



# Eight-Unit Townhome Subdivision in Pacheco

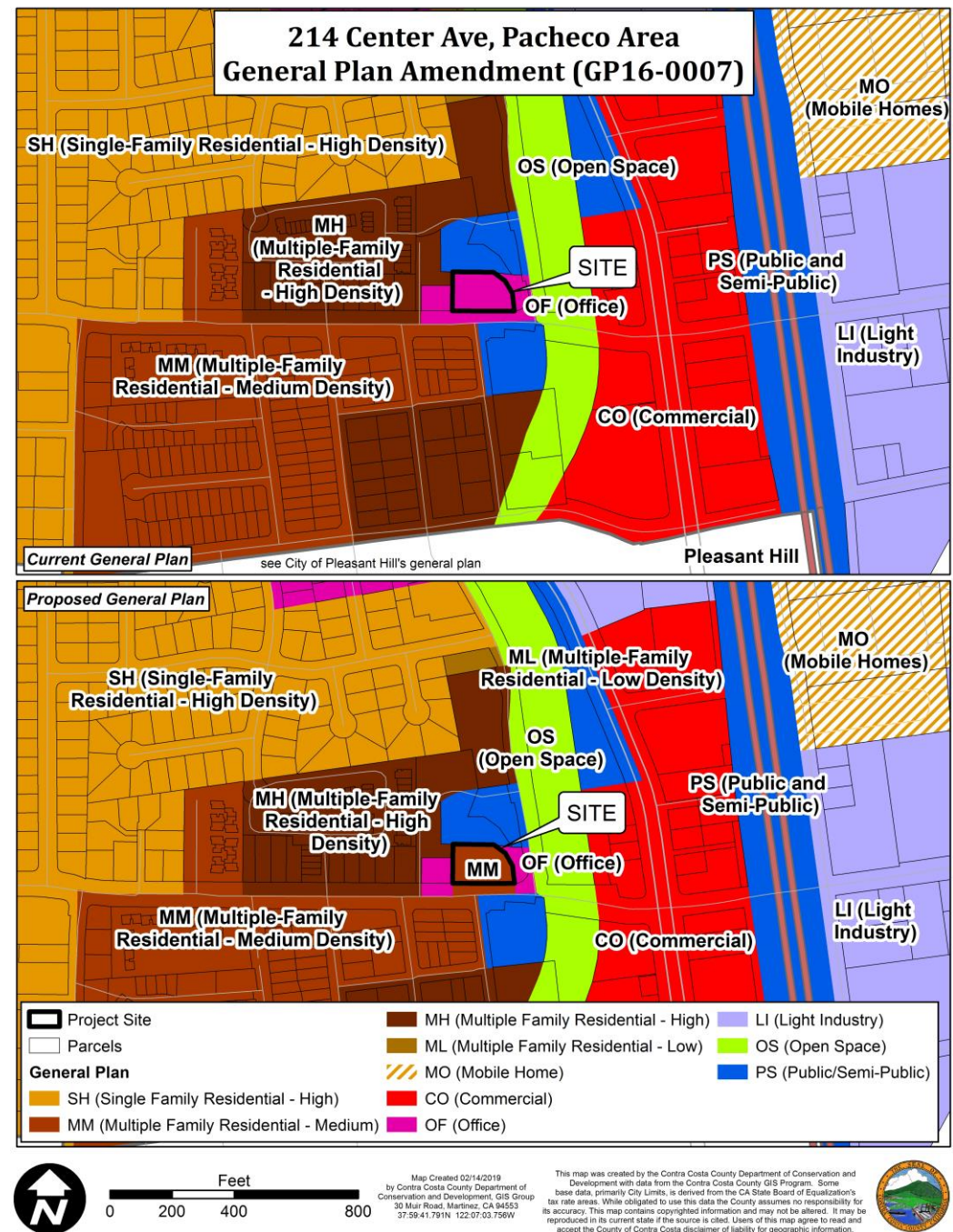
**GP16-0007, RZ17-3237, SD17-9466, DP17-3010**

**214 Center Avenue, Pacheco**

# General Plan

Current:  
Office

Proposed:  
Multiple-Family  
Residential-Medium  
Density (MM)

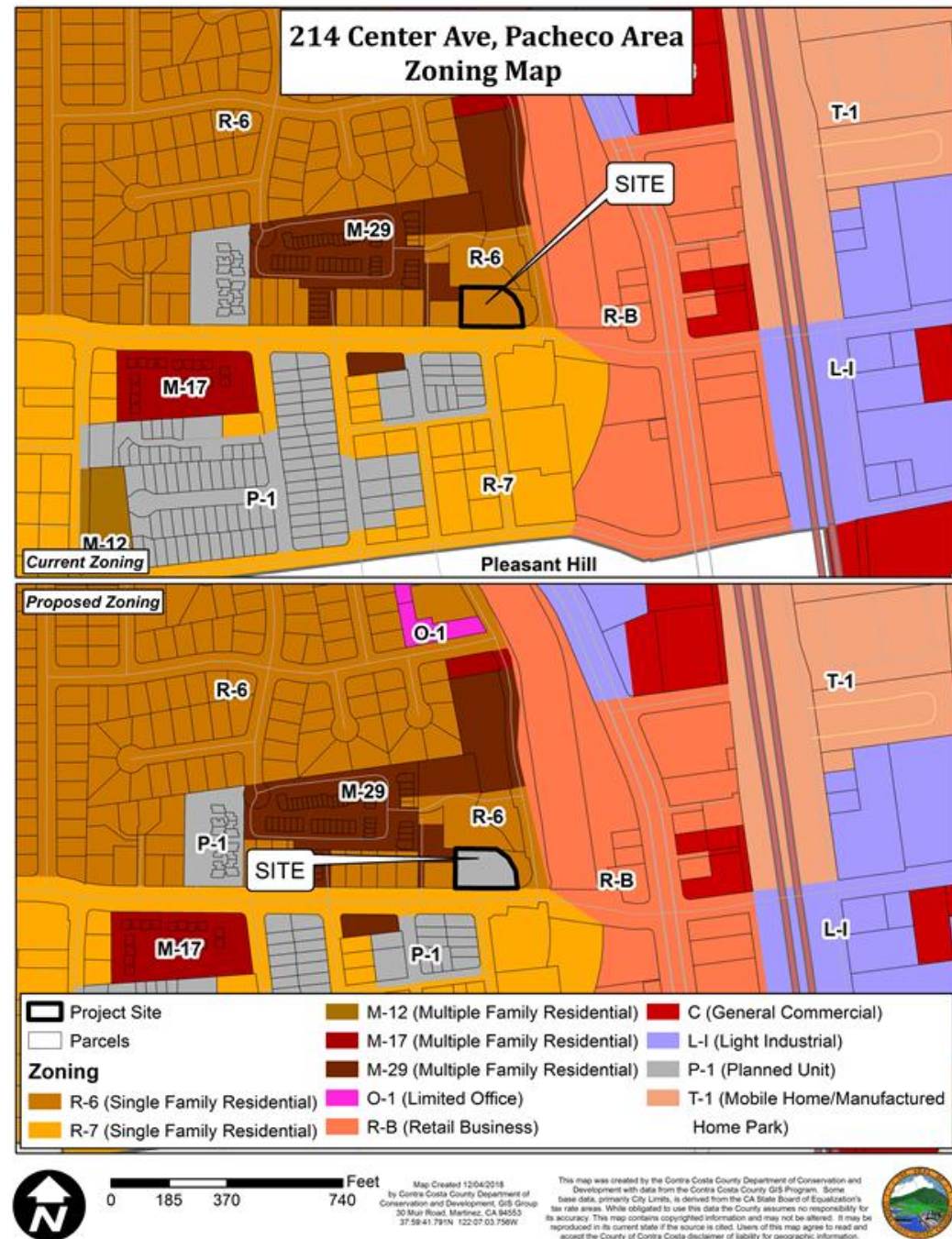




# Zoning

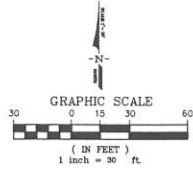
Current:  
Single-Family  
Residential (R-6)

Proposed:  
Planned Unit  
District (P-1)



# LEGEND

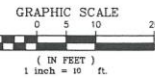
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	ADJOINERS PROPERTY LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED RELINQUISHMENT OF ABUTTERS VEHICULAR ACCESS RIGHTS
---	PROPOSED EMERGENCY VEHICLE ACCESS AND PRIVATE ACCESS EASEMENT
⊙	FOUND MONUMENT AS NOTED
(T)	TOTAL
(162.63')	RECORD INFORMATION
APN	ASSESSOR'S PARCEL NUMBER



EXISTING BOUNDARY SURVEY  
SCALE: 1" = 30'

## LOT AREA SUMMARY TABLE

LOT NUMBER	LOT AREA
1	1,836± SF
2	1,349± SF
3	1,355± SF
4	1,442± SF
5	1,413± SF
6	1,385± SF
7	1,412± SF
8	1,311± SF
9	9,789± SF



## GENERAL NOTES:

- OWNER: AYM LLC  
P.O. BOX 824  
ORINDA, CA 94563
- DEVELOPER: ANDY AKAY/MICHAEL K AKAY  
CENTER AVENUE, LLC  
P.O. BOX 824  
ORINDA, CA 94563
- ENGINEER: LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547
- ASSESSOR'S PARCEL NO.: 125-120-017
- TOTAL LOT AREA: 0.49 ACRES MORE OR LESS
- ZONING: R-6 SINGLE-FAMILY RESIDENTIAL DISTRICT
- LAND USE: EXISTING: OF - OFFICE  
PROPOSED: MV - MULTI-FAMILY RESIDENTIAL - MEDIUM DENSITY
- UTILITIES: STORM: CONTRA COSTA COUNTY  
SEWER: CONTRA COSTA COUNTY SANITARY DISTRICT  
WATER: CONTRA COSTA WATER DISTRICT  
GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY
- FLOOD ZONE: THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (NO SHADING), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NO. 06013C0277F, MAP EFFECTIVE DATE: JUNE 16, 2009.
- PREMISES IS AS DESCRIBED IN OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT TITLE NO. 0132005041-KR, DATED AS OF FEBRUARY 11, 2016, AT 7:30 AM, REFERRED TO HEREON AS THE "PIR".
- UNIT DENSITY: 21.37 UNITS/ACRE

## LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PORTION OF AN IRON PIPE SET ON THE NORTH LINE OF HIGH STREET DISTANT THEREON SOUTH 89° 16' WEST 58.05 FEET FROM ITS INTERSECTION WITH THE WEST LINE OF THE OLD COUNTY ROAD FROM MARTINEZ TO PACHECO, THENCE ALONG SAID NORTH LINE OF HIGH STREET SOUTH 89° 16' WEST 196.25 FEET, THENCE LEAVING SAID LINE NORTH 1° 25' WEST 112 FEET, THENCE NORTH 0° 45' EAST 11.29 FEET, THENCE SOUTH 88° 52' EAST 128.95 FEET, THENCE SOUTH 88° 25' EAST 26.04 FEET, THENCE SOUTH 48° 43' EAST 23.38 FEET, THENCE SOUTH 33° 47' EAST 40.91 FEET, THENCE SOUTH 6° 55' EAST 56.26 FEET TO THE POINT OF BEGINNING.

APN: 125-120-017

## BASIS OF BEARINGS

FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENTS ALONG CENTER AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION 5602", FILED JANUARY 15, 1981, IN BOOK 248 OF MAPS, AT PAGES 25 THROUGH 27, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, TAKEN AS NORTH 89°41'48" WEST.

## BENCHMARK

CONTRA COSTA COUNTY BENCHMARK: BM#3332, FB SL 121 PG 70, BRASS DISC SET IN CONCRETE SIDEWALK, NORTH EAST CORNER OF BRIDGE OVER GRAYSON CREEK ON CENTER AVENUE IN PACHECO, ELEVATION = 17.984 FEET, MEAN SEA LEVEL DATUM.

Luk and Associates  
Civil Engineering  
Land Planning  
Land Surveying  
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Hercules, CA 94547  
Phone (510) 724-3388  
Fax (510) 724-3383  
Email: oluk@lukassociates.com



VESTING TENTATIVE MAP  
SD17-9466  
214 CENTER AVENUE  
PACHECO, CA

REVISIONS	NO.	DATE	DESCRIPTION
▲			
▲			
▲			
▲			

Title:  
Date: JUNE 2018  
Scale: AS SHOWN  
Drawn By: D.A.D.  
Checked By: J.L.  
Job No.: 25022-10  
Drawing No.: TMAP-25022.dwg  
Plot Date: JUNE 18, 2018  
Sheet No.: T-1  
Of Sheets

# Proposed Project

- ▶ 0.49-acre vacant property to be redesignated to MM and rezoned to P-1
- ▶ Subdivide property in to 8 residential lots and a common area parcel for a private road and 6 parking spaces
  - ▶ Residential lots will range in size from 1,349 to 1,836 square feet
  - ▶ Townhomes will range in size from 2,199 to 2,203 square feet of living area
  - ▶ Townhomes will consist of (3) two-unit buildings and (2) single-unit buildings
  - ▶ Buildings will be three stories will have two-car garages
- ▶ Access is from Center Avenue

# Proposed Project

- ▶ Variances to lot size requirement of 5 acres for P-1, 10-foot public road setback for Lots 4 – 8
- ▶ Removal of 5 code-protected trees from the property and two additional trees on Center Avenue
- ▶ Exception to the private road design requirements of Title 9
- ▶ Approximately 2,424 cubic yards of dirt removed from site
- ▶ Installation of site improvements such as landscaping, clean water facilities, roadway, and storm drain improvements





Thank you