Council approved the Tentative Map for the retail portion of the UC Village Mixed Use project, which included a Stormwater Treatment Plan illustrating how stormwater would be treated for both Parcel A and B. This approval (Resolution 2014-24) was not appealed and is final.

The Stormwater Treatment Plan identified bioretention areas connected to the storm drain system on 10<sup>th</sup> St., on Monroe St., in the Parcel A parking lot, and along the north side of the grocery building, as shown in Attachment 13-A and summarized in Table 1.

Table 1: UC Village Retail Stormwater Treatment (in Square Feet)

Proposed Impervious	Required	Potential Treatment	Excess Treatment
Area	Treatment Area <sup>(1)</sup>	Area	Area
141,414	5,657	8,325	2,668

Note: (1) Required treatment area based on 4% of new impervious area

Source: BKF Engineers, Tentative Parcel Map for Lease Purposes: Sheet TM-8B, Presented at the Albany City Council Hearing, March 5, 2014.

Given the site topography and proposed grading, stormwater will generally flow north and west from Parcel B toward Village Creek. Additionally, Parcel A, Parcel B, and the remainder parcel (Monroe St.) are owned in fee by the same owner, who also has lease agreements over both Parcel A and B. As a result, and given the relative small size of Parcel B, the applicant proposed to treat the runoff from Parcel B improvements within Monroe St. and Parcel A.

#### Existing Conditions and Mitigations Applied to the Project

As part of the City Council's approval of the Tentative Map in 2014, the following requirements were applied to the project regarding bioretention areas and the preparation of drainage/stormwater management plans:

- Mitigation Measure HYDRO-3: Requires preparation and approval of a grading and drainage plan, including stomwater best management practices, prior to issuance of a grading permit, and requires compliance with Countywide National Pollutant Discharge Elimination System (NPDES) Permit regulations.<sup>1</sup>
- <u>Condition SP-40</u>: "Prior to approval of the final map by the City Engineer, the applicant shall submit and have approved by the City Engineer a grading and drainage plan."
- <u>Condition SP-68</u>: "Prior to issuance of any grading permit or building permit for any
  component of the project, the project applicant and City of Albany shall ensure that the
  proposed project drainage design meets all the requirements of the current Countywide
  NPDES Permit (NPDES Permit No. CAS0029831), as amended. [MMRP HYDRO-3]"

New development and redevelopment projects that create 10,000 square feet or more of impervious surface are required to treat the permit-specified amount of stormwater runoff. This may be accomplished by installing rain barrels, green roofs, permeable pavement, landscape-based treatment (e.g., bioretention) or related treatment measures, so that all of the permit-specified amount of runoff infiltrates, is stored for reuse, evaporates, or is taken up by plants.

As indicated by the mitigation measure and conditions of approval above, the final drainage/stormwater plans are subject to review and approval by the City's Public Works Department during the plan check/building permit review process.

#### Planning & Zoning Commission Review

While stormwater treatment is not a requirement for Design Review according to Section 20.100.50 of the Planning and Zoning Code, it is an important design feature that should be considered during the site planning and design process. The Planning & Zoning Commission first reviewed the Design Review application for 1080 Monroe St. at its July 22, 2015 meeting. At that time, the applicant presented the same Stormwater Treatment Plan that had been approved by the City Council, for informational purposes.

At the continued hearing on September 9, 2015, the Planning & Zoning Commission reviewed a revised plan set that focused on the building design, signage, streetscape/landscaping, and crosswalk, as these were the issues raised during the first hearing. The Stormwater Treatment Plan was not presented again at this subsequent meeting since it was not the focus of the meeting.

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<sup>&</sup>lt;sup>1</sup> Municipal stormwater discharges in the City of Albany are regulated under the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (MRP). MRP Provision C.3 addresses post-construction stormwater management requirements and requires project sponsors to incorporate site design, source control, and stormwater treatment measures into projects to minimize the discharge of pollutants into stormwater runoff. Provision C.3b allows projects to implement these measures onsite or at a "joint stormwater treatment facility," meaning a facility which treats the combined runoff from two or more C.3-regulated projects located adjacent to each other.

No changes to the resolution findings or conditions of approval are recommended.

## <u>Appeal Issue #2</u>: Project fails to incorporate drought-tolerant plantings and permeable paved surfaces.

#### Summary

The tree species and pavement types are consistent with City and State requirements regarding water use, and appropriate for the site and its planned uses. *No changes to the resolution findings or conditions of approval are recommended.* 

#### Analysis

#### Landscape Plan

The landscape plan for 1080 Monroe St. includes 12 street trees along the south side of Monroe St. The tree species were changed from *Zelkova serrasta* to *Acer Rubrum* (Red Sunset Maple) or *Acer Macrophyllu* (Big Leaf Maple) as a result of a Planning & Zoning Commissioner comment at the July 22, 2015 hearing.

Given ongoing drought conditions, reducing water use is an important factor in planning for new landscapes. Also important is the ability for landscaping to provide shade, instill a sense of identity, reduce maintenance (e.g., dropping fruit, longevity), and manage stormwater. Both of the *Acer* species are identified as Moderate water users in the Water Use Classification of Landscape Species (WUCOLS) database, an initiative by the California Department of Water Resources. Additionally, both of the approved species are listed on the Albany City Arborist Tree List (see excerpt Attachment 13-B) and therefore known to grow well in the City. The Tree List also states that some forms of the *Acer Macrophyllu* are drought tolerant.

As per the following condition of approval applied to the approval for 1080 Monroe St., the project is required to meet City and State water efficient landscape requirements and guidelines which include plant selection, installation, and irrigation practices to reduce water use and maximize the viability of the landscaping.

Condition of Approval SP-21: "Prior to issuance of any grading permit or building permit
for any component of the project, a final and landscape and irrigation plan shall be
submitted and approved by the City of Albany. The project shall comply with the
requirements of Section 12-7 of the Albany Municipal Code "Water Efficient
Landscaping" and the latest Bay Friendly Landscape policies."

As part of the building permit review process, City staff and consultants will review the final landscape plan for consistency with the landscape plan and plant palette approved during Design Review, and for compliance with Condition SP-21.

Notably, the more substantial landscaped area in the retail project is located on Parcel A. On March 5, 2015, the City Council approved the general landscape plan and plant palette for Parcel A, which proposed primarily drought tolerant, native, and low water use plants, and specified the water use and compliance requirements, as shown in Attachment 13-C.

#### Permeable Paved Surfaces

As described in response to item #1 above, permeable paving is one way to manage stormwater runoff by allowing for infiltration and removing pollutants. Since Monroe St. and the adjacent sidewalk are expected to be well used by vehicles, pedestrians, and bicyclists, the more durable non-permeable asphalt and concrete surfaces are recommended in this location. As noted above, the stormwater plan was already approved in March 2014 and the project's proposal to address stormwater through bioretention treatment areas is an acceptable method.

Therefore, no changes to the resolution findings or conditions of approval are recommended.

Appeal Issue #3: Project parking does not comply with the approved Planned Unit Development (PUD), does not incorporate the concerns of the Albany Fire Marshal, and includes illegal U-turns into and out of parking spaces.

#### Summary

The project parking is consistent with the approved PUD and with Fire Department and California Vehicle Code requirements. *In order to better accommodate safe travel by all modes and allow for convenient parking access, an additional condition of approval is proposed.* 

#### Analysis

#### **PUD Parking Requirements**

The City Council approved the PUD for the UC Village Mixed Use Project at its March 5, 2014 hearing (Resolution 2014-23). The PUD allowed for modifications of Planning and Zoning Code development standards where it could be demonstrated that the revised standards would result in a more desirable development. Table 2 summarizes the standards and modifications related to 1080 Monroe St., and how they are being applied in the project under review. Where the PUD does not specify a standard or modification, the Planning and Zoning Code would apply.

Table 2: PUD Standards and Design Review Proposal for 1080 Monroe St.

PUD Standard/Modification	Compliance per Proposed Project
Modification #4: Allow 1 parking space per 500 gross	Proposed Gross Floor Area = 11,700 sq. ft.
sq. ft. of floor area for all types of restaurant, retail,	Parking required (1/500 sq. ft.) = 23 stalls
professional office, and services.	Parking proposed = 30 stalls
Modification #5: Allow off-street non-residential	Parking provided on Monroe St.
parking for Parcel B to be met with parking spaces	
located on abutting Monroe St.	
Modification #7: No off-street loading required for the	No designated loading provided.
multi-tenant shopping center.	
Allows back-in angled parking on Monroe St. as part of	Not pursued. See discussion below.
a Complete Streets approach	

The items in the first three rows of Table 2 are included in the project, but back-in angled parking is no longer being pursued. Back-in angled parking is a new approach to parking that improves driver visibility, particularly when exiting. It is, however, not in wide use, and thus

experience in other communities has been mixed. The advantage of angled parking is that it is easier for motorists to pull out without blocking traffic flow in both directions. The parking spaces, however, are accessible from only one direction, which results in drivers circling around the block to park.<sup>2</sup>

#### Fire Department Approval

The appellant appears to be referring to plan check comments from the City's former Fire Marshal on the adjacent Belmont Village assisted living development and does not relate to the design review or master sign program for 1080 Monroe.

#### Parking and Turning Movements on Monroe St.

U-turns—defined as turning your vehicle around in the street to go back the way you came—are not permitted in the portion of Monroe St. between the two intersections according to the California Vehicle Code. It is assumed that the appellant's concerns refer to a driver crossing the center divider to pull into stalls on the opposite side of the street.

As shown in the project plans, the applicant is proposing perpendicular parking which allows drivers approaching from either direction to access or exit a parking space. Given the center aisle proposed, this can be a legal turning movement if the center lane is striped with broken lines (e.g., a similar striping condition to Marin Ave.). However, as the landscaping, streetscape, and parking layout have been further detailed and finalized as part of the 1075 & 1095 Monroe St. building permit applications, Planning and Transportation staff have reconsidered the proposed striping and instead recommend removing the center striping from Monroe St. This allows for drivers to park on the opposite side of the street, while potentially reducing vehicle speeds.

A new condition of approval is proposed:

SP-19: The center striping on Monroe St. between San Pablo Ave. and 10<sup>th</sup> Street shall be removed or similarly modified to allow for safe turning movements across traffic lanes to park on either the south or north side of Monroe St. Striping for turn lanes necessary to access San Pablo Ave. shall be retained.

As a result of this additional condition of approval, the City Council is being asked to take action on the design review approval for 1080 Monroe St.

<sup>2</sup> Notably, in the future, the alignment of the parking spaces could be adjusted if back-in angled parking gains widespread acceptance or if vehicle maneuvers associated with perpendicular parking prove to be problematic.

<u>Appeal Issue #4</u>: Project signage does not conform to Albany Municipal Code Section 20.32 for what is essentially a monument sign 10 feet in height; sign is not shown in plan view and not evaluated for potential obstruction of pedestrian and vehicle line of sight; signage is not located on the project site.

#### Summary

Existing regulations and conditions of approval applied to the project adequately ensure compliance with the Planning and Zoning Code and that the tenant identification sign will be located to avoid obstructing sight lines for drivers, bicyclists, and pedestrians at the intersection of Monroe St. and San Pablo Ave. The language of the existing condition of approval regarding sight lines is proposed to be revised; as a result, the City Council is being asked to take action on the design review approval for 1080 Monroe St.

#### Analysis

#### City Code Requirements and Design Guidelines

Section 20.32.080(F) of the Planning and Zoning Code requires Shopping Centers with five or more tenant spaces to prepare a master sign program, which may include individual signs for each tenant and a freestanding sign that lists some or all tenants. In the San Pablo Commercial Zone, where the proposed project is located, Section 20.32.090 of the Planning and Zoning Code allows freestanding signs (e.g., post supported) with a maximum height of 30 feet and monument signs (e.g., solid base) with a maximum height of 5 feet.

Conversely, the San Pablo Avenue Design Guidelines (see excerpt in Attachment13-D) provide different and sometimes inconsistent standards for freestanding signage. In general, the Design Guidelines support signage that is mounted onto functional elements of the architecture and discourage freestanding signs mounted onto single poles. Where there is a need for signs which are detached from buildings, the Guidelines support signs mounted on solid monument bases. The Guidelines cap the total height of monument signs at 5 feet, but contrary to the Planning and Zoning Code, allow for taller signs (a maximum of 10 feet) on demonstration of visibility problems. Although the Code takes precedence over the Design Guidelines, City staff and the Planning & Zoning Commission considered both documents in reviewing the master sign program application.

#### Proposed Project and Planning & Zoning Commission Review

Staff has worked closely with the applicant to explore a range of signage alternatives for the tenant identification sign. Given the limited space available for a freestanding sign, the applicant originally proposed a series of blade signs consolidated into one marquee structure that projected out from the east elevation of the building, over San Pablo Avenue (see Attachment 12). At its July 22, 2015 meeting, the Planning & Zoning Commission did not support this sign design and requested that the applicant revise the proposal. Also at this meeting, the Commission instructed the applicant to consider how to acknowledge and/or replace the existing University Village entryway sign at the southwest corner of the Monroe St. and San Pablo Avenue intersection.

In response to comments from Planning & Zoning Commissioners, the applicant prepared several sign alternatives for an identification sign, as shown in Attachment 12, including the preferred alternative of a 10-foot high monument sign for retail tenants on the northwest corner of the intersection. Although not immediately adjacent to the building, the placement of the sign would allow passers-by to identify the tenants located on Monroe St. On the southwest corner next to the building, a monument sign was proposed to serve as the gateway signage for University Village student housing near the existing sign's current location. Together these two new signs would form an entryway to the development and University Village.

Although the tenant identification sign could have been located adjacent to the multi-tenant building on Parcel B, the respective placement of signage was preferential for the collective memory of maintaining the University Village signage on the southwest corner, and for utilizing the space available on the northwest corner to help draw customers down Monroe St. As the two parcels share a single owner, there is nothing that precludes the applicant from locating the identification sign on the opposite corner. This relationship is expected to be codified in the lease agreement between all parties of the UC Village Mixed Use project.

The staff report presented at the September 9, 2015 Planning & Zoning Commission hearing, clearly stated that the Planning and Zoning Code has different dimensional standards for monument and freestanding signs and that in order to approve the tenant identification sign with height dimensions that were both workable for the applicant, and in compliance with the City's Code, the sign would need to be modified to be a freestanding sign rather than monument sign. The Planning & Zoning Commission instructed the applicant to revise the proposed accordingly. The following condition was applied to the project approval:

**SIGN-3 Sign Regulations.** All signs shall conform to Section 20.32 of the Municipal Code, including standards for maximum height and sign area, and lighting specifications.

#### Visibility at Monroe St./San Pablo Ave. Intersection

The appellant is correct that the proposed monument/freestanding sign was not shown in plan view; the applicant has provided a plan view of the sign on the plan set attached in Attachment 4 (Sheet A10.1). Staff shared the appellant's concerns about the visibility between drivers, bicyclists, and pedestrians at the corner of Monroe St. and San Pablo Ave. and as a result included the following condition of approval on the project. A clarifying edit is recommended as shown in strikeout/underline below.

**SIGN-5** Monument Signs Sign Visibility. Monument sSigns proposed near corners shall be located and designed to the satisfaction of the Community Development Director and Transportation Division, such that they do not obstruct sightlines between vehicles and pedestrians.

The project applicant has continued to refine the sign proposal to meet City Code and has worked with Planning and Transportation Division staff to properly locate the sign to avoid obstructing sightlines for vehicles, bicyclists, and pedestrians. As shown in the plan set in Attachment 6 (Sheet A10.1), the current proposal is a freestanding sign proposed on two 2-foot

poles, with a sign height of 8 feet. This freestanding sign is both consistent with the Code, while supportive of the San Pablo Avenue Design Guidelines.

As a result of this revised condition of approval, the City Council is being asked to take action on the master sign program approval for 1080 Monroe St.

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### Acer rubrum "Red Sunset"

Red Maple





Sample: 1000 San Pablo, 850 Talbot

#### **General Notes**

Provide good drainage in clay soil.

Family: Sapindaceae

California Native: No

Habit: Deciduous

Sunset Zones: 1 - 9 and 14 - 17

USDA Hardiness Zones: 4 - 8

Exposure: Full Sun to Partial Shade

Water Needs: Wet to Moist Soil

Soil Type: Clay, Loam or Sand

Soil pH: Highly Acidic to Slightly

Alkaline

Salinity Tolerance: Coastal Moderate

Seaside Tolerance: Good in Mild Zone

Height: 50 feet

Growth Rate: 36 Inches per Season

Shape: Columnar, Erect or Spreading

with a High Canopy.

Landscape Use: Riparian

Longevity: 50 to 150 years

Leaves: Palmate Medium Green. Red or

Orange in Fall.

Flowers: Showy, Red. Flowers in Spring.

Fruit: Red Winged Seed, Large (1.50 - 3.00 inches), fruiting in Summer.

Bark: Dark Gray, Exfoliating or Scaly

Pest & Disease: Susceptible to Aphids, Beetle Borers and Scales, Oak Root Rot, Phytophthora, Root Rot and Verticillium.

Shading Capacity: Rated as Moderate in

Leaf and Moderate out of Leaf.

Branch Strength: Rated as Medium

Weak

Litter Issue: Dry Fruit

Root Damage Potential: Rated as

Moderate

Health Hazard: Allergy

### Acer macrophyllum BigLeaf Maple





Sample: 1007 Peralta Ave

#### **General Notes**

Resistant to oak root fungus. Susceptible to powdery mildew. Some forms are quite drought tolerant. Sudden Oak Death manifested as leaf spot. Has Fragrant Flower. An <u>Acer macrophyllum</u> in Los Altos Hills is registered as a California Big Tree. It measures 61 feet high, with a trunk circumference of 174 inches and a crown spread of 76 feet for a total of 254 points.

Family: Sapindaceae

California Native: Yes

Habit: Deciduous

Sunset Zones: 4 - 17

USDA Hardiness Zones: 6 - 8

Exposure: Full Sun to Full Shade

Water Needs: Moist Soil. Drought tolerant.

Soil Type: Loam or Sand

Soil pH: Highly Acidic to Slightly Alkaline

Seaside Tolerance: Good in Mild Zone

Height: 65 feet

Growth Rate: 36 Inches per Season

Shape: Oval or Rounded, Erect or

Spreading and covers an Extensive Area.

Landscape Use: Riparian

Longevity: Greater than 150 years

Leaves: Palmate Medium Green. Gold in

Fall.

Flowers: Inconspicuous, Fragrant, Yellow.

Flowers in Spring.

Fruit: Brown or Mostly Green Winged

Seed, Large (1.50 - 3.00 inches),

fruiting in Winter or Summer.

Bark: Red Brown, Furrowed

Pest & Disease: Resistant to Oak Root

Fungus. Susceptible to Beetle Borers,

California Flathead Borer and

Caterpillars, Sudden Oak Death, Root

Rot, Oak Root Rot, Annosus Root

Disease, White Mottled Rot, Leaf Spot

and Verticillium. See additional

information...

Shading Capacity: Rated as Dense in

Leaf and Moderate out of Leaf.

Branch Strength: Rated as Medium

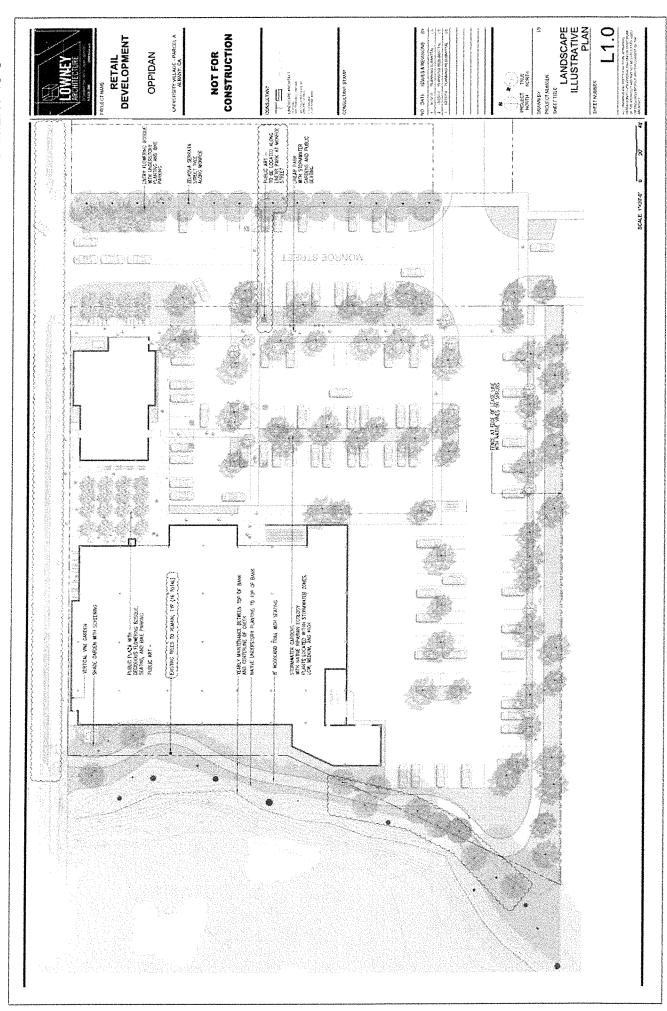
Litter Issue: Dry Fruit

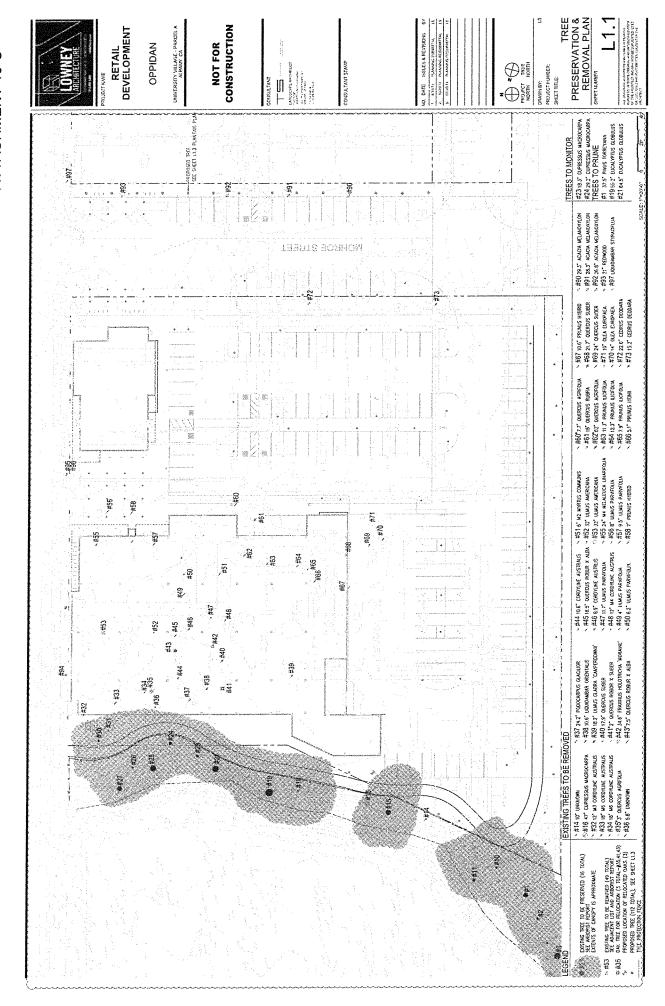
Root Damage Potential: Rated as High

Health Hazard: Allergy

Biogenic Emissions: Moderate

Fire Resistance: Favorable





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UNIVERSION TIPE 3 - WOOD	- MODELLAND ECOLOGY			1
CERCIS OCCIDENTALIS	WESTERN REDBUD	×	NARVE	
CEANOTHUS SPECIES + **	CALIFORNIA MLD LEAC	×	NATIVE	
CORNUS STOLLOWERRA .	REDTIMG DOCWDOD	×	NAEVE	
FRACARIA VESCA	WOODLAND STRAMBERRY	×	NATIVE	
HEUCHERA MAXIMA **	CORAL BELLS	×	NATIVE	
MELICA IMPERFECTA **	COAST RANGE MELIC	×	NATIVE	
MINAUS SPECIES .	MONKETTLOWER	×	NAINE	
MASSELLA PULCHRA **	PURPLE NEEDLE GRASS	×	NATIVE	
NASSELLA LEPIDA	FOOTHUL NEEDLEGRASS	*	NARVE	
RIBES AUREDAN VAR GRACKLEIMUN	DOLDEN CURRANT	×	NATVE	
RIBES SANCUINEUM CLUTINOSUM*	PINK FLOWERING CURRANT	×	NATIVE	
RIBES MBERNIFOLIUM **	EVERGREEN CURRANT	*	NATIVE	
ROSA CAUFORNICA	CALIFORNIA ROSE	×	NATIVE	
SAMBUCUS MEXICANA **	WESTERN ELDERBERRY	×	NATIVE	
SYMPHORICARPOS ALBUS LAEV.	COMMON SNOMBERRY	*	NATIVE	
SYMPHORICARPOS MOCUS*	ORCEPING SNOWBERRY	×	NATIVE	
_				

UNDERSIONT THE 4 - WRES/SHRUBS	outropa.		
O ASCHEGIRE			
CLEMATIS ARMANDS	ARMANDS CLEMATIS	ž	a co
MACFADYENA UNGUIS-CATI	CATS C.A.		
PASSIFLORA CAERULEA	BLUE CROWN PASSION WAF	8	CAD
KENNEDIA NICRICANS	BLACK PEA CORAL	-	3
9 MEST FENCE			
CLEMATIS LIGUSTICIFOLIA*	NESTERN WHITE CLEUATIS	×	KARVE
CORNUS STOLLCASTRA	REDTWG DOGWOOD	×	MATIVE
PRESE ASSESSED AND COLUMNIA COLUMN CHESTAL	Childry Crosses	`	Sitt Die

# NATIVE TO MIXED EVERGREEN FOREST IN NATIVE TO COASTAL SACE SCRUB

HOTE, PANING LOT FEPRESSYIS A GARRAL UST OF SPECES MITHOED TOR USE ON PROJECT, SPECES TO BE SPECEDT FROM ABONE USF OF SMALAR AND MEET FORMSMAINS AS HOTED IN BAY FRENCY BASICS POLICY.



- S MONDARE THE SOL 3 MORPHE THE SOL 4 COMSENE WATER 5 CONSENE ENERGY 6 PROTECT MATER AND AR QUALITY 7 CREATE AND PROTECT WEDLIFE HABITAT

# BAY FRIENDLY REQUIREMENTS FOR LANDSCAPE PROJECTS

- HULDS PROBLEM 3' OF MALCH ATTER CONSTRUCTION RECYCLED OR ORESHWISTE MULCH RECOMMENSED RECOMMEND EXISTING TREES TO BE CHAPTER AND USED OR SIT AS MULCH.
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- SOCIOS & LOUVE PANKS TO SOME ON ONNONE, MEM THAN TO GROW TO THERE MAINER, SET AND SAVES THAN SOME SOCIETY OF SETS OF SETS OF MEMORY SAVES THAN SOME SOCIETY OF SAVES THAN SOME SOCIETY OF SAVES THAN SOME SOME SAVES OF SAVES THAN SOME SOME SOME SOME SOME SAVES THAN SOME SAVES THAN SOME SAVES SOME SOME SOME SAVES THAN SO SAVE SAVES SOME SOME SOME SOME SOME SAVES SOME SOME SAVES SOME SOME SOME SAVES SO
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RETAIL DEVELOPMENT

OPPIDAN

UNIVERSITY VILLAGE - PARCEL A ALBAIN, CA

CONSTRUCTION NOT FOR

Carticopic address CORSULTANT

DATE ISSUES A REVISIONS 31913 PLANNING SURVETTAL

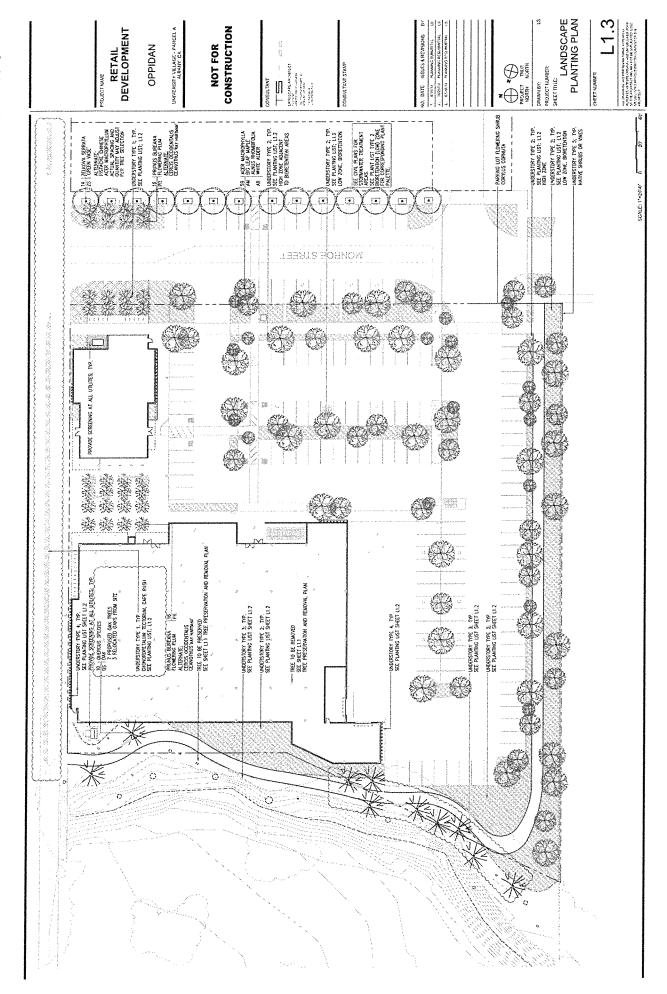
PROJECT TRUE NORTH

DRAWN BY: PROJECT HUMBER: SHEET TRILE:

LANDSCAPE LEGEND AND NOTES

L1.2

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- E. Signage [As of January 19, 1993, the standards underlined below will not be in effect until amendments are made to the City's sign ordinance]
  - E-1. Signage Should be Mounted on Architecture, not Above It. As the most prominent characteristic of the commercial strip, signage is obviously one of the most important features of shopping by car. No matter how expressive a building is, signs are needed to identify individual businesses. Signs should therefore be mounted on the face of the tallest architectural element that relates to an individual business. Separate, lower signs should be provided for the attention of pedestrians.

Signs should be mounted on functional elements of the building; for example, a tower may be designed primarily for the purpose of extending signage higher for greater visibility, but it should also enclose useable floor area, or a useable volume such as an atrium - it should not be just a glorified free-standing sign.

Except for small directional signs, new free-standing signs mounted on a single pole should not be used. Where there is a need for signs which are detached from buildings, they should be mounted on solid monument bases. Such monument-type signs may be justified where buildings are set well-back from the street, or for essentially open uses such as auto sales lots. The total height of monument signs should not exceed 5 feet width at the base should exceed total height. Taller signs may be permitted on demonstration of visibility problems, but in no case should they exceed a maximum of ten feet. Existing pole-type signs should be phased out, according to Municipal Code Section 20-5.8.

Large, building-mounted projecting signs should generally not be used. Sculptural neon signs designed as an extension of the architectural form of the main building may be used. A neon sign designed to look like a parapet roof or marquee is an example.

Signs projecting outward from buildings should be limited to those which serve to orient pedestrians rather than to attract motorists. Signs projecting above a roof or parapet line should be limited to those which are incorporated into a three-dimensional architectural feature of the building.

- E-2. Signs Should be in Proportion with the Size of the Building They Identify. On the Retail Boulevard, signs should be clear and easy to read, but clearly subordinate to buildings. The sum total of building mounted signs used to identify an individual use should not exceed two square feet of area for each linear foot of the frontage occupied by that use; special considerations should be given to sites that have visibility problems or very large frontages.
- E-3. Signs Should Be Located on a Building in a Place that is Designed for Them. Signs should be mounted on parapets, recessed wall areas, and other architectural features. Wall-mounted signs should not crowd, or cover over, surrounding architectural details, such as windows, pilasters, or trim.

- E-4. Materials and Lighting. A successful sign depends greatly on the design and quality of its materials. Following are examples of materials which can provide the desired quality of execution:
  - 1) painted wood with individually mounted, scored or painted letters;
  - 2) painted or anodized metal signs with letters as indicated above;
  - 3) custom neon, either mounted on a painted board or suspended in storefront window or transom areas, or applied directly to building walls;
  - 4) painted canvas awnings.

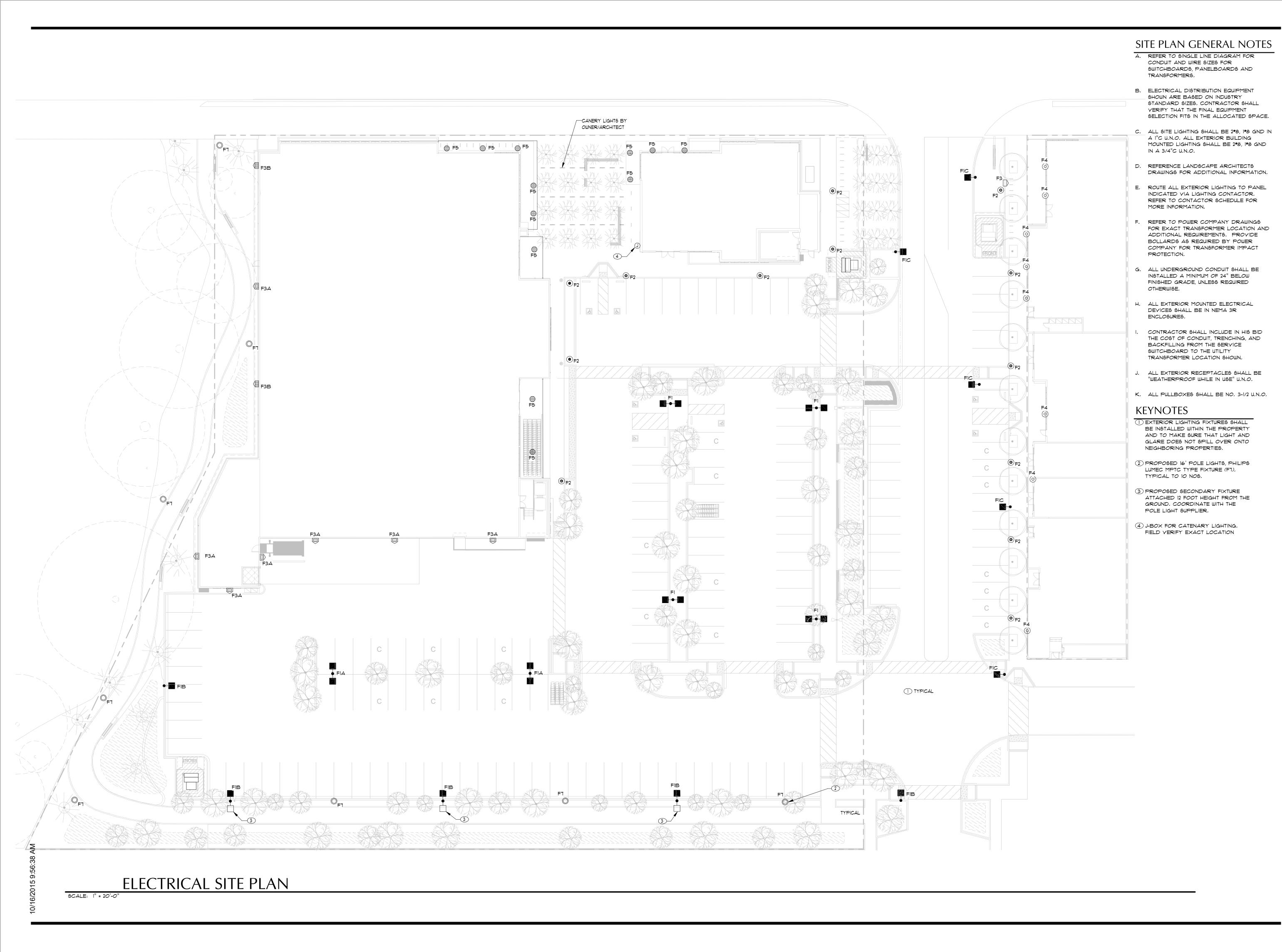
Recommendations for lighting are:

- 1) back-lit with lighting behind projecting lettering;
- 2) top or bottom lit, with spotlights or concealed fluorescent tubes.
- E-5. Internally Illuminated "Canned" Signs Should Not Be Used; Neon is preferred. Neon signs, including individual "channel" letters, are usually custom made to suit an individual business. They lend a sense of character and energy to a retail environment. Canned signs, on the other hand, look and often are mass-produced, making any place look generic. They become glowing rectilinear shapes at night, detracting from adjacent buildings that have attractive windows and other sources of light. Small canned signs displaying a corporate logo or decorative device may be acceptable parts of a sign program, if they are incidental to the main sign message.

#### F. Pedestrian Detail

F-1. Pedestrian Detail is Important. The shopper is on foot between the car and the front door of a business, and between the doors of adjacent businesses. Amenities, such as colorful awnings, well-proportioned window mullions, and other features that are viewed at close range should be provided by a Retail Boulevard Building.

Details should be of high quality design and materials, but not necessarily of the same level of detail or expense preferred for a storefront in a pedestrian shopping district, like Solano Avenue. In a pedestrian district, for example, it may be desirable for a building base to be surfaced with a special material, like decorative tile. For a Retail Boulevard Building a variation in the wall surface material may be all that is necessary; a different color of masonry or a pleasing scoring pattern may be sufficient. The same holds true for windows; beautifully milled wood mullions may be desirable for the pedestrian street, anodized color aluminum is fine for the Retail Boulevard.





PROJECT NAME

#### **RETAIL DEVELOPMENT**

LOWNEYarch.com

### OPPIDAN

SAN PABLO AVE. & MONROE ST. ALBANY, CA 94706

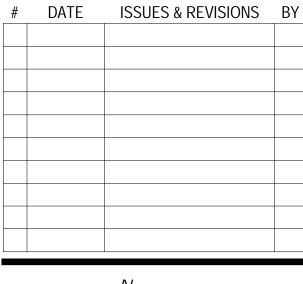
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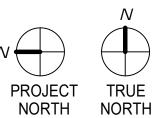


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CONSULTANT STAMP

**PRELIMINARY** NOT FOR CONSTRUCTION





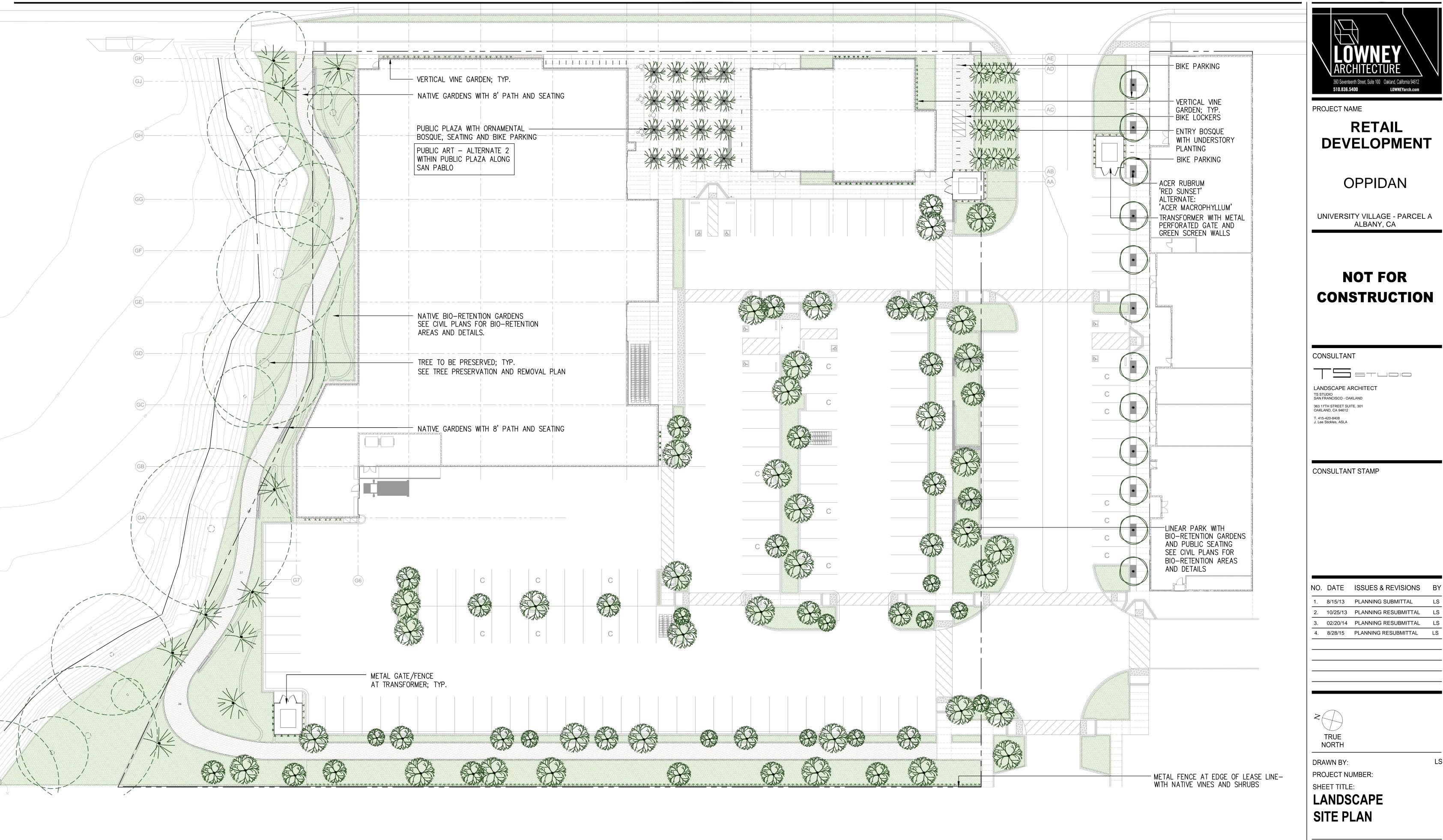
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ELECTRICAL SITE PLAN

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## CONSTRUCTION

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# RETAIL DEVELOPMENT

UNIVERSITY VILLAGE - PARCEL B SAN PABLO AVENUE AND MONROE STREET, ALBANY, CA



PLANNING RESUBMITTAL - 10/19/15



PROJECT NAME

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1. 05/22/15 PLANNING SUBMITTAL TV

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3. 07/09/15 PLANNING RESUBMITTAL TV

4. 08/28/15 PLANNING RESUBMITTAL

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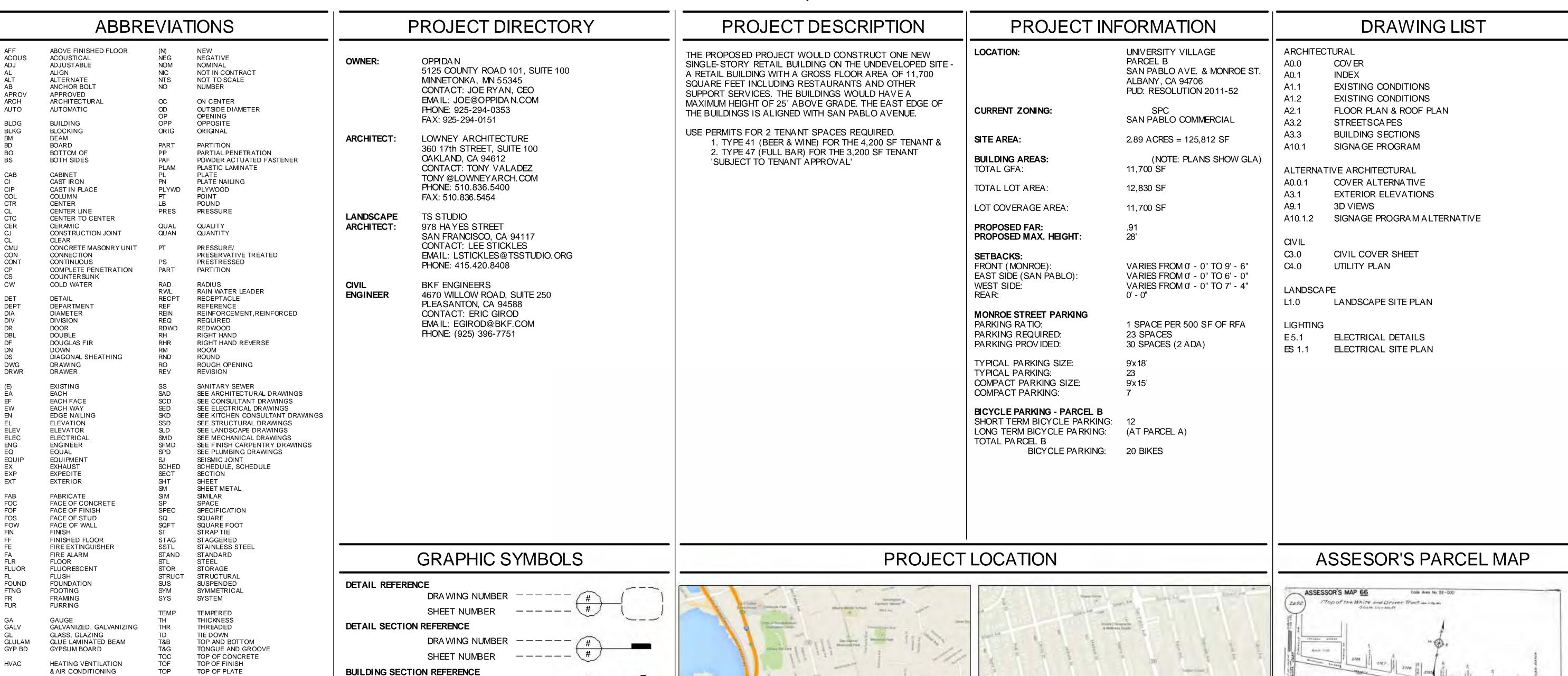
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# RETAIL DEVELOPMENT

### UNIVERSITY VILLAGE - PARCEL B SAN PABLO AVENUE AND MONROE STREET **ALBANY, CA 94706**





PROJECT NAME

**OPPIDAN** 

**OPPIDAN** 

UNIVERSITY VILLAGE - PARCEL B ALBANY, CA

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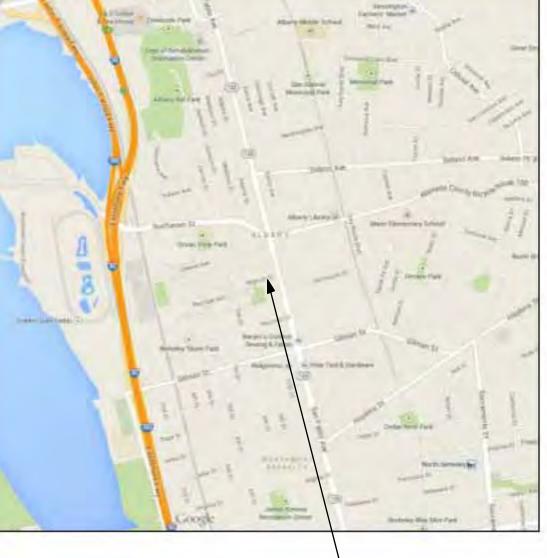
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PROJECT LOCATION



ROOM NUMBER -----

DOOR REFERENCE WINDOW REFERENCE -----

DRA WING NUMBER

DRA WING NUMBER

SHEET NUMBER

SHEET NUMBER

REVISION REFERENCE -----

EXTERIOR ELEVATION REFERENCE

HIGH STRENGTH RODS

HIGH STRENGTH BOLT

INCLUDING, INCLUDED

LEFT HAND REVERSE

HOLD DOWN

HORIZONTAL HOT WATER

INFORMATION

JOIST HANGER

INTERIOR

**LAMINATE** 

MAXIMUM

**MECHANICAL** 

MEZZANINE

MINIMUM

MOUNTED

MULLION

**MANUFACTURER** 

**MISCELLANEOUS** 

LEFT HAND

LIGHT WEIGHT

LONG, LENGTH MACHINE BOLTS MAINTENANCE

JOINT

MAX

MECH

MANF

MEZZ

MIN

MISC MTD

TOP OF STEEL

TOP OF WALL TRUE NORTH

UTILITY, UTILITIES

VERIFY IN FIELD

WATER CLOSET

WATER HEATER

UNDER WRITERS LABORATORY

UNLESS OTHERWISE NOTED

TYPICAL

**VERTICAL** 

VERIFY

**VESTIBULE** 

**WTH OUT** 

WOOD

UTIL

**VERT** 

VEST

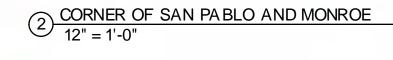
W/O

5 NORTHWEST SIDE OF PROJECT SITE 12" = 1'-0"























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**EXISTING** CONDITIONS

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7 MONROE FACING SOUTH
12" = 1'-0"

8 MONROE FACING EAST 12" = 1'-0"

5 SAN PABLO NEIGHBORS TO NORTH 3
12" = 1'-0"

 $7 \frac{\text{BUIL DINGS TO WEST OF SITE 1}}{12" = 1'-0"}$ 

6 PLAY GROUND TO SOUTH OF SITE 12" = 1'-0"

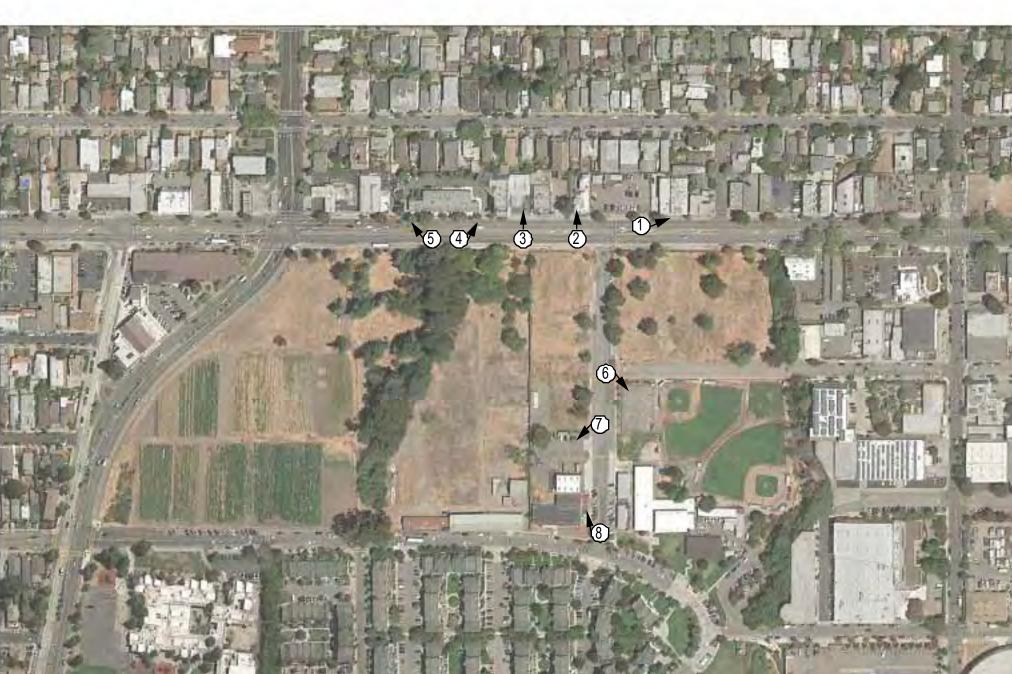


SAN PABLO NEIGHBORS TO NORTH 2

12" = 1'-0"







1) SAN PABLO NEIGHBORS TO SOUTH 12" = 1'-0"

2 SAN PABLO NEIGHBORS AT MONROE 12" = 1'-0"





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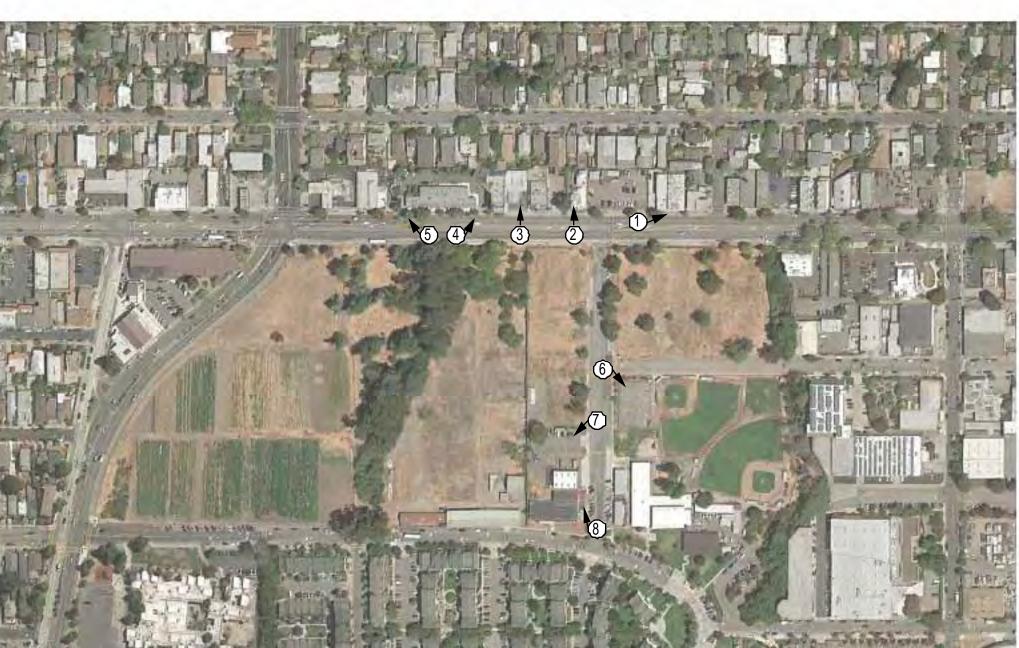
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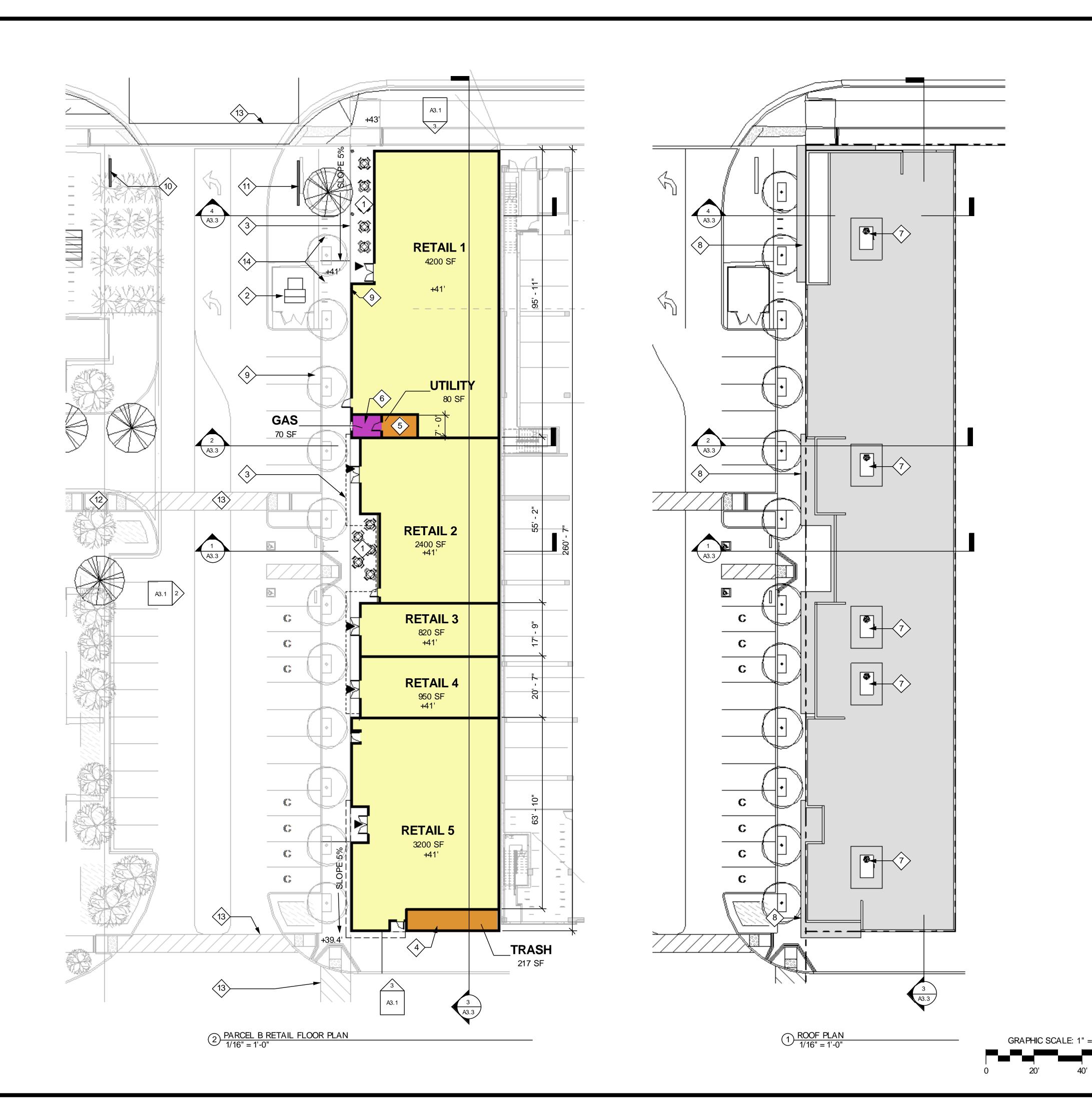
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0 EXISTING SITE MAP 12" = 1'-0"



8 BUIL DINGS TO WEST OF SITE 2 12" = 1'-0"





### SHEET NOTES

1. ROOFTOP MECHANICAL UNIT LOCATIONS ARE TO BE DETERMINED BY MECHANICAL ENGINEER AT A LATER DATE. LAYOUT ILLUSTRATES POTENTIAL QUANTITIES, SIZES AND LOCATIONS.

2. TREES AND LANDSCAPING ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR TREE TYPES AND DIMENSIONS.

3. NEIGHBORING BUILDING "BELMONT PROJECT" SHOWN FOR REFERENCE ONLY AND IS NOT PART OF THIS PROJECT.

4. SEE ES1.1 FOR SITE LIGHTING INFORMATION.



PROJECT NAME

510.836.5400

**OPPIDAN** 

OPPIDAN

UNIVERSITY VILLAGE - PARCEL B ALBANY, CA

#### **KEY NOTES**

(1) OUTDOOR DINING

2 TRANSFORMER

3 AWNING ABOVE

4 TRASH AND RECYCLING AREA WITH TRACK DOORS

5 UTILITY ROOM TO INCLUDE ELEC. METERS AND FIRE RISER

6 GAS METERS

7 MECHANICAL UNIT

(8) AWNING BELOW

9 FIRE DEPT. CONNECTION

10 FREE-STANDING SIGN

11) MONUMENT SIGNAGE

12 PEDESTRIAN PATH

13 CROSSWALK

14 SHORT-TERM BIKE RACKS

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CONSULTANT

CONSULTANT STAMP

LEGEND

ROOF AREA

PARAPET WALL

MAIN ENTRY

1. 05/22/15 PLANNING SUBMITTAL TV 2. 07/02/15 PLANNING RESUBMITTAL TV

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SHEET TITLE:

FLOOR PLAN & **ROOF PLAN** 

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Author

13011

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1. DIMENSIONS FOR REFERENCE ONLY. SEE SITE PLAN ON SHEET A2.1 FOR DIMENSIONED DRAWINGS

2. STREET ELEVATIONS SHOWN ARE APPROXIMATE, SEE CIVIL DRAWINGS FOR MORE INFORMATION.



PROJECT NAME

**OPPIDAN** 

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UNIVERSITY VILLAGE - PARCEL B ALBANY, CA

### **KEY NOTES**

1 SITE LIGHTING

TREE, SEE LANDSCAPE DRAWINGS

3 ROOFTOP MECHANICAL UNIT

4 OUTDOOR SEATING 5 AWNING

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LEGEND

TRASH / UTILITY

RETAIL

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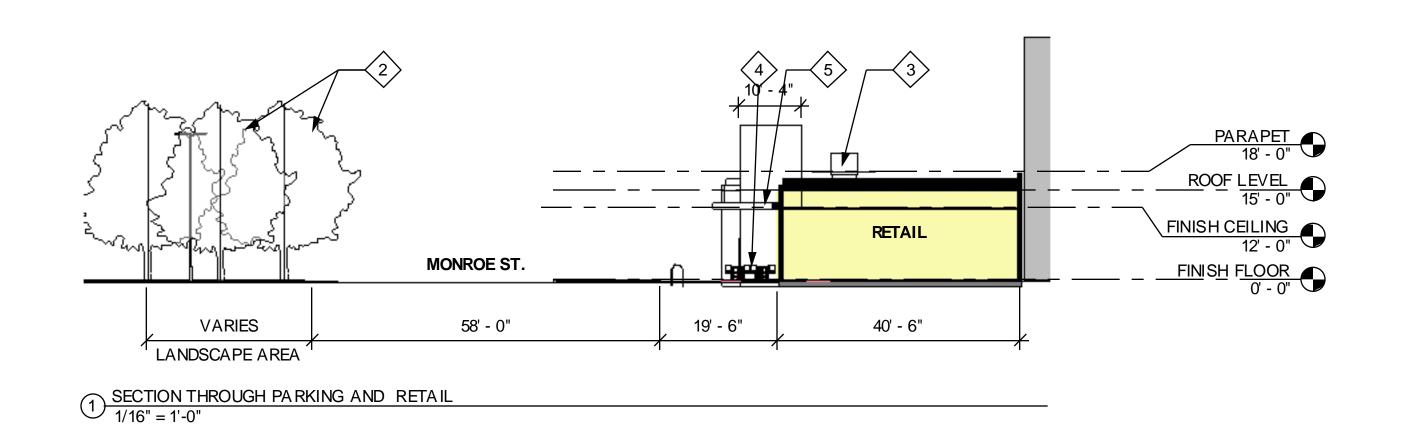
BUILDING SECTIONS

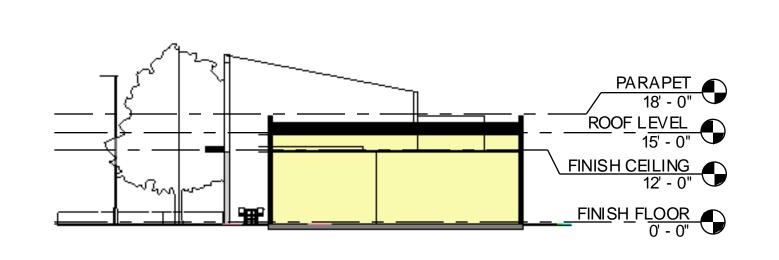
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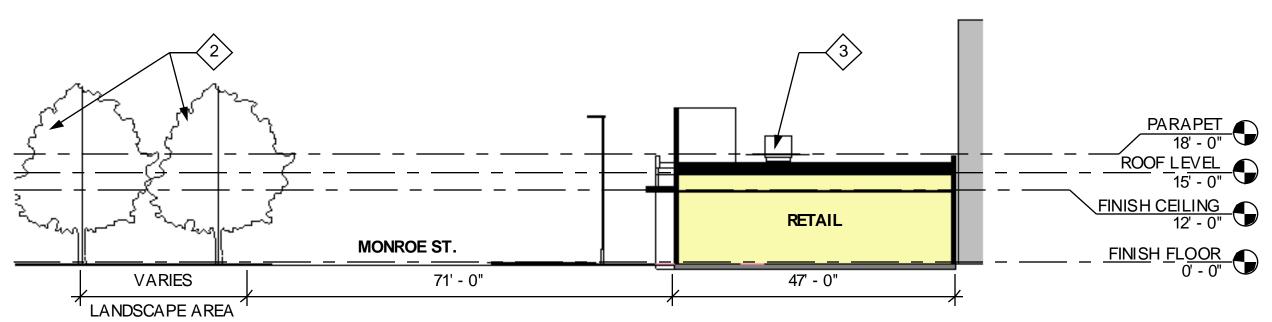
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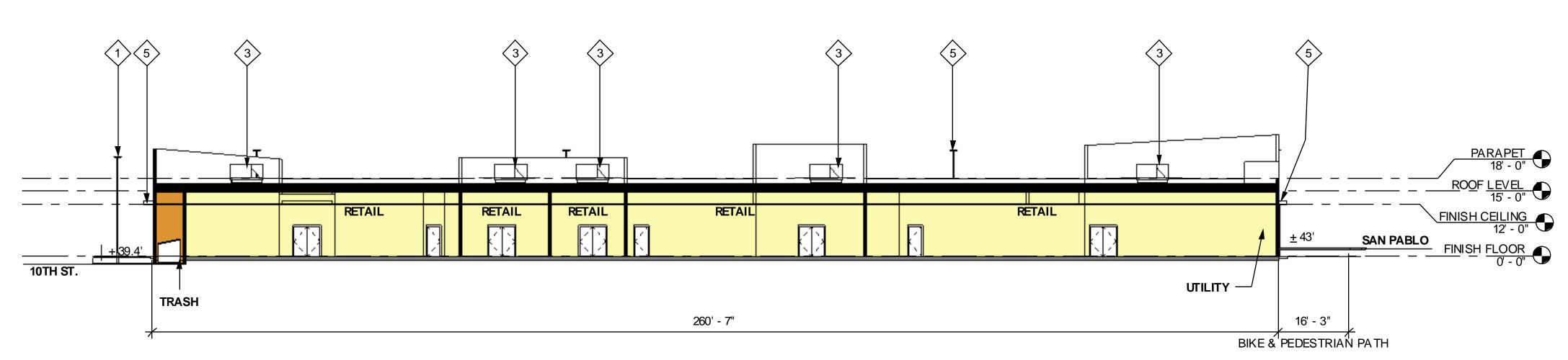




4 SECTION THROUGH PARKING AND RETAIL2
1/16" = 1'-0"



2 SECTION THROUGH PARKING AND RETAIL1
1/16" = 1'-0"



3 LONG SECTION THROUGH RETAIL 1/16" = 1'-0"

GRAPHIC SCALE: 1" = 16'



PROJECT NAME

**OPPIDAN** 

OPPIDAN

UNIVERSITY VILLAGE - PARCEL B ALBANY, CA

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4. 08/28/15 PLANNING RESUBMITTAL

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SHEET TITLE:

3D VIEWS

DB

07/09/2015

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OVERVIEW 2
3" = 1'-0"





4 VIEW FROM SAN PABLO ST 3" = 1'-0"

#### SIGNAGE SUMMARY

SIGN TYPE 1: RETAIL ILLUMINATED WALL SIGNS
SIGN TEXT: TENANT SIGNAGE
SIGN AREA: 28 SF

SIGN QUANTITY:

TYPE 1 TOTAL SIGTNAGE AREA: MONUMENT SIGNAGE TYPE 'M'
UNIVERSITY VILLAGE SIGNAGE

SIGN TEXT:

University Village RECREATION FIELDS > ADMINISTRATIVE OFFICE >

196 SF

SIGN AREA: SIGN QUANTITY: TYPE "M" TOTAL SIGNAGE AREA: 2 SIDED **18 SF** 

FREESTANDING SIGN TYPE 'F' SIGN TEXT:

TYPE "F" TOTAL SIGNAGE AREA:

TENANT SIGNAGE 7 SF 4 ON EACH SIDE 2 SIDED 56 SF SIGN AREA: SIGN QUANTITY:

270 SF TOTAL SIGNAGE AREA:

360 Seventeenth Street, Suite 100 Oakland, California 94612 510.836.5400 LOWNEYarch.com

PROJECT NAME **OPPIDAN** 

OPPIDAN

UNIVERSITY VILLAGE - PARCEL B ALBANY, CA

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CONSULTANT STAMP

RETAIL SIGNAGE TYPE 1, SURFACE MOUNTED ACRYLIC LETTERS ON RECLAIMED WOOD PANELS OR STUCCO. FULLY SHIELDED LIGHTING, DIRECTED AT LETTERS.

SIGNAGE LEGEND

MONUMENT SIGN 'UC VILLAGE' SIGNAGE TYPE 'M', SURFACE MOUNTED ACRYLIC LETTERS ON RECLAIMED WOOD PANELS. FULLY SHIELDED LIGHTING, DIRECTED AT LETTERS.

F FREESTANDING SIGN RETAIL SIGNAGE TYPE 'F', SURFACE MOUNTED A CRLIC LETTERS MOUNTED TO METAL PANEL TO BE MOUNTED ON RECLAIMED WOOD FULL SHIELDED LIGHTING, DIRECTED AT LETTERS.

NO. DATE ISSUES & REVISIONS BY

1. 05/22/15 PLANNING SUBMITTAL TV 2. 07/02/15 PLANNING RESUBMITTAL TV 3. 07/09/15 PLANNING RESUBMITTAL TV

4. 08/28/15 PLANNING RESUBMITTAL ww

PROJECT TRUE

SHEET ISSUE DATE:

NORTH NORTH DRAWN BY: PROJECT NUMBER:

SHEET TITLE:

SIGNAGE PROGRAM

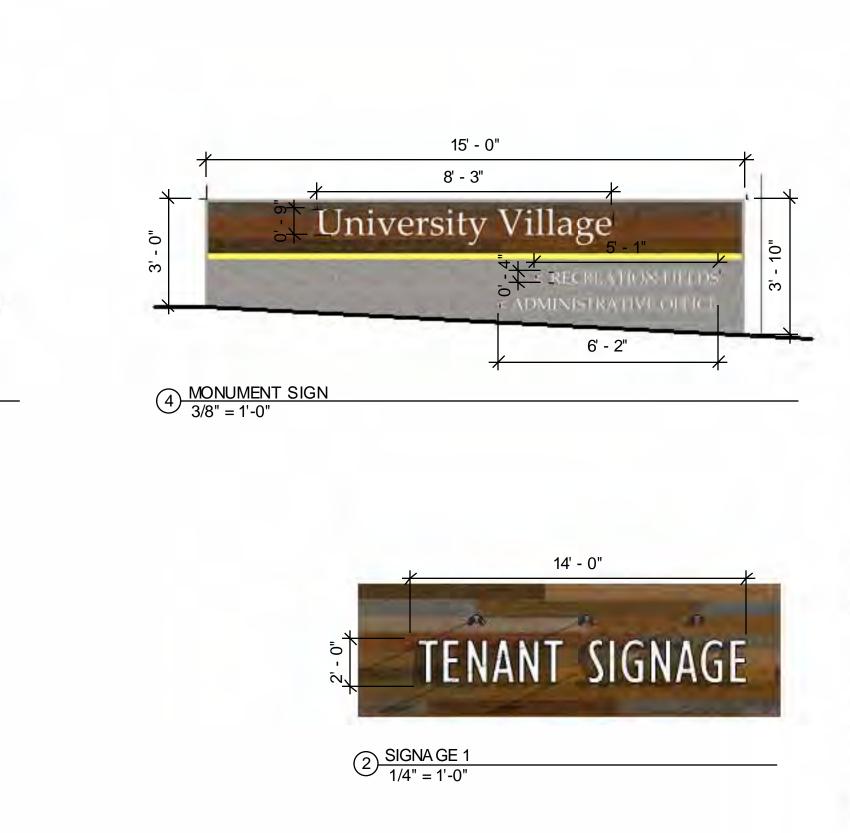
DB&TS

13011

07/09/2015

SHEET NUMBER

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6 FREESTANDING SIGN 3/8" = 1'-0"

SIGN PER SPECS

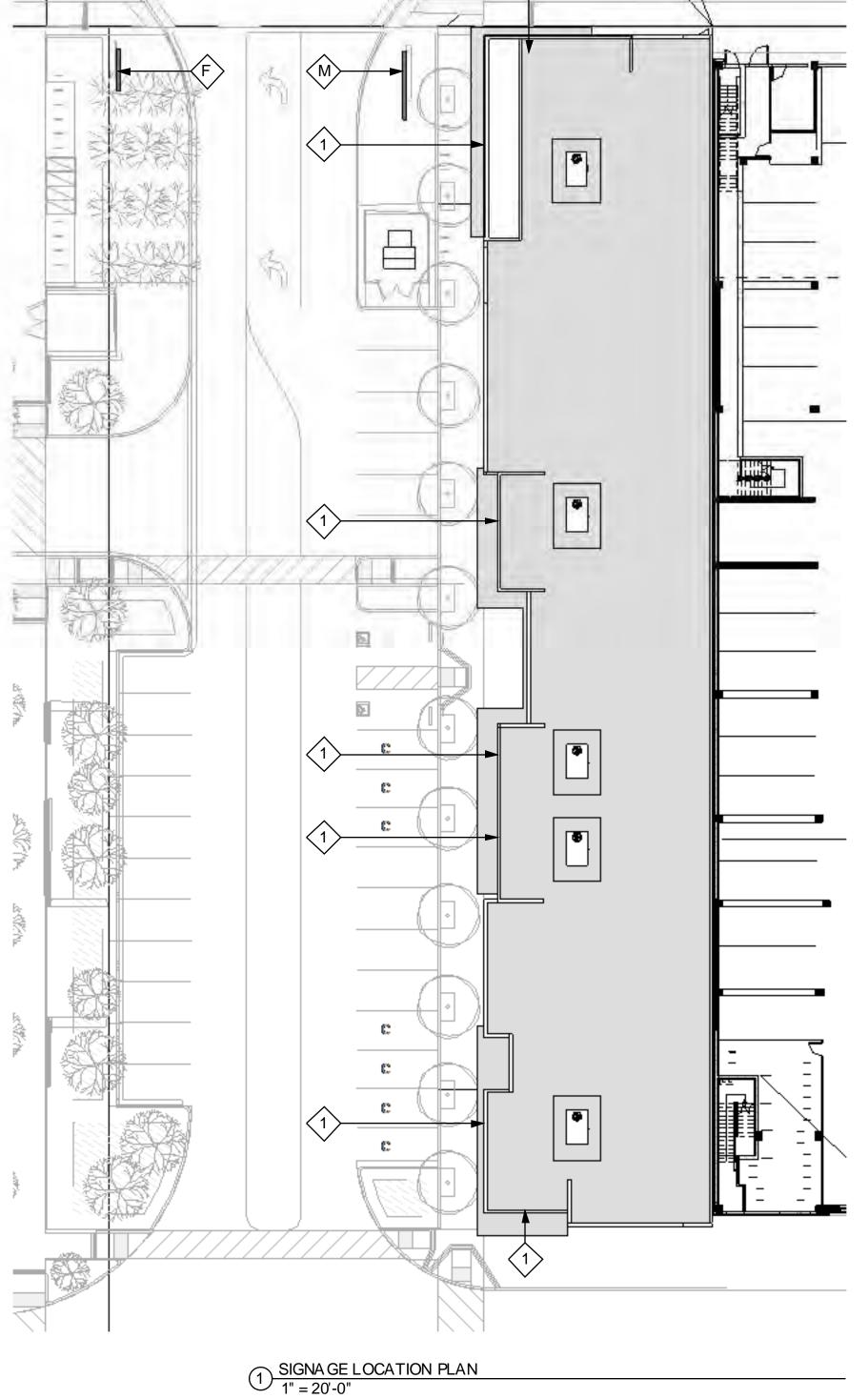
— FULLY SHIELDED SIGNAGE LIGHTING

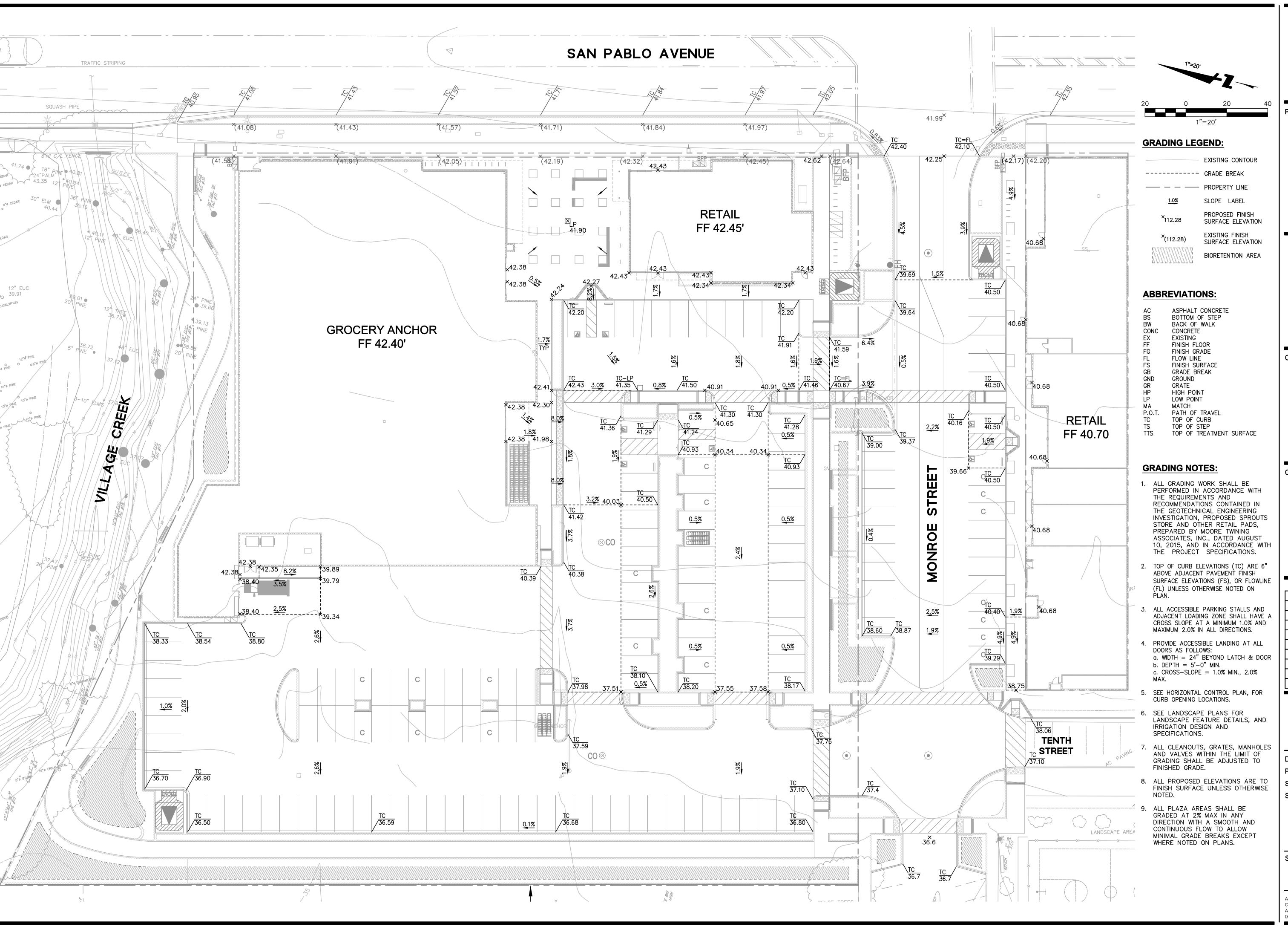
- RECLAIMED WOOD PLANKS

— PTD. TUBE STEEL SUPPORT

EXTERIOR WALL

3 SIGNAGE LIGHTING DETAIL 1 1/2" = 1'-0"





BK

Engineers / Surveyors / Pl

4670 WILLOW ROAD, SUITE 250 PLEASANTON, CA 94588-3323 TEL: (925) 396-7700 FAX: (925) 396-7799

PROJECT NAME

### RETAIL DEVELOPMENT

OPPIDAN

SAN PABLO AVE. & MONROE ST. ALBANY, CA 94706

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#	DATE	ISSUES & REVISIONS	BY
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OJECT TRUE

PROJECT TRUE NORTH NORTH

DRAWN BY: PROJECT NUMBER:

PROJECT NUMBER:
SHEET ISSUE DATE:
SHEET TITLE:

GRADING

SHEET NUMBER

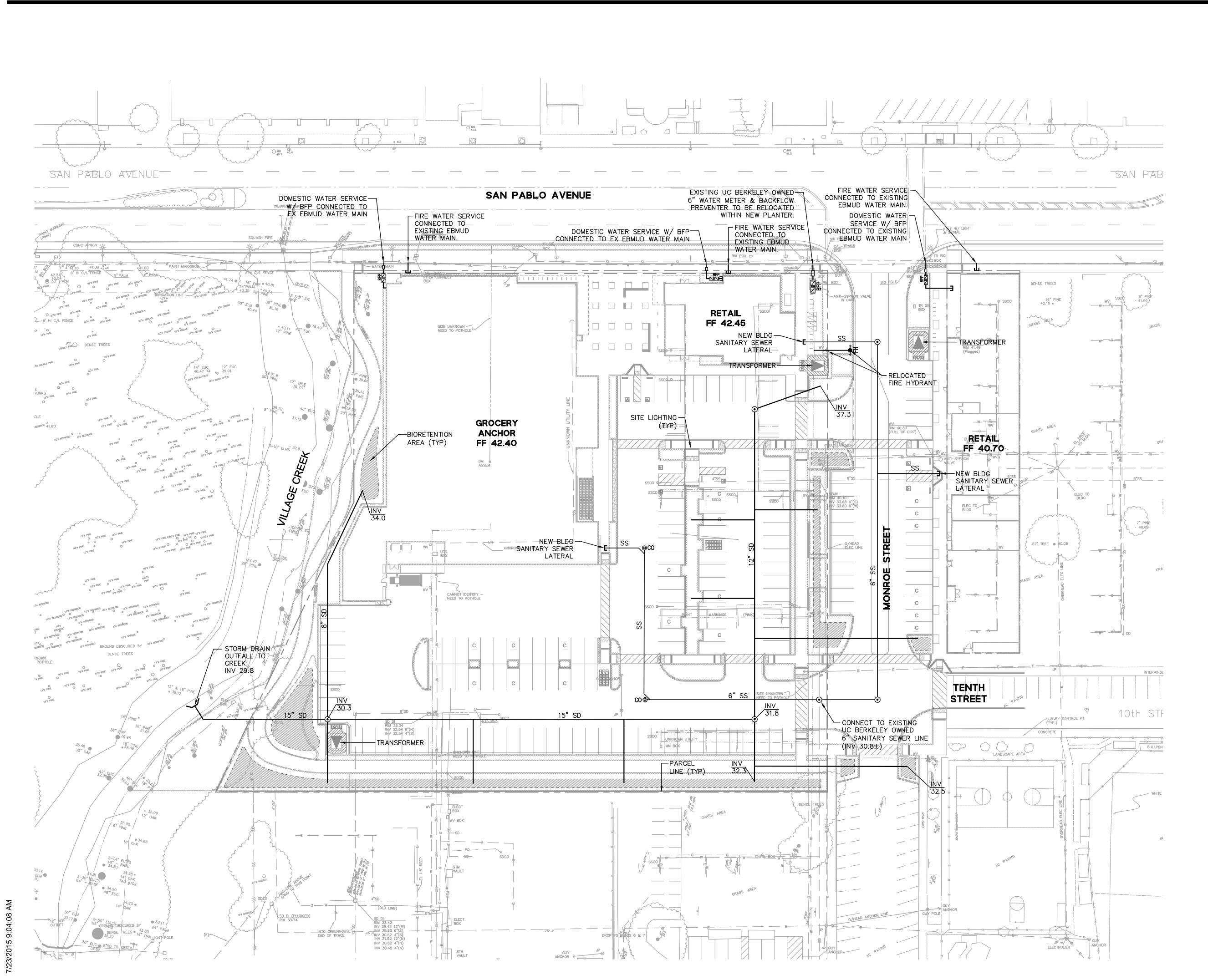
C3.0

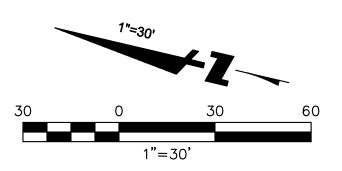
20137018

08/31/15

PLAN

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#### **UTILITY LEGEND:**

— — — PROPERTY LINE BIORETENTION AREA FIRE HYDRANT (FH)

BFP BACKFLOW PREVENTER (BFP)

WATER METER (WM)

CLEANOUT (CO)

MANHOLE (MH)

**ABBREVIATIONS:** 

BACKFLOW PREVENTER DOMESTIC WATER **EXISTING** FINISH FLOOR FIRE WATER GRATE INVERT LINEAR FEET SLOPE STORM DRAIN SDCO SDMH SS STORM DRAIN CLEANOUT STORM DRAIN MANHOLE SANITARY SEWER SSCO SSMH TYP SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE

**TYPICAL** 

WATER METER

4670 WILLOW ROAD, SUITE 250 PLEASANTON, CA 94588-3323 TEL: (925) 396-7700 FAX: (925) 396-7799

PROJECT NAME

#### **RETAIL DEVELOPMENT**

OPPIDAN

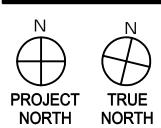
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> UTILITY PLAN

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