

OAK ROAD TOWNHOUSE CONDOMINIUMS

CDRZ21-03258
CDDP21-03001

BOARD OF SUPERVISORS

MARCH 1, 2022



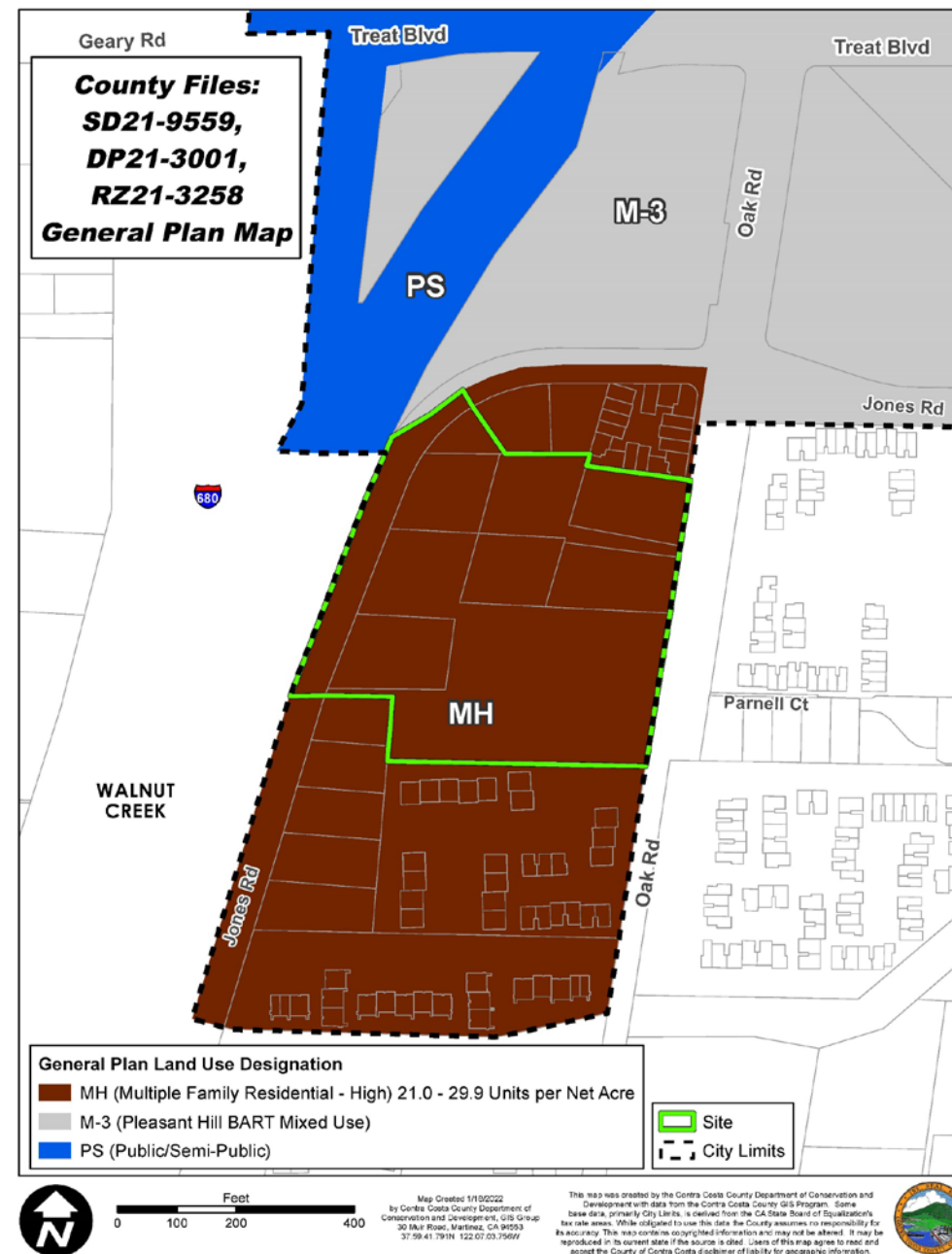
Aerial Photograph



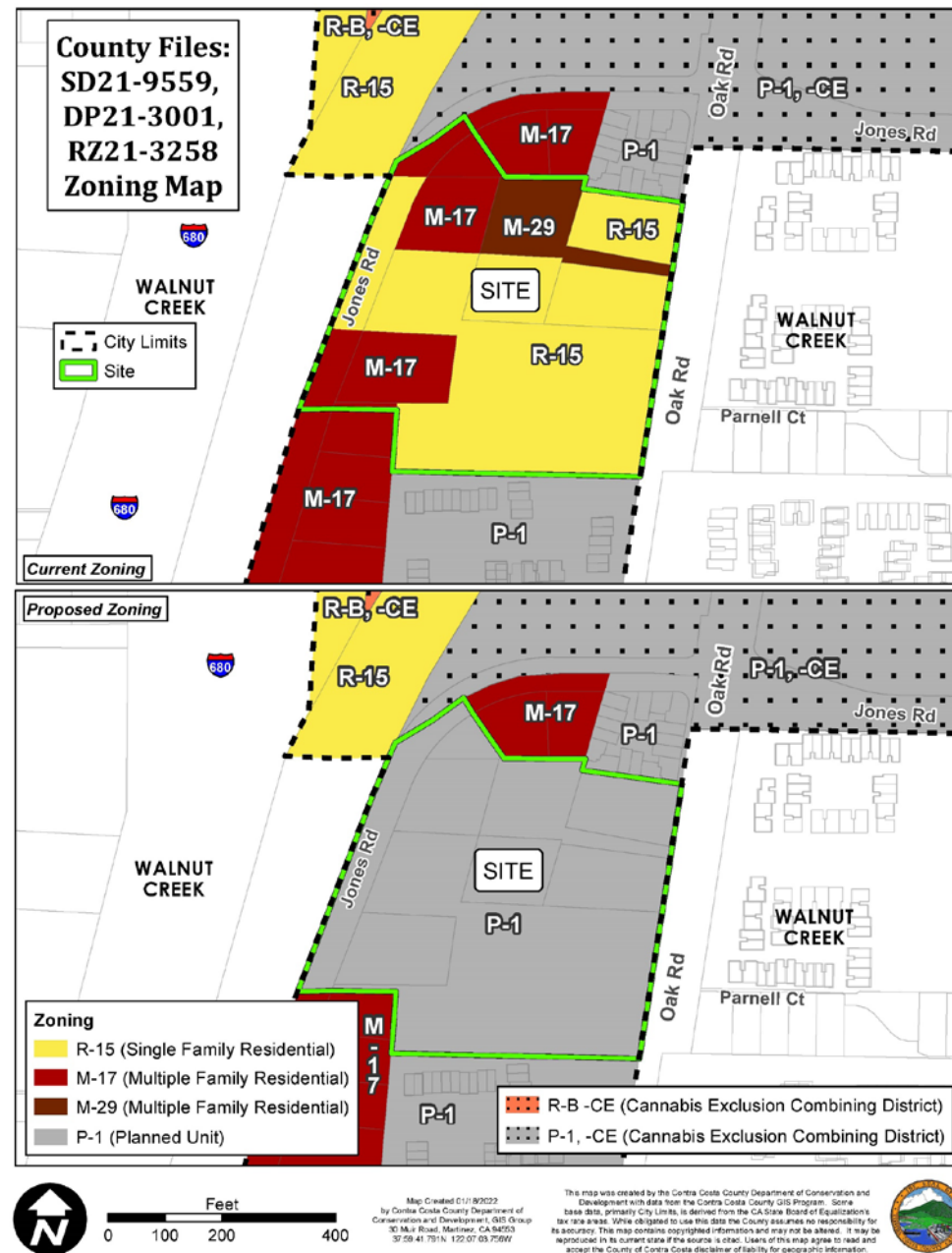
Source: Bing Aerial Imagery. County of Contra Costa Parcel Data, 2021.



General Plan



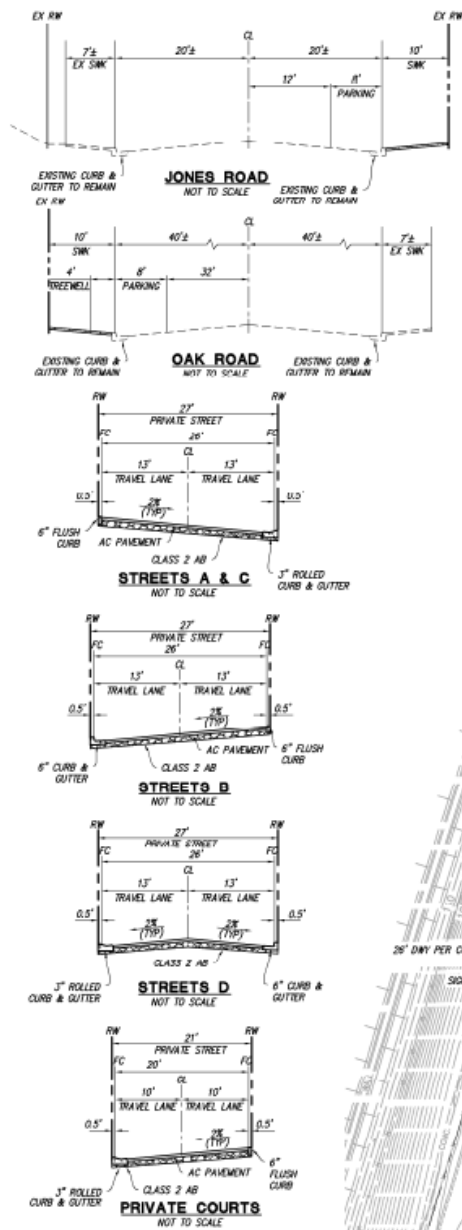
Zoning



Project Components

- ❖ Rezoning the project site from Multiple-Family Residential District (M-17 and M-29), Single-Family Residential District (R-15) to Planned Unit District (P-1)
- ❖ Preliminary and Final Development to allow:
 - ❖ Demolition of existing buildings, structures associated with the former Palmer School to construct 19 three-story buildings on 19 lots and the project includes 11 private roadway lots
 - ❖ 74 trees to be removed, relocation of one tree, and work within the dripline of 6 trees
 - ❖ Approximately 278 on-site parking spaces will be provided included 34 bicycle spaces
 - ❖ Outdoor recreation includes a turf area, benches and tables, and a dog park
 - ❖ Grading (cut – 9,300 cu yd, fill – 8,700 cu yd)
- ❖ Provides 10 inclusionary housing units, payment of in-lieu fee for the 8.75-unit remainder
- ❖ Vesting Tentative Map approved by the County Planning Commission on January 26, 2022





Oak Road Townhouse Condo's
Contra Costa County, CA
October 28, 2021



SITE DATA SUMMARY

1. GROSS AREA:	233,520 SF (5.09± ACRES)
2. NET AREA:	204,428 SF (4.69± ACRES)
3. NUMBER OF UNITS:	125
4. NET DENSITY:	26.6 UNITS/ACRE
5. PROPOSED NUMBER OF LOTS:	30
6. PARKING SUMMARY:	
a. GARAGE:	244
b. ON-SITE:	
STANDARD	18
EXCLUSIVE USE	6
ADA	2
EV	1
TOTAL	27
c. OFF-SITE (SEE NOTE 1 BELOW):	
OAK ROAD	12
JONES ROAD	16
TOTAL	28
7. SITE COVERAGE CALCULATIONS:	
a. STREETS & COURTS	= 73,930 SF
b. BUILDING	= 127,768 SF
c. COMMON LANDSCAPED OPEN SPACE	= 50,083 SF
d. PRIVATE OPEN SPACE	= 33,780 SF
TOTAL	= 285,561 SF

LEGEND

- ⑨ LOT NUMBER
- ⑪ ADA STALL
- ⑪ STANDARD STALL
- △ EY STALL
- △ ADA UNIT (13 TOTAL)
- BMR UNIT - 4 BEDROOM (8 TOTAL)
- BMR UNIT - 3 BEDROOM (4 TOTAL)
- △ EXCLUSIVE USE SURFACE PARKING FOR 6-4 BEDROOM BMR UNITS (SEE NOTE 4 BELOW)
- SIGHT LINE
- CAR
- RED CURB
- AC UNIT

NOTES

- A TOTAL OF 28 PARKING (LIN-STRIPED) SPACES ARE AVAILABLE FOR RESIDENTS USE ALONG PROJECT FRONTAGE ON OAK ROAD AND JONES ROAD.
- MODELS ARE TENTATIVELY PLANNED TO BE IN BUILDING L. TEMPORARY MODEL/SALES OFFICE TRAILER, PARKING, AND ACCESSIBLE RESTROOM ARE TENTATIVELY PLANNED TO BE AT BUILDING H AREA. AN ADA ACCESSIBLE PATH FROM THE TEMPORARY SALES TRAILER/PARKING WILL BE PROVIDED TO ACCESS THE MODELS IN BUILDING L. OTHER BUILDING AREAS MAY BE USED FOR CONSTRUCTION STAGING OR PARKING DURING THE COURSE OF SALES OPERATION.
- LOCATIONS OF EXCLUSIVE USE SURFACE PARKING ARE TENTATIVE AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL EXISTING RED CURB ALONG THE PROJECT FRONTAGE SHALL BE REMOVED THAT IS NOT SHOWN TO REMAIN ON THIS SHEET.
- NOT ALL UNITS INCLUDE ENCLOSED FRONT PATIOS.
- MODEL OVERFLOW GRAVEL PARKING LOT IS TENTATIVELY PLANNED TO BE AT BUILDING G AREA.
- TREE 79 TO BE PRESERVED AND PROTECT IN PLACE. POSSIBLE PRESERVATION OF TREE 77 SUBJECT TO ARBORIST/SHM DETERMINATION DURING CONSTRUCTION ACTIVITIES.



FINAL SITE DEVELOPMENT PLAN
C1.0



- 9 UNIT BUILDING
- 8 UNIT BUILDING
- 7 UNIT BUILDING
- 6 UNIT BUILDING
- 5 UNIT BUILDING
- 4 UNIT BUILDING
- 3 UNIT BUILDING
- * ROOF DECK
- * TDM KIOSK

PLAN VIEW
Scale: 1"=40'-0"

0' 20' 40' 80'

←

ILLUSTRATIVE SITE PLAN
A4

381,064
Oak Road Townhouse Condos
Contra Costa County, CA
October 28, 2021





"ARTISTS' CONCEPTION. PLEASE REFER TO PLANS FOR PROJECT SPECIFICATIONS."

381.054
Oak Road Townhouse Condos
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OAK ROAD ENTRY

PERSPECTIVE RENDERING

A5



Environmental Impacts

- ❖ Aesthetics
- ❖ Air Quality
- ❖ Biological Resources
- ❖ Cultural Resources
- ❖ Geology and Soils
- ❖ Hazards and Hazardous Materials
- ❖ Hydrology and Water Quality
- ❖ Noise
- ❖ Recreation
- ❖ Implementation of the 21 Mitigation Measures would reduce the impacts to a less than significant level



Staff Recommendations

- ❖ OPEN the public hearing on the Oak Road Townhouse Condominium Project, RECEIVE testimony, and CLOSE the public hearing.
- ❖ CERTIFY that the environmental impact report prepared for the Oak Road Townhouse Condominium Project was completed in compliance with the California Environmental Quality Act (CEQA), was reviewed and considered by the Board of Supervisors before Project approval, and reflects the County's independent judgment and analysis.
- ❖ CERTIFY the environmental impact report prepared for the Oak Road Townhouse Condominium Project.
- ❖ ADOPT the CEQA findings for the Project.
- ❖ ADOPT the mitigation monitoring and reporting program for the Project.
- ❖ ADOPT Ordinance No. 2022-10, rezoning the subject property from Multiple-Family Residential District (M-17 and M-29), Single-Family Residential District (R-15) to Planned Unit District (P-1) (County File #CDRZ21-03258).
- ❖ APPROVE the Preliminary and Final Development Plan along with the associated Tree Permit (County File #CDDP21-03001).



Staff Recommendations

- ❖ APPROVE the findings in support of the Project.
- ❖ APPROVE the Project conditions of approval.
- ❖ APPROVE the Oak Road Townhouse Condominium Project.
- ❖ APPROVE the Inclusionary Housing Agreement with SummerHill Oak Road LLC for 10 Homes and the payment of the in-lieu fee for Oak Road Townhouse Condominium Project.
- ❖ ACKNOWLEDGE that the Planning Commission approved the vesting tentative map for the Project, and that no appeal of this approval was filed.
- ❖ DIRECT staff to file a Notice of Determination with the County Clerk.
- ❖ SPECIFY that the Department of Conservation and Development, located at 30 Muir Road, Martinez, California, is the custodian of the documents and other material which constitute the record of proceedings upon which the decision of the Board of Supervisors is based.

