



## ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY PLANNING DEPARTMENT

### STAFF REPORT

**TO:** CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

**HEARING DATE:** August 9, 2021

#### GENERAL INFORMATION

##### APPLICATION

**TYPE & NUMBER:** Preliminary review, PLN2021-00115

##### OWNER/

**APPLICANT:** David Langon/ David Langon Construction

**PROPOSAL:** To allow construction of a mixed use project with 3,643 square feet of commercial space and 13 residential units.

**ADDRESS AND SIZE OF PARCEL:** 20226 and 20248 Redwood Road, east side, 50 feet south of Jamison Way in the Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Numbers: 084C-0770-002-02 and 084C-0770-003-01. The front parcel measures approximately: 11,668 square feet in area and the rear parcel measures 31,964 square feet in area.

**ZONING:** Sub Area 7 (Intensive Retail Core) within the *Castro Valley Central Business District Specific Plan*.

**GENERAL PLAN DESIGNATION:** The site lies within the boundary *Castro Valley General Plan* adopted by the Board of Supervisors on March 27, 2012. The Plan designates the site as Downtown Community Commercial (CBD-3).

**ENVIRONMENTAL REVIEW:** This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Section 15303, Class 3, New construction or conversion of small structures

#### RECOMMENDATION

Planning Staff is looking for direction from the Council Members if the project meets the intent of the Castro Valley General Plan by proposing commercial space in the front and residential on the upper levels and at the rear of the property.

#### PARCEL ZONING HISTORY

June 21, 1951, 12th Zoning Unit, ZU-12 designated the site as R-1-A (Single Family Residential, Agricultural) District (Both parcels)

February 15, 1962, 411th Zoning Unit, ZU-411 rezoned the site to R-1(Single Family Residential) District (Both parcels)

April 4, 1985, Castro Valley Plan was adopted by the Alameda County Board of Supervisors which designated the area as Intensive Commercial and Suburban and Low Density Residential (Both parcels).

January 7, 1993, the County Board of Supervisors adopted the Castro Valley Central Business District Specific Plan, which established the site as Subarea-7, Intensive Retail Core (Both parcels).

September 23, 2013, Preliminary Plan Review, PLN2013-00091 discussed a site development review to allow construction of an 850 sq.ft. Commercial building and 12 residential condominiums. The Castro Valley Municipal Advisory Council discussed that the Specific Plan adopted in 1993 allows for mixed use development and the General Plan adopted in 2012 does not allow for any residential use (Both parcels) .

January 22, 2015, Boundary Adjustment, PLN2014-00215 conditionally approved a boundary adjustment between two parcels by reducing the front lot area (from 21,775 to 11,668 square feet in area) and increasing the rear lot (from 22,035 to 31,965 square feet in area) (both parcels).

April 13, 2015, Tract Map, PLN2014-00214, requested the subdivision of one site into six condominiums, this application was recommended for denial by the CVMAC based on the residential use was not consistent with the Castro Valley General Plan. This application was dropped on November 28, 2017 (Parcel 084C-0770-002-03 only).

June 24, 2015, Site Development Review, PLN2014-00213 conditionally approved the construction of a 2,750 square foot commercial building on an 11,668 sq. ft. lot, in Sub Area 7 (intensive Retail Core) of the Castro Valley Central Business District Specific Plan (Parcel 084C-0770-002-02 only).

January 28, 2016, Site Development Review, PLN2015-00214 conditionally approved the operation of a veterinary hospital, in Sub Area 7 (Intensive Retail Core) of the Castro Valley Central Business District Specific Plan (Parcel 084C-0770-002-02 only).

In 2017, the developer, David Langon Construction, submitted a Site Development Review application, PLN2017-00126 requesting to allow the construction of a mixed use project with 3,643 square feet of commercial space and 13 residential units. The item did not make it to a CVMAC hearing as it was withdrawn in 2019 (Both parcels).

## **SITE AND CONTEXT DESCRIPTION**

Physical Features The subject site is rectangular in shape with 90 feet of frontage on Redwood Road with a combined lot depth of 446.30 feet. The two parcels measure 43,633 square feet in area. The front lot is developed with one dwelling and an unknown wood structure. At the halfway point between the two parcels is a single-story wood building and a single-story wooden house at the rear parcel. All buildings on both properties are unoccupied.

Adjacent Area: The adjacent property to the north is developed with two office buildings. Residential uses are located to the east and southeast. The east side properties (across Redwood Road) are developed with offices and commercial buildings. To the south of the site are single-family homes converted into offices uses. To the east and southeast of the site are single-family residences with frontage on Catalina Drive and Catalina Court.

## REFERRAL RESPONSES

Alameda County Fire Department, Fire Prevention Bureau: In a referral response dated June 30, 2021 the Fire Department stated that the application is not complete for Fire requirements and the below comments need to be addressed and a follow-up submittal is required:

- This project as designed (over 30 feet in height) does not appear to comply with the aerial Fire Department access requirements set for in Appendix D of 2019 CFC as adopted by Alameda County. Please revise the plans to show compliance with this section or reduce the height of the project so that aerial access is not required.
- On Sheet A5.3 note number 6 references the City of Fremont. Please remove this reference.
- On sheet A5.3 a ground ladder access pad diagram is provided. ACFD does not use access pads. It appears that ground ladder access to the rescue windows can be achieved from the fire access road. It is unclear if access can be made from the rear sidewalk. Please show how ladder access with a 75 degree angle can be made from the sidewalk. Also show the distance at the bottom of the ladder.

Building Inspections Department: At the time of the writing of the report, the Planning Department has not received comments from the Building Inspections Department.

Land Development, Public Works Agency: In a memorandum dated July 16, 2021, Land Development Staff included 16 comments for their preliminary review, which included roadway and drainage designs, general code requirements and stormwater quality measures.

Castro Valley Sanitary District: The Castro Valley Sanitary District staff stated that a Capacity permit will be required and comments for the proposed development are as follows:

- The plans do not indicate any proposed sewer connections. Please update the plans to indicate how the new development will be connecting to CVSan sewer system.
- The trash enclosure is sufficient in size, so long as the container sizes are kept to 4 yards or below. However, depending on the type of businesses that will be going in the commercial spaces, it may require more space.

Alameda County Sheriff's Office: In a referral response dated, June 30, 2021, the Sheriff's Office stated no comments regarding the proposal.

## PROJECT DESCRIPTION

The application is to allow construction of a mixed use project with 2,918 square feet of commercial space and 13 residential units. There are three existing dwellings on the property which are unoccupied and will be demolished. The project proposes two separate buildings, one located along the front property line and the second located at the rear. Each building will stand three-stories 36 feet 2 inches in height. The proposed building at the front will have 6 residential units and two commercial spaces, measuring approximately 2,341. The second building located near the rear of the lot will have 7 residential units, 577 square feet of commercial space and approximately 1,940 square feet residential amenity space. 1,727 square feet of common open space is located between the two buildings. The project proposes 42 parking spaces with commercial and residential uncovered parking located at the mid-point and rear of the property. Each residential unit will have a 2-car garage (tandem and side by side).

## STAFF ANALYSIS

### Conformance with General Plan

The site lies within the *Castro Valley General Plan* adopted March 27, 2012. The Plan designates the site as Downtown Community Commercial (CBD-3). The designation is intended to provide a wide range of commercial goods and services to meet community needs generally in an auto-oriented setting. Typical uses include retail and commercial services, comparison retail and office uses (Page 4-13).

There is limited language in the Downtown Community Commercial section of the *General Plan* which permits residential uses. The following are Action Items for the Downtown Community Commercial land use designation. Under Downtown Community Commercial, Action 4.7-8 (Page 4-47) states:

- Amend the CBD Specific Plan to rezone the portions of Sub-areas 2, 5, 6, 7, and 10 indicated on Figure 4-7 to Downtown Community Commercial (CBD-3) or Community Commercial (CC);
- Amend the CBD Specific Plan to allow autooriented community commercial uses with consolidated parking behind structures, specifically in the portion of Sub-area 10 east of Redwood Road near Castro Valley Boulevard and in the Library District;
- Allow residential uses above the ground floor.

A Preliminary Tract Map application, PLN2013-00091, was heard by the Castro Valley MAC on September 23, 2013 (preliminary hearing only, not an action item). The scope of work included a detached 850 square foot commercial building at the front of the lot and 12 residential townhome units located at the midpoint and rear of the property. The application was a mixed-use proposal, but not in a traditional sense where units are located above a commercial space. The CVMAC at the time discussed that the proposed commercial space located at the front was too small and preferred a decrease in units and increase in commercial space. Members of the Council at the time mentioned that there is conflicting information between the *General Plan* and *Specific Plan* (see attached minutes from hearing on 9/23/13). As mentioned above, the *General Plan* is moving towards having residential uses above the ground floor per Action 4.7-8 (page 4-47).

A Site Development Review (PLN2014-00213) and Tentative Tract Map (TR-8234, PLN2014-00214) was heard by the Castro Valley MAC on April 13, 2015. The project increased the commercial space and reduced the number of residential units from the 2013 application, PLN2013-00091. The revised application proposed a 2,750 square foot commercial building and subdivision of one lot into five condominiums, one common area, and one single family lot. The Vice Chair at the time mentioned that the scope of work is an improvement from the previous proposal, but an entirely commercial development proposal would be supported and a General Plan Amendment would be needed to allow residential development on the ground floor. The Chair at the time stated that, there would be support for the proposal if residential was placed above commercial. An alternative to the proposed Tract Map application would be to place residential above the ground floor. With a vote of five to zero, the CVMAC recommended denial of the proposed application to have commercial as a detached building and residential units located on the ground floor (see Exhibit A and minutes from hearing on 4/13/15). Subsequently, the Planning Director approved the Site Development Review application PLN2014-00213 to allow the construction of a 2,750 square foot commercial building on an 11,668 sq. ft. lot, in Sub Area 7.

In 2017, the developer, David Langon Construction, submitted a Site Development Review application, PLN2017-00126 requesting to allow the construction of a mixed use project with 3,643 square feet of commercial space and 13 residential units. The project proposal included 2 curb cuts, and 4 commercial spaces located at various corners on 2 buildings. The main single-story commercial space fronts on Redwood Road and would have consisted of 1,571 square feet. The proposed 13 residential units would have been developed similar to townhomes, with garages (side-by-side and tandem) on ground level (See Exhibit for PLN2017-00126). The application was not scheduled for a CVMAC hearing as it was withdrawn in June of 2019.

The current project proposes 2,918 square feet of commercial space and 13 residential units, with the main commercial space at the front parcel, and two additional commercial spaces in the middle of the two properties. Both buildings were relocated to the south side of the properties instead of having them in the middle of the properties. There are now three commercial spaces and a new residential amenity space instead of the four commercial spaces compared to the 2017 application. The turnaround is relocated from the middle to the rear. The commercial areas are located at the corners of the two buildings. The current proposal differentiates from the previous applications in 2013 and 2015 in that it is truly a mixed-use proposal where residential units are mixed in with commercial spaces and not located only on the ground floor. Planning Staff believes the intent of the *General Plan* is to provide the commercial uses along Redwood Road so they can be seen while traveling down the roadway and to provide the residential units on the second floor away from the commercial foot and vehicular traffic. Planning Staff would recommend locating the residential units on the upper stories and to the rear of the lot to provide privacy for the residences away from the commercial uses. Planning Staff would recommend that the plan be revised to incorporate all of the commercial spaces to the front of the lot while the residential units should be located at the rear.

#### Conformance with Castro Valley Central Business District Specific Plan

The site lies within the *Castro Valley Central Business District Specific Plan* dated January 7, 1993. The *Specific Plan* designates the site as Sub Area 7 - Intensive Retail Core (Central Castro Valley Boulevard/Redwood Road). Development in this subarea must reflect its position as the community's business core and is limited to intensive retail and service commercial outlets which complement each other. New development should relate to existing adjacent development, should be designed to provide interconnection with potential new development on adjacent underdeveloped parcels, and should be on parcels large enough to accommodate appropriate development. All street frontage is to be reserved for intensive commercial uses.

Sub Area 7 – Intensive Retail Core allows retail and office uses as well as high density residential uses located on upper stories, to the rear, or in the interior of mixed use developments on parcels which front on Redwood Road or Castro Valley Boulevard. There are three commercial spaces scattered throughout the site, two spaces for Building A and one for Building B. The largest commercial space is located at the front of the lot, which can easily be seen from Redwood Road.

The *Specific Plan* adopted in 1993 allows for mixed use development and the *General Plan* adopted in 2012 does not clearly describe parameters for a mixed use project. Planning Staff is looking for direction from the Council Members as to if the project meets the intent of the *General Plan* by proposing the main commercial space fronting on Redwood Road, two smaller commercial spaces located on the interior of the lot and residential units on the upper stories. The ground floor will be garages for the residential units.

The *Specific Plan* (page 85) requires that all new construction which requires a building permit is subject to Site Development Review per Section 17.54.210 of Zoning Ordinance. Approval of a Site Development Review is required to ensure consistency with the goals, intent and provisions of the Specific Plan regarding land use and design.

**Residential Design Standards and Guidelines:** If the Council recommends the proposal is consistent with the intent of the *General Plan* and the *Specific Plan*, the project will be reviewed against Chapter 4 Development Standards for Residential Mixed-Use Projects of the *Residential Design Standards and Guidelines*.

**Summary:** Planning is looking for direction from the Council on whether the proposal meets the intent of the *General Plan* to have residential uses within the Downtown Community Commercial Commercial Land Use Category (CBD-3), as there is limited language within the *General Plan* that explicitly allows mixed use within a predominantly commercial area.

## **ATTACHMENTS**

Referral Responses

Exhibit A, for PLN2021-00115 (current application)

Minutes for PLN2013-00091, September 2013 hearing

Minutes for PLN2014-00213 and PLN2014-00214, April 2015 hearing

Exhibit A for PLN2014-00213 application

Exhibit for PLN2017-00126 application

PREPARED BY:

William Chin

REVIEWED BY:

Rodrigo Orduña



# Alameda County Fire Department

Fire Prevention Bureau

## Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

Alameda County  
Community Development Agency  
Planning Department  
224 West Winton Ave., Room 111  
Hayward, California 94544

To	William Chin	PLN #	2021-00115
Address	20226 & 20248 Redwood Road, Castro Valley		
Job Description	Two Mixed Use Residential and Commercial Buildings		
Reviewed By	Bonnie S. Terra, Division Chief	Date:	6/30/2021

### **APPLICATION NOT COMPLETE FOR FIRE REQUIREMENTS - WITH CUSTOMER FOR RESPONSE**

**Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.**

**Re-submittal Required.** A re-submittal is required for this project. Submit the revised plan along with a copy of any necessary reference materials, cut-sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information requested can be found.

**Errors & Omissions.** The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statute, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statute, regulation, code or standard shall not be valid.

**Alternate Means.** Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

**ACFD is committed to assisting the applicant with getting conditions of approval for this project issued. Responses to the items noted below are needed before ACFD can condition the project. The on**

### **Items to be addressed with required re-submittal**

1. This project as designed (over 30 feet in height) does not appear to comply with the aerial fire department access requirements set forth in Appendix D of 2019 CFC as adopted by Alameda County. Please revise the plans to show compliance with this section or reduce the height of the project so that aerial access is not required.
2. On Sheet A5.3 note number 6 references the City of Fremont. Please remove this reference.

3. On Sheet A5.3 a ground ladder access pad diagram is provided. ACFD does not use access pads. It appears that ground ladder access to the rescue windows can be achieved from the fire access road. It is unclear if access can be made from the rear sidewalk. Please show how ladder access with a 75 degree angle can be made from the sidewalk. Also show the distance at the bottom of the ladder.

## MEMORANDUM

**DATE:** July 16, 2021

**TO:** Albert Lopez, Planning Director

**ATTENTION:** William Chin, Development Planning Division

**FROM:** *Rosemarie De Leon, Construction & Development Services*

**SUBJECT:** PLN2021-00115 Site Development Review (SDR)

We received and reviewed your exhibit and transmittal letter dated June 29, 2021, for the subject application for a proposed mixed use building (single story commercial with 13 units in two (2), three (3) story buildings) within the Castro Valley Central Business District Specific Plan- Subarea 7, located at 20226 and 20248 Redwood Road, unincorporated Castro Valley of Alameda County, with Assessor's Parcel Number: 084C-0770-003-01 and 084C-0770-002-02.

Due to the limited information provided, we completed only the preliminary review. When grading, and drainage improvement plans are submitted, the detailed review can begin.

Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval:

### SPECIFIC COMMENTS

1. The tentative map referral doesn't include a stormwater requirements checklist. A completed stormwater requirements checklist should be provided with this application.
2. It appears from the site plan that there is no building setback from the right of way. The Board of Supervisors, under Ordinance No. 381 N.S., on 9/30/58, established a special building line of 60 feet as measured each side of the centerline of Redwood Road.
3. The preliminary site plans do not identify storm drainage system and locations for stormwater treatment facilities or provide design details. Please ensure that the project proponent provides design details for the storm drainage and stormwater treatment systems at the site should also be resolved at the Tentative Map stage.
4. Considering the development being proposed, we anticipate augmentation of storm water runoff to the existing storm drain system. Unless adequacy of that line can be proven, augmentation of runoff from the project site will need to be mitigated. Mitigate augmentation of runoff by either: proving the hydraulic adequacy of the downstream drainage system; improving that system; providing on-site detention where acceptable to the District; or by obtaining drainage releases from all the downstream property owners.

5. The existing Portland concrete cement curbs, gutters, sidewalks, driveways and pavement tie-ins along Redwood Road will need to be evaluated for their adequacy to remain.
6. The architectural site plan shows the driveway entrance as “roadway” design. Design the driveway entrance that provides an accessible path. The entrances must be designed to conform to the 2018 version of SD-304. If the County Standard Detail SD-304 is to be used, the construction of driveway entrance will require dedication of property. For all accessible paths in the public Right of Way, the longitudinal cross slope should be 1.5% maximum and a minimum width of 4'-2”
7. The frontage improvements will be required to comply with ADA accessibility, including the designation of an entrance onto the on-site accessible path(s).
8. Adjacent driveways shall have minimum separation of 3 feet from edge of flare to edge of flare.

#### **GENERAL COMMENTS**

9. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
10. All roadway and storm drain facilities are to conform to Alameda County’s Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
11. The applicant shall comply with the codes, standards and rules of the Alameda County Fire Department.
12. Prior to the issuance of any building permits on this site, this office should be afforded the opportunity to review a detailed grading, drainage, and site improvement plan with supporting calculation by a Registered Civil Engineer. The proposed curb elevations are not to be less than 1.25 feet above the hydraulic grade line and at no point should the curb grade be below the energy grade line.
13. Do not block the runoff from the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
14. Do not augment or concentrate runoff to the adjacent properties to the rear or side of the development area.

#### **STORM WATER QUALITY MEASURES**

15. The site area is just over (73 sq. ft. over) one acre and it appears from the architectural site plan and the landscaping plan that the developer will be disturbing the entire site and

replacing all of the existing vegetation so this project will presumably be subject to the State NOI and Construction General NPDES Permit requirements, and consequently the County C.6 Stormwater Permit requirements.

16. The site plans clearly indicate that this redevelopment will be a C.3 “regulated project” and again the plans describe 100% removal and replacement of existing impervious surfaces. No description of stormwater treatment measures and no identification of treatment areas on the site plan. The applicant should be made aware that this C.3 solution must be tentatively approved by PWA prior to Planning approval (and shown on the plans) and that there will be a post-construction maintenance agreement with the County.

More detailed comments will be provided once civil plan drawings and drainage calculations are submitted for our review.

If you have any questions call Rosemarie De Leon at 670-5209.

/RDL



April 22, 2021

Fuyi Industrial Investment LLC.  
6100 Turnberry Ct.  
Dublin, CA 94546

**Subject: PLN2021-00076, Mixed-Use Building, 20226 Redwood Rd., Castro Valley, CA**

Ralph Johnson  
*President*

Timothy McGowan  
*President Pro Tem*

Daniel M. Akagi  
*Secretary*

Dave Sadoff  
*Secretary Pro Tem*

Kristy (Dooman) Woerz  
*Board Member*

Roland P. Williams, Jr.  
*General Manager*

Dear Fuyi Industrial Investment LLC:

Castro Valley Sanitary District (CVSan) has recently learned of the proposed new development at the subject address. The information received from the Alameda County Planning Department indicates the proposed development of mixed-use building with both residential and commercial.

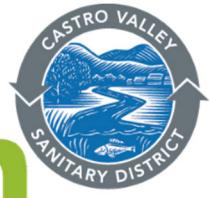
Because this construction will include new plumbing fixtures, a Capacity permit will be required. Comments for the proposed development are as follows - please address accordingly, and submit revisions for each item listed:

Begin Comments

**Improvement Plans:**

- A. The plans do not indicate any proposed sewer connections. Please update the plans to indicate how the new development will be connecting to CVSan sewer system.
- B. The trash enclosure is sufficient in size, so long as the container sizes are kept to 4 yards or below. However, depending on the type of businesses that will be going in the commercial spaces, it may require more space.





# CVSan

Should you have any questions and/or concerns please contact me directly at (510) 537-0757 ext. 108, or via email, [matthewl@cvsan.org](mailto:matthewl@cvsan.org)

Kind regards,

*Matthew Lee*

Matthew Lee  
Engineering Technician

Ralph Johnson  
*President*

Timothy McGowan  
*President Pro Tem*

Daniel M. Akagi  
*Secretary*

Dave Sadoff  
*Secretary Pro Tem*

Kristy (Dooman) Woerz  
*Board Member*

Roland P. Williams, Jr.  
*General Manager*





## ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Chris Bazar  
Agency Director

Albert Lopez  
Planning Director

224  
West Winton Ave  
Room 111

Hayward  
California  
94544

phone  
510.670.5400  
fax  
510.785.8793

[www.acgov.org/cda](http://www.acgov.org/cda)

### PROJECT REFERRAL

Date: June 29, 2021  
RE: Case No. PLN2021-00115  
Variance

**Due Date: July 12, 2021**

ACPWA Building Department  
ACPWA Land Development  
**Alameda Co. Sheriff's Office**  
Alameda Co. Fire Department  
East Bay Municipal Utilities District

ACPWA Traffic  
Castro Valley Sanitary District  
Castro Valley Unified School District  
Alameda Co. Economic and Civic Dev.

The following application is referred to you for your information and recommendation:

**Preliminary Review of a Site Development Review (SDR), PLN2021-00115** – Preliminary review for a proposed mixed-use building (single story commercial with 13 units in two (2), three (3) story buildings) within the Castro Valley Central Business District Specific Plan – Subarea 7, located at 20226 and 20248 Redwood Road, east side, 50 feet of east of Jamison Way, unincorporated Castro Valley area of Alameda County, with Assessor's Parcel Number: 084C-0770-003-01 and 084C-0770-002-02.

This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15303, Class 3, Existing facilities.

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a response to the application. Otherwise, please respond with no comment. If you have any questions, please contact me at the e-mail shown below.

Sincerely,

William Chin  
Development Planning Division  
[William.Chin@acgov.org](mailto:William.Chin@acgov.org)

attachments: Project plans

No Comment

Date 6/30/21



# 20226 REDWOOD ROAD

CASTRO VALLEY, CA

SUBMITTAL DATE: 12.21.2020

## DRAWING INDEX

CS - COVER SHEET  
 G1.1 - PROJECT DATA  
 G1.2 - ZONING CODE ANALYSIS  
 G1.3 - ZONING CODE ANALYSIS\_2  
 G1.4 - EXISTING SITE PLAN  
 A1.0 - SITE PLAN  
 A1.1 - ACCESSIBILITY\_COMMON OPEN SPACE  
 A1.2 - BLDG A - GROUND FLOOR PLAN

A1.3 - BLDG A - MAIN FLOOR PLAN  
 A1.4 - BLDG A - UPPER FLOOR PLAN  
 A1.5 - BLDG A - ROOF PLAN  
 A1.6 - CONTEXT ELEVATION  
 A1.7 - BLDG A - WEST & EAST ELEVATIONS  
 A1.8 - BLDG A - SOUTH ELEVATION  
 A1.9 - BLDG A - NORTH ELEVATION  
 A2.1 - BLDG B - GROUND FLOOR PLAN

A2.2 - BLDG B - MAIN FLOOR PLAN  
 A2.3 - BLDG B - UPPER FLOOR PLAN  
 A2.4 - BLDG B - ROOF PLAN  
 A2.5 - BLDG B - SOUTH ELEVATION  
 A2.6 - BLDG B - NORTH ELEVATION  
 A2.7 - BLDG B - WEST & EAST ELEVATIONS  
 A3.1 - 3D RENDERING  
 A3.2 - 3D RENDERING

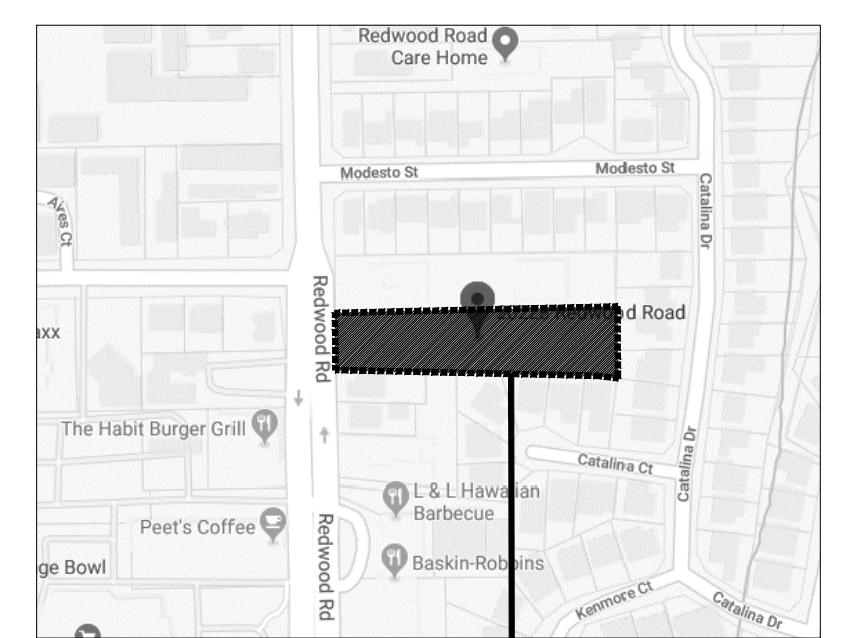
A3.3 - 3D RENDERING  
 A3.4 - 3D RENDERING  
 A3.5 - 3D RENDERING  
 A4.1 - NOT USED  
 A4.2 - MATERIAL BOARD  
 A5.3 - FIRE ACCESS  
 A5.4 - WASTE MANAGEMENT

**OWNER**  
 FUYI INDUSTRIAL INVESTMENT LLC.  
 6100 TURNBERRY CT.  
 DUBLIN, CA 94568  
 PHONE: 510.424.4095  
 EMAIL: LL2501302792@GMAIL.COM

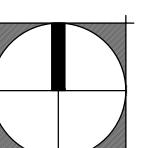
**ARCHITECT**  
 HUNT HALE JONES ARCHITECTS  
 444 SPEAR STREET, SUITE 105  
 SAN FRANCISCO, CA 94105  
 CONTACT: BOB IWERSEN, ARCHITECT  
 PHONE: 415.568.3843  
 EMAIL: biwersen@hhja.com

**CIVIL ENGINEER**  
 DEBOLT CIVIL ENGINEERING  
 8111 SAN RAMON VALLEY BLVD.  
 DANVILLE, CA 94526  
 CONTACT: EASTON MCALLISTER  
 PHONE: 925.837.3780  
 EMAIL: DEBOLTCIVIL@EARTHLINK.NET

**LANDSCAPE ARCHITECT**  
 LEVESQUE DESIGN  
 1414 BAY STREET, SUITE 100  
 ALAMEDA, CALIFORNIA  
 CONTACT: KEVIN LEVESQUE  
 PROJECT MANAGER  
 PHONE: 510.521.6700  
 E-MAIL: KTLPLANNING@GMAIL.COM



SITE LOCATION



VICINITY MAP

N.T.S.



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
 San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
 f. 415-288-0288

**EXHIBIT A  
 RECEIVED**  
**June 21, 2021**  
**PLN2021-00115**

## PROJECT DATA

PROJECT ADDRESS: 20226 REDWOOD ROAD, CASTRO VALLEY, CA  
 ASSESSOR PARCEL NUMBER 1: 084C-0770-002-2  
 LOT SIZE: ±21,804 SQ. FT. = 0.5 ACRES  
 ASSESSOR PARCEL NUMBER 2: 084C-0770-003-1  
 LOT SIZE: ±21,829 SQ. FT. = 0.5 ACRES  
 ZONING: CASTRO VALLEY CENTRAL BUSINESS DISTRICT (CVCBD)  
 TOTAL LOT AREA: ±43,633 SQ. FT. = ±1 ACRES

PROPOSED PROJECT:  
 LOT AREA SQ.FT.: 43,633 SQ.FT. / ACRES  
 LOT COVERAGE (BUILDINGS): 11,684 SQ.FT. / 43,633 SQ.FT. = 0.27 OR 27%  
 FAR: 33,414 / 43,633 SQ.FT. = 0.77  
 COMMERCIAL GROSS SQ.FT.: 2,918 SQ.FT.  
 RESIDENTIAL GROSS SQ.FT.: 33,414 SQ.FT.  
 PROPOSED HEIGHT: 36'-2"  
 NO. OF STORIES: 3  
 NUMBER OF BLDGS.: 2  
 NUMBER OF UNITS: 13 UNITS  
 DENSITY (UNITS PER ACRE): 13 DUA PER TOTAL LOT AREA  
 PARKING: 39\* SPACES  
 - 26 PRIVATE RESIDENCE  
 - 04 RESIDENTIAL GUEST (1 is ADA)  
 - 12 COMMERCIAL GUEST (1 is ADA)

\*3 RESIDENTIAL / COMMERCIAL GUEST PARKING SPACES ARE SHARED EQUALING 39 SPACES

BICYCLE:  
 - 1 SHORT TERM RESIDENTIAL  
 - 1 SHORT TERM COMMERCIAL  
 - 4 LONG TERM RESIDENTIAL  
 - 1 LONG TERM COMMERCIAL

OCCUPANCY: R2/U  
 CONSTRUCTION TYPE: V-B  
 SPRINKLER: NFPA-13

ACCESSIBILITY:  
 - ALL RESIDENTIAL UNITS ARE MULTI-STORY DWELLING UNITS IN NON-ELEVATOR BLDGS.  
 - SEE ACCESSIBILITY SHEET A1.1.  
 - SEE SITE PLAN SHEET A1.0 FOR ACCESSIBLE PARKING CALCULATIONS

COMMERCIAL & COMMON OPEN SPACE AREAS:  
 - COMMERCIAL AND COMMON OPEN SPACE AREAS SHALL CONFORM TO C.C. CHAPTERS 11A & 11B  
 - ACCESSIBLE ROUTE THROUGHOUT TO AND THROUGH THE COMMERCIAL SPACE  
 - ACCESSIBLE FEATURES PROVIDED WITHIN SPACES

RESIDENTIAL:  
 - 13 DWELLING UNITS TOTAL PROPOSED  
 10% OF THE 13 QUALIFYING UNITS TO PROVIDE ACCESSIBLE FEATURES AND POWDER ROOMS PROVIDED AT GROUND FLOOR:  
 13 X 0.1 = 1.3 UNITS OR 2 UNITS REQUIRED; 2 PROPOSED - SEE UNITS 2 AND 5.  
 - ACCESSIBLE ROUTE TO AND THROUGH GROUND FLOOR

PARKING:  
 - COMMERCIAL AND RESIDENTIAL GUEST (SEE SITE PLAN FOR CALCULATIONS)  
 (1) SPACE FOR COMMERCIAL  
 (1) SPACE FOR RESIDENTIAL GUESTS  
 (2) TOTAL SPACES PROVIDED  
 - RESIDENTIAL  
 PROVIDED WITHIN UNITS

### Applicant

### REDWOOD ROAD

FUYI INDUSTRIAL INVESTMENT LLC.  
 6100 TURNBERRY CT.  
 DUBLIN, CA 94568  
 CONTACT: ALBERT TAM  
 PHONE: 510.424.4095  
 EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
 CASTRO VALLEY, CA  
 APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
 San Francisco, CA 94105  
 www.hunthalejones.com

t. 415-512-1300  
 f. 415-288-0288

### PROJECT DATA

G1.1

SCALE: NTS  
 DATE: 12.21.2020  
 PROJECT: 335002

## ALAMEDA COUNTY PLANNING CODE ANALYSIS

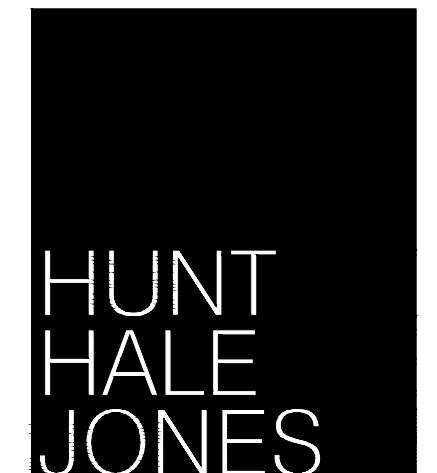
RESIDENTIAL DESIGN STANDARDS AND GUIDELINES	REQUIRED	ADDITIONAL STANDARDS	PROJECT PROPOSAL / CONDITION	COMMENTS
CHAPTER 4 - DEVELOPMENT STANDARDS FOR RESIDENTIAL MIXED-USE PROJECTS				
TABLE 4.1-1: RESIDENTIAL MIXED-USE MAXIMUM DENSITIES AND APPROPRIATE ZONES (SUBAREA 7, GROUP D - MEDIUM INTENSITY RESIDENTIAL)				
TABLE 4.2-1: RESIDENTIAL MIXED-USE STANDARDS FOR CVCBD LAND USE GROUP D (SUBAREA 2, 4, 5, 6, 7)				
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY				
MINIMUM BUILDING SITE (SQ.FT.)	10,000 - 20,000		21,804 SQ.FT.	
MINIMUM LOT FRONTAGE (FT.)	100		±90 FT.	
MAXIMUM DENSITY (DWELLING UNITS/NET ACRE)	17.4 - MAX. 21.8 DUA, PER TABLE 4.1.1		13 / 33,414 SQ.FT. W/ MIN. LOT SIZE GREATER THAN 20,000 SQ.FT.	
MINIMUM AREA PER DWELLING UNIT (SQ.FT.)	2,000, PER TABLE 4.1.1			
MINIMUM OVERALL FAR	NO REQD		33,414 / 43,633 SQ.FT. = 0.77	
MAXIMUM LOT COVERAGE (%)	70%		11,684 SQ.FT. / 43,633 SQ.FT. = 27%	
COMMERCIAL USES				
COMMERCIAL USES	COMMERCIAL USES ARE REQUIRED ALONG THE STREET FRONTAGE IN THE AREAS SPECIFIED IN SPECIFIC PLANS FOR CONTINUOUS PEDESTRIAN-ORIENTED SHOPPING AREAS. ON SUCH STREET SEGMENTS, LOCATE RESIDENTIAL UNITS ABOVE GROUND FLOOR COMMERCIAL USES, OR BEHIND A COMMERCIAL BUILDING THAT FRONTS THE STREET.		COMMERCIAL PROVIDED ON REDWOOD ROAD FRONTAGE	
MINIMUM GROUND FLOOR COMMERCIAL SPACE (% OF GROUND FLOOR SPACE)	NO REQD			
BUILDING HEIGHT AND FORM				
MAXIMUM HEIGHT (FT.)	45 FT.		36'-2"	
- HEIGHT EXCEPTION	50 FT. @ CENTER OF SITE, MIN. 25 FT. FROM PROPERTY LINE		N/A	
- HEIGHT EXCEPTION (FOR PROJECTIONS)	NON-HABITABLE BUILDING FEATURES SUCH AS CHIMNEYS (UP TO 6' IN WIDTH), CUPOLAS, FLAGPOLES, MONUMENTS, STEEPLES, ROOF SCREENS, EQUIPMENT, AND SIMILAR STRUCTURES, COVERING NO MORE THAN 10% OF THE TOP ROOF AREA TO WHICH THEY ARE ACCESSORY, MAY EXCEED MAXIMUM PERMITTED HEIGHT STANDARDS BY UP TO 8'.		N/A	
MAXIMUM STORIES	3		3 STORIES	
- STORIES EXCEPTION	4 @ CENTER OF SITE, MIN. 25 FT. FROM PROPERTY LINE		N/A	
MAXIMUM FLOOR AREA (% OF FIRST STORY BUILDING FOOTPRINT AREA)	FIRST STORY: 100%, SECOND STORY: 90%, THIRD STORY: 80%, FOURTH STORY: 75%, FIFTH STORY (IF ALLOWED): 75%			
MAXIMUM BUILDING LENGTH (FT.)	150			
BUILDING RELATIONSHIP TO THE STREET				
MINIMUM BUILDING FRONTAGE (%)	60%			
ELEVATION ABOVE SIDEWALK LEVEL (FT)	(EXCEPTIONS WITHOUT VARIANCE THROUGH PUBLIC HEARING DESIGN REVIEW PROCESS).			
- MINIMUM FOR GROUND FLOOR LIVING SPACE (FT.)	2			
- MAXIMUM FOR GROUND FLOOR LIVING SPACE (FT.)	5			
MAXIMUM FOR GROUND FLOOR COMMERCIAL (FT.)	2			
MINIMUM COMMERCIAL STREET WALL HEIGHT (FT.)	NONE REQD			
MINIMUM GROUND LEVEL FLOOR TO CEILING HEIGHT (FT.)				
- RETAIL	15			
- OFFICE	12			
COMMERCIAL GROUND FLOOR BUILDING DESIGN				
MAXIMUM GROUND FLOOR BLANK WALLS (%)	25%			
MAXIMUM GROUND FLOOR BLANK WALLS (HORIZONTAL FEET)	25%			
MINIMUM GLAZING (%)	50			
MINIMUM ENTRANCES (NUMBER PER 100 FT.)	1 PER 100 FT.			
MINIMUM WALL PLANE ARTICULATION (INCHES)	6" MIN. - 18" MAX.	GROUND FLOOR WALL PLANE ARTICULATION IS REQUIRED TO BE A MINIMUM 6 TO 18 INCHES. WINDOWS, DOORS, COLUMNS, AND OTHER FEATURES SHOULD BE RECESSED OR PROJECT FORWARD, SUCH THAT THERE IS A SIX-INCH DIFFERENCE BETWEEN WALL AND WINDOW SURFACES AND A TOTAL OF AT LEAST 18 INCHES FROM THE WINDOW TO THE OUTERMOST PLANE OF A WALL OR COLUMN. SEE FIGURE 4.2-12.		
SETBACK FOR LIGHT, AIR AND PRIVACY				
MINIMUM SETBACKS (FT.)				
- MINIMUM FRONT (COMMERCIAL USES)	0'-0" - 5'-0" OR UP TO 15 FT. FOR OUTDOOR CAFES			
- MINIMUM STREET FRONT (COMMERCIAL USES, ADJACENT TO RESIDENTIAL DISTRICT)	MINIMUM 10 FEET. AS PART OF A FUTURE STUDY, THE COUNTY MAY IDENTIFY CERTAIN AREAS THAT MAY REQUIRE A GREATER SETBACK FOR THE PURPOSE OF CREATING GATEWAYS AT SELECT INTERSECTIONS.	MUST BE LANDSCAPED. THE MAXIMUM HEIGHT OF A FENCE OR SOLID MASONRY WALL BETWEEN THE RESIDENTIAL FRONT LAWN SETBACK AND THE REQUIRED LANDSCAPED SETBACK FOR THE ADJACENT COMMERCIAL FRONTAGE SHALL BE 3 FEET.	NOT APPLICABLE	
- MINIMUM FRONT (GROUND FLOOR RESIDENTIAL USES)	20			
- MINIMUM SIDE (COMMERCIAL USES)	0' IF ADJACENT TO NON-RESIDENTIALLY ZONED PROPERTY; 10' IF ADJACENT TO RESIDENTIALLY ZONED PROPERTY	GROUND FLOOR COMMERCIAL DEVELOPMENT MAY HAVE A 0 FOOT SIDE SETBACK, FOR THE FIRST FLOOR, FOR THE FIRST 60 FEET OF DEPTH.		
- MINIMUM SIDE (RESIDENTIAL)	FIRST STORY: 10 SECOND STORY: 10 THIRD STORY: 15 FOURTH STORY (IF ALLOWED): 20 FIFTH STORY (IF ALLOWED): 30			
- MINIMUM SIDE (FOR WALLS CONTAINING LIVING ROOM OR OTHER PRIMARY ROOM WINDOWS)	FIRST STORY: 15 SECOND STORY: 15 THIRD STORY: 20 FOURTH STORY (IF ALLOWED): 30 FIFTH STORY (IF ALLOWED): 30			

Applicant

REDWOOD ROAD

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

ZONING CODE ANALYSIS

G1.2

SCALE: NTS  
DATE: 12.21.2020  
PROJECT: 335002

ALAMEDA COUNTY PLANNING CODE ANALYSIS				
RESIDENTIAL DESIGN STANDARDS AND GUIDELINES	REQUIRED	ADDITIONAL STANDARDS	PROJECT PROPOSAL / CONDITION	COMMENTS
CHAPTER 4 - DEVELOPMENT STANDARDS FOR RESIDENTIAL MIXED-USE PROJECTS				
TABLE 4.1-1: RESIDENTIAL MIXED-USE MAXIMUM DENSITIES AND APPROPRIATE ZONES (SUBAREA 7, GROUP D - MEDIUM INTENSITY RESIDENTIAL)				
TABLE 4.2-1: RESIDENTIAL MIXED-USE STANDARDS FOR CVCBD LAND USE GROUP D (SUBAREA 2, 4, 5, 6, 7)				
- MINIMUM SIDE (ADJACENT TO R-1 OR R-5 DISTRICT)	FIRST STORY: 20 SECOND STORY: 20 THIRD STORY: 30 FOURTH STORY (IF ALLOWED): 30 FIFTH STORY (IF ALLOWED): 30			
- MINIMUM REAR (NOT ADJACENT TO R-1 OR R-5)	FIRST STORY: 20 SECOND STORY: 20 THIRD STORY: 25 FOURTH STORY (IF ALLOWED): 30 FIFTH STORY (IF ALLOWED): 30			
- REAR (ADJACENT TO R-1 OR R-5 DISTRICT)	FIRST STORY: 20 SECOND STORY: 20 THIRD STORY: 30 FOURTH STORY (IF ALLOWED): 35 FIFTH STORY (IF ALLOWED): 40			
- MINIMUM SETBACK FROM ACCESS DRIVEWAY (FT.)	5			
- MINIMUM DISTANCE BETWEEN BUILDINGS (FT.)	THE MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 10 FEET. THE MINIMUM DISTANCE SHALL BE INCREASED BY 10 FEET FOR EACH ADDITIONAL STORY.			
AUTO CIRCULATION: SITE ACCESS AND DRIVEWAYS				
MAXIMUM ACCESS DRIVEWAY WIDTH (FT.)	20			
MAXIMUM CURB CUTS (NUMBER PER LOT)	1			
MINIMUM SPACING BETWEEN CURB CUTS (FT.)	NO REQ'T			
MAXIMUM DRIVEWAY GATES SETBACK (FT.)	40			
PARKING LOCATION AND DESIGN				
MAXIMUM FRONTAGE OF PARKING AND DRIVEWAYS (% OF LOT FRONTAGE)	40%			
MAXIMUM FRONTAGE OF PARKING (% OF LOT FRONTAGE)	30%			
COMMERCIAL PARKING (SPACE PER 1,000 SQ.FT.)	ZONING ORDINANCE 17.52.930 - 6,000 SQ.FT. OR LESS, 1 FOR EACH 300 SQ.FT.	FOR CVCBD, LOTS CONSISTING OF MORE THAN EIGHT SPACES MUST PROVIDE AT LEAST 25 PERCENT BUT NOT MORE THAN 50 PERCENT COMPACT SPACES.		
UNIT PARKING (SPACE PER UNIT)	STUDIO: 1, 1-BDRM.: 1.5, 2-BDRM.+: 2	FOR CVCBD, LOTS CONSISTING OF MORE THAN EIGHT SPACES MUST PROVIDE AT LEAST 25 PERCENT BUT NOT MORE THAN 50 PERCENT COMPACT SPACES.		
TRANSIT CORRIDOR EXCEPTION	ALLOW REDUCED PARKING FOR PROJECTS THAT ARE 1/2 MILE FROM TRANSIT STATIONS OF 1/4 MILE FROM MAJOR TRANSIT CORRIDORS, THROUGH A DISCRETIONARY REVIEW PROCESS THAT INCLUDES PUBLIC NOTICE AND OPPORTUNITY FOR PUBLIC INPUT. TRANSIT STATIONS ARE DEFINED AS A BART STATION, LIGHT RAIL STATION, OR OTHER HEAVY RAIL TRANSIT STATION. MAJOR TRANSIT CORRIDORS ARE DEFINED AS BUS CORRIDORS WITH BUS RAPID TRANSIT OR CORRIDORS WITH BUS SERVICE AT LEAST EVERY 15 MINUTES DURING PEAK HOURS AND EVERY 30 MINUTES DURING DAYTIME HOURS. REDUCED PARKING MAY OR BE ALLOWED IF THERE IS EXISTING PARKING CONGESTION, AS DEFINED BY THE PLANNING DIRECTOR, ON THE STREET. A PARKING STUDY MAYBE REQUIRED TO DETERMINE EXISTING PARKING CONGESTION.		OUR PROJECT CURRENTLY MEETS REQUIREMENTS	
GUEST PARKING (SPACE PER UNIT)	0.250	SHARED PARKING ALLOWED ONLY IF THERE IS AN OPPORTUNITY FOR SHARED PARKING BETWEEN COMMERCIAL AND RESIDENTIAL USES. SHARED PARKING IS BASED ON THE ACCESSIBILITY OF PARKING TO BUSINESS PATRONS AND RESIDENTIAL VISITORS AND BASED ON PEAK HOURS OF COMMERCIAL BUSINESS OPERATIONS. IF THERE IS NO SUCH OPPORTUNITY, ADDITIONAL GUEST PARKING MAY BE REQUIRED.		
FACILITIES FOR PEDESTRIANS, BICYCLES, AND TRANSIT				
MINIMUM DECORATIVE DRIVEWAY PAVING (% OF DRIVEWAY AND PARKING AREA)	10%			
BICYCLE PARKING	REQUIRED: SEE CHAPTER 6: BICYCLE PARKING STANDARDS			
TRANSIT SHELTERS	ON SITES ABUT A TRANSIT CORRIDOR (WITH BUS SERVICE AT LEAST EVERY 15 MINUTES DURING PEAK HOURS AND EVERY 20 TO 30 MINUTES DURING DAYTIME HOURS), AS REQUESTED BY THE TRANSIT AGENCY.		NO TRANSIT STOP @ SITE	
PUBLIC RIGHT-OF-WAY IMPROVEMENTS	SEE SPECIFIC PLANS AND ALAMEDA COUNTY ENGINEERING GUIDELINES			
SITE LANDSCAPING				
MINIMUM SITE LANDSCAPING (%)	20%			
MINIMUM DRIVEWAY AND PARKING AREA SIDE LANDSCAPING (FT.)	5 FT. FROM SIDE AND REAR PROPERTY LINES			
MINIMUM PARKING AREA LANDSCAPING	SEE CHAPTER 6: PARKING AREA LANDSCAPING			
USABLE OPEN SPACE				
MINIMUM TOTAL USABLE OPEN SPACE (SQ.FT. PER UNIT)	300 SQ.FT. / UNIT			
MINIMUM COMMON USABLE OPEN SPACE (SQ.FT.)	1,000 SQ.FT., NO LESS THAN 100 SQ.FT. PER UNIT.			
MINIMUM DIMENSION (FT.) - FOR COMMON USABLE OPEN SPACE	25			
MINIMUM PRIVATE USABLE OPEN SPACE (SQ.FT.)	75			
MINIMUM GROUND FLOOR DIMENSION (FT.)	10			
MINIMUM BALCONY DIMENSION (FT.)	6			
STORAGE				
STORAGE AREAS	REQUIRED FOR ALL UNITS.			
- MINIMUM AREA (CU.FT. PER UNIT)	100 CU. FT., PLUS 75 CU.FT. BEDROOM WITH MAXIMUM 250 CU.FT. TOTAL REQUIRED.			
- MINIMUM DIMENSION (FT.)	8			

Applicant **REDWOOD ROAD**  
 FUYI INDUSTRIAL INVESTMENT LLC.  
 6100 TURNBERRY CT.  
 DUBLIN, CA 94568  
 CONTACT: ALBERT TAM  
 PHONE: 510.424.4095  
 EMAIL: LL2501302792@GMAIL.COM  
 20226 REDWOOD ROAD  
 CASTRO VALLEY, CA  
 APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
 San Francisco, CA 94105  
 www.hunthalejones.com

t. 415-512-1300  
 f. 415-288-0288

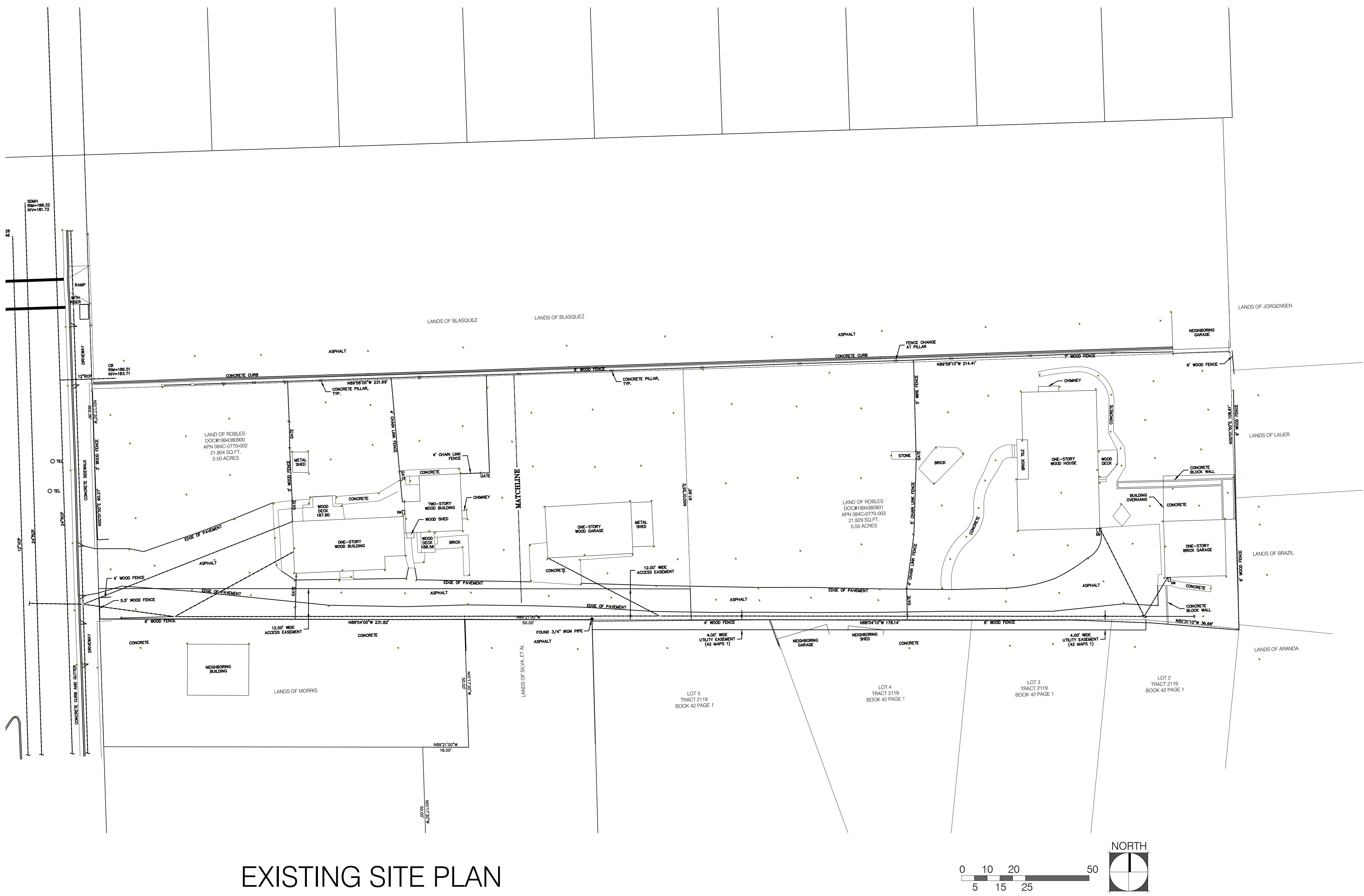
ZONING CODE ANALYSIS\_2

G1.3

SCALE: NTS  
 DATE: 12.21.2020  
 PROJECT: 335002

## EXISTING SITE PLAN NOTES:

1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. A TREE STUDY SHALL BE PROVIDED, REGARDING EXISTING AND REMOVAL OF TREES.
3. UTILITY SHUTOFF AND REPLACEMENT / UPGRADE TO BE PROVIDED AS REQ'D BY APPROPRIATE AGENCIES.



# EXISTING SITE PLAN

# CASTRO VALLEY, CA

# Applicant

# REDWOOD ROAD

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



# Architecture | Planning | Interiors

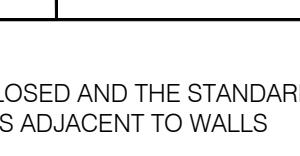
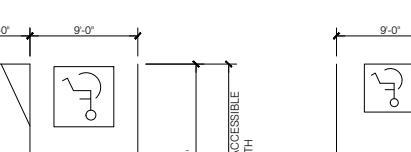
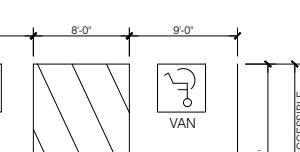
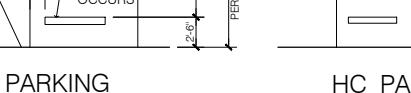
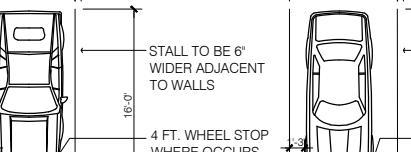
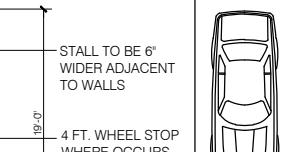
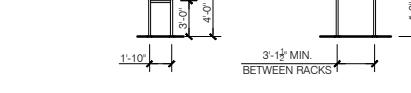
444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

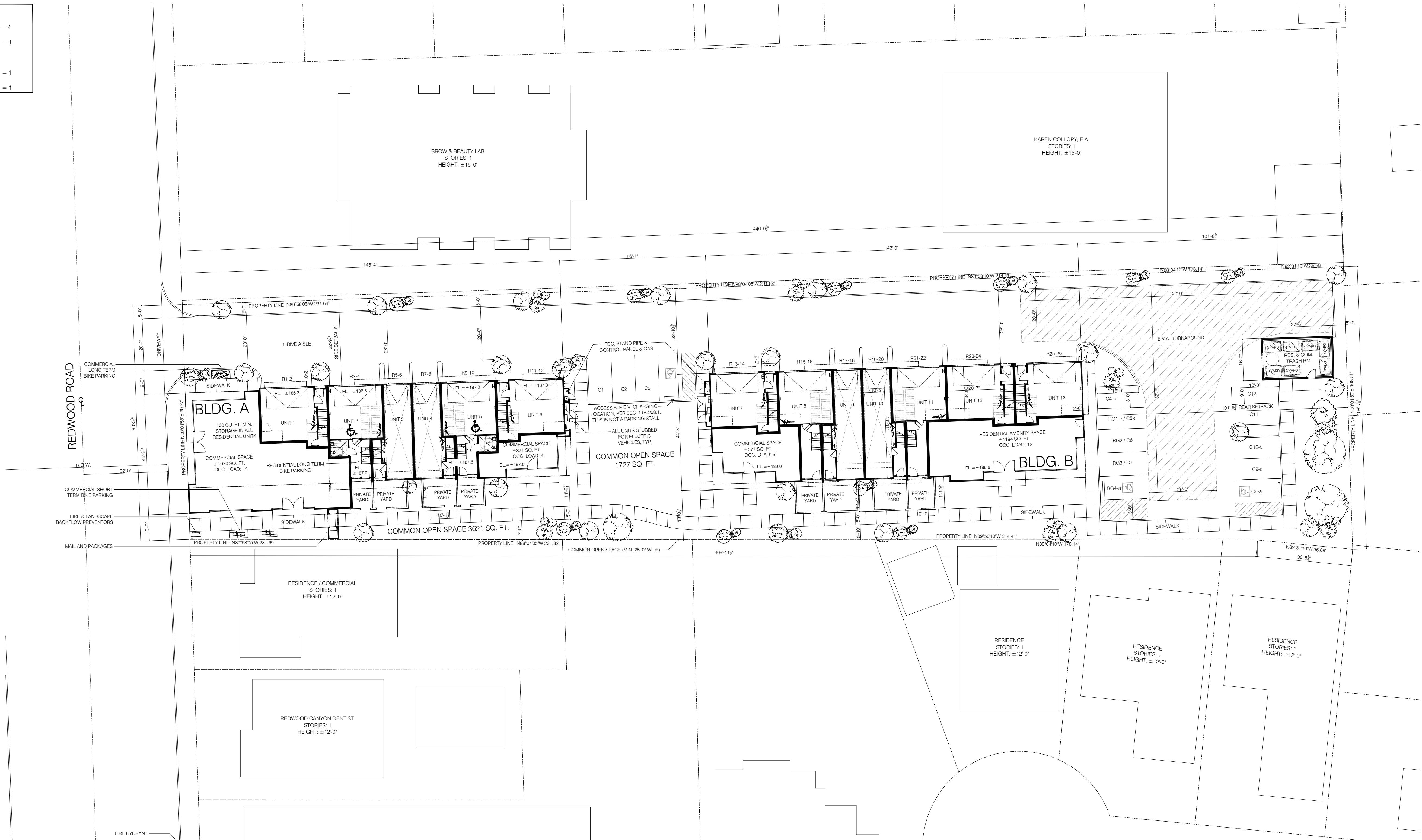
t. 415-512-1300  
f. 415 288 0288

## EXISTING SITE PLAN

# G1.4

SCALE: NTS  
DATE: 12.21.2020  
PROJECT: 335002

<p><b>SUMMARY</b></p> <ul style="list-style-type: none"> <li>- 13 RESIDENTIAL UNITS</li> </ul> <p>2918 SQ. FT. COMMERCIAL SPACE</p>	<p><b>REQ'D RESIDENTIAL BICYCLE PARKING</b></p> <p>LONG TERM: 1:4 UNITS @ 13 UNITS</p> <p>SHORT TERM: 1:25 UNITS @ 13 UNITS</p>												
<p><b>PARKING</b></p> <p><b>REQ'D RESIDENTIAL PARKING</b></p> <table border="0"> <tr> <td>RESIDENTIAL</td> <td>2 X 13 = 26</td> </tr> <tr> <td>TOTAL REQUIRED RESIDENTIAL</td> <td>= 26</td> </tr> </table>	RESIDENTIAL	2 X 13 = 26	TOTAL REQUIRED RESIDENTIAL	= 26	<p><b>REQ'D COMMERCIAL BIKE PARKING</b></p> <p>LONG TERM: 1 FOR EVERY 25 VEHICLES</p> <p>SHORT TERM: 2% OF REQ'D COM. PARKING</p>								
RESIDENTIAL	2 X 13 = 26												
TOTAL REQUIRED RESIDENTIAL	= 26												
<p><b>REQUIRED RES. GUEST</b> 0.25 X 13 = 4</p>	<p><b>NUMBERING LEGEND</b></p>												
<p><b>REQ'D COMMERCIAL PARKING</b></p> <table border="0"> <tr> <td>COMMERCIAL</td> <td>1 PER 250 SQ.FT.=12</td> </tr> <tr> <td>REQUIRED COMMERCIAL PARKING</td> <td>=12</td> </tr> </table>	COMMERCIAL	1 PER 250 SQ.FT.=12	REQUIRED COMMERCIAL PARKING	=12	<p>CO = COMMERCIAL</p>								
COMMERCIAL	1 PER 250 SQ.FT.=12												
REQUIRED COMMERCIAL PARKING	=12												
<p>TOTAL REQUIRED PARKING =42</p>	<p>R = RESIDENTIAL</p>												
<p><b>PROPOSED PARKING (*BEFORE JOINT USE)</b></p> <table border="0"> <tr> <td>RESIDENTIAL</td> <td>= 26</td> </tr> <tr> <td>GUEST</td> <td>= 4</td> </tr> <tr> <td>COMMERCIAL</td> <td>= 12</td> </tr> <tr> <td>TOTAL</td> <td>= 42</td> </tr> </table>	RESIDENTIAL	= 26	GUEST	= 4	COMMERCIAL	= 12	TOTAL	= 42	<p>RG = RESIDENTIAL GUEST</p>				
RESIDENTIAL	= 26												
GUEST	= 4												
COMMERCIAL	= 12												
TOTAL	= 42												
<p><b>SHARED PARKING</b></p> <table border="0"> <tr> <td>COMMERCIAL / RESIDENTIAL GUEST</td> <td></td> </tr> <tr> <td>PROPOSED</td> <td>= 3</td> </tr> </table>	COMMERCIAL / RESIDENTIAL GUEST		PROPOSED	= 3	<p>RG/CO = JOINT USE</p>								
COMMERCIAL / RESIDENTIAL GUEST													
PROPOSED	= 3												
<p><b>TOTAL PROVIDED PARKING EQUIVALENT</b></p> <table border="0"> <tr> <td>FINAL TOTAL</td> <td>= 39</td> </tr> </table>	FINAL TOTAL	= 39	<p>- a = ACCESSIBLE</p>										
FINAL TOTAL	= 39												
<p><b>ACCESSIBLE SPACES</b></p> <table border="0"> <tr> <td>RESIDENTIAL (ALL ASSIGNED)</td> <td>CBC 1109A.4</td> </tr> <tr> <td>2% OF ASSIGNED</td> <td>0.02 X 26 = 1</td> </tr> <tr> <td>GUEST - CBC 1109A.5</td> <td></td> </tr> <tr> <td>5% OF ASSIGNED</td> <td>0.05 X 4 = 1</td> </tr> <tr> <td>COMMERCIAL - CBC TABLE 11B-208.2</td> <td></td> </tr> <tr> <td>1-25 SPACES (@ 12 SPACES REQ'D.)</td> <td>= 1</td> </tr> </table>	RESIDENTIAL (ALL ASSIGNED)	CBC 1109A.4	2% OF ASSIGNED	0.02 X 26 = 1	GUEST - CBC 1109A.5		5% OF ASSIGNED	0.05 X 4 = 1	COMMERCIAL - CBC TABLE 11B-208.2		1-25 SPACES (@ 12 SPACES REQ'D.)	= 1	<p>- c = COMPACT</p>
RESIDENTIAL (ALL ASSIGNED)	CBC 1109A.4												
2% OF ASSIGNED	0.02 X 26 = 1												
GUEST - CBC 1109A.5													
5% OF ASSIGNED	0.05 X 4 = 1												
COMMERCIAL - CBC TABLE 11B-208.2													
1-25 SPACES (@ 12 SPACES REQ'D.)	= 1												
<p><b>COMPACT SPACES</b></p> <p>LOTS OF 8 OR MORE PARKING SPACES</p> <p>PROVIDE &lt; 25% BUT NO MORE THAN &gt;50%</p> <p>4 PROVIDED</p>	<p>- m = MOTORCYCLE</p>												
<p><b>ELECTRICAL VEHICLE CHARGING STATIONS</b></p> <table border="0"> <tr> <td>RESIDENTIAL - 10% OF ALL PARKING</td> <td></td> </tr> <tr> <td>(0.10 X 26) = 3 REQUIRED SPACES</td> <td></td> </tr> <tr> <td>E.V. CHARGING PROVIDED IN ALL UNITS</td> <td></td> </tr> <tr> <td>COMMERCIAL - 1 FOR (10 - 25) SPACES</td> <td></td> </tr> <tr> <td>12 COMMERCIAL SPACES = 1 PROVIDED*</td> <td></td> </tr> </table>	RESIDENTIAL - 10% OF ALL PARKING		(0.10 X 26) = 3 REQUIRED SPACES		E.V. CHARGING PROVIDED IN ALL UNITS		COMMERCIAL - 1 FOR (10 - 25) SPACES		12 COMMERCIAL SPACES = 1 PROVIDED*				
RESIDENTIAL - 10% OF ALL PARKING													
(0.10 X 26) = 3 REQUIRED SPACES													
E.V. CHARGING PROVIDED IN ALL UNITS													
COMMERCIAL - 1 FOR (10 - 25) SPACES													
12 COMMERCIAL SPACES = 1 PROVIDED*													
<p><b>GENERAL NOTE:</b></p> <ul style="list-style-type: none"> <li>- SITE LOCATED WITHIN <math>\frac{1}{2}</math> MILE OF A BART STATION</li> </ul>													
<p><b>PARKING REQUIREMENTS</b></p> <p>ALL ON-SITE PARKING SPACES ARE ENCLOSED AND THE STANDARD 9FT. x 18 FT. SPACE IS REQUIRED. SPACES ADJACENT TO WALLS SHALL BE 2' GREATER IN WIDTH (11').</p>													
													
<p><b>HC PARKING</b></p>	<p><b>HC PARKING W/ VAN ACCESS</b></p>												
													
<p><b>COMPACT</b></p>	<p><b>STANDARD</b></p>												
	<p><b>PARALLEL</b></p>												
<p><b>PARKING W/ WHEEL STOP</b></p>													
													
<p><b>INVERTED U-TYPE BICYCLE RACK STANDARDS</b></p> <p>USED AT BOTH LONG TERM SECURED ROOMS AND EXTERNAL SHORT TERM PARKING</p>													
													
													
													
<p><b>LONG TERM BICYCLE LOCKERS</b></p>													



# SITE PLAN - NORTH DRIVE ASILE & END OF SITE FIRE TURNAROUND

# Applicant

# REDWOOD ROAD

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.bunthalejones.com](http://www.bunthalejones.com)

t. 415-512-1300  
f. 415 288 0288

# SITE PLAN

A1.0

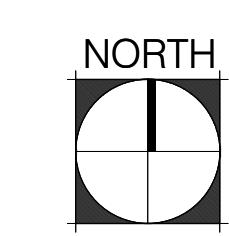
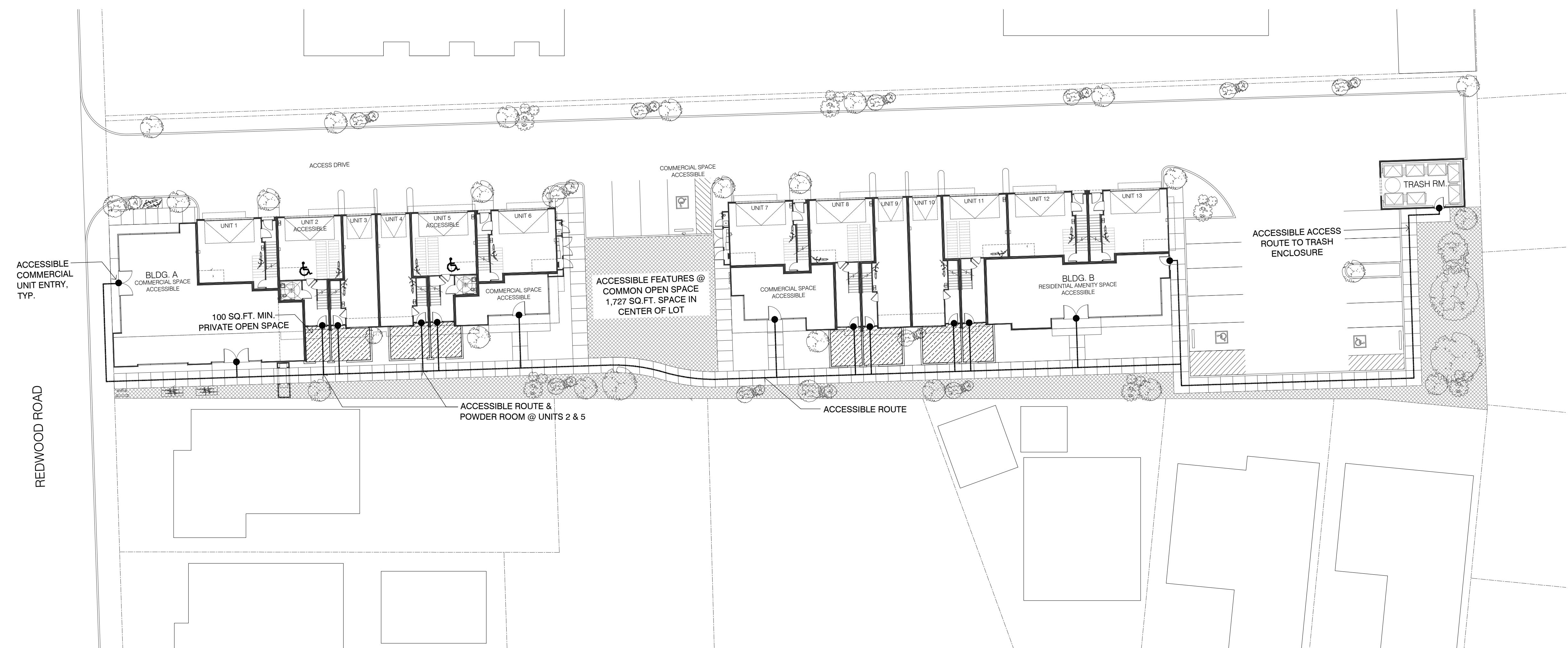
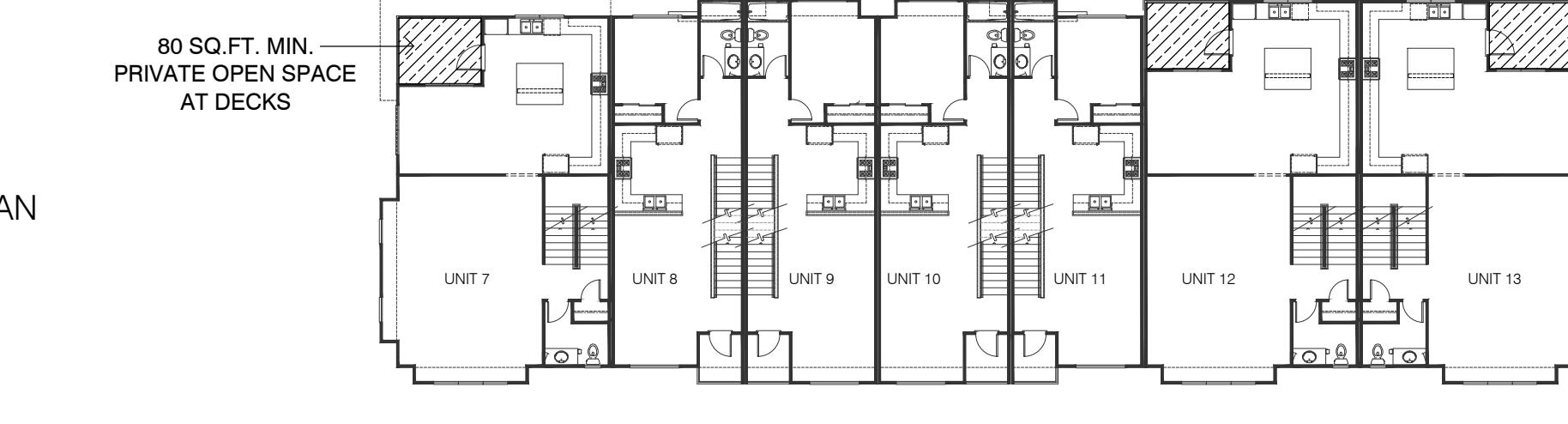
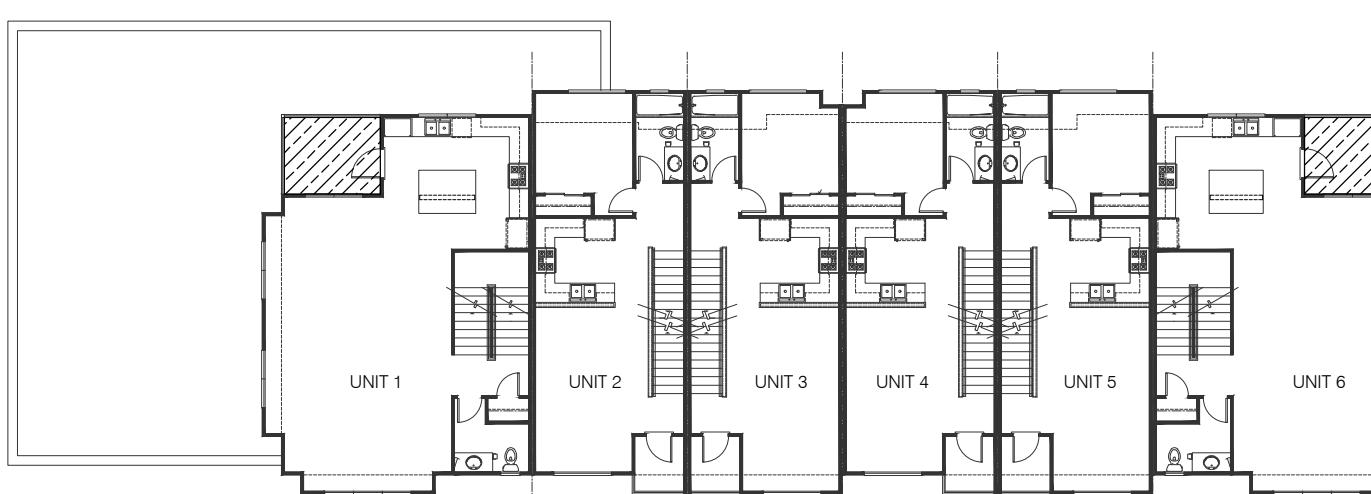
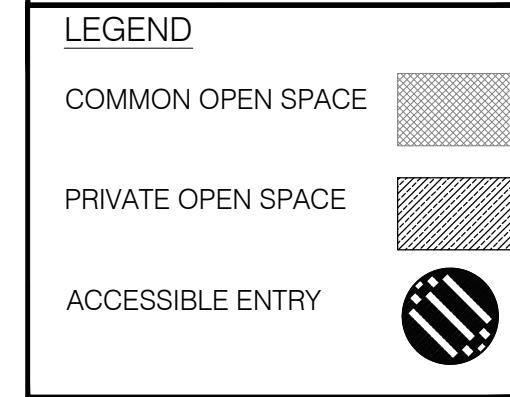
SCALE: 1:20 = 1'-0"

TE: 12 21 2020

DATE: 12.21.2020

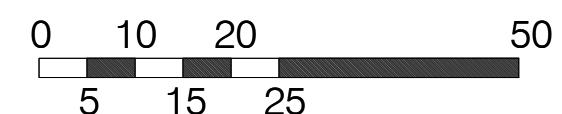
10JL01. 333002

OPEN SPACE	REQUIRED	PROVIDED
COMMON USABLE OPEN SPACE	1,000 SQ.FT.	5348 SQ. FT.
PRIVATE YARD OPEN SPACE	100 SQ.FT. MIN.	
UNIT 2	100 SQ.FT.	
UNIT 3	138 SQ.FT.	
UNIT 4	138 SQ.FT.	
UNIT 5	112 SQ.FT.	
UNIT 8	120 SQ.FT.	
UNIT 9	151 SQ.FT.	
UNIT 10	151 SQ.FT.	
UNIT 11	120 SQ.FT.	
TOTAL	1030 SQ.FT.	
PRIVATE DECK	80 SQ.FT. MIN.	
UNIT 1	80 SQ.FT.	
UNIT 6	80 SQ.FT.	
UNIT 7	80 SQ.FT.	
UNIT 12	80 SQ.FT.	
UNIT 13	80 SQ.FT.	
TOTAL	450 SQ.FT.	



## ACCESSIBILITY / COMMON OPEN SPACE

CASTRO VALLEY, CA

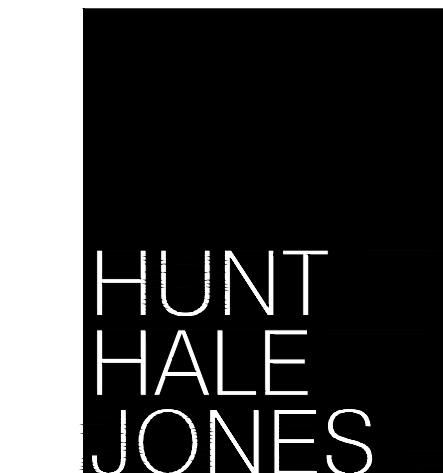


Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

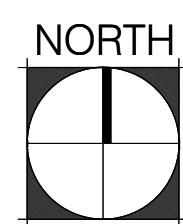
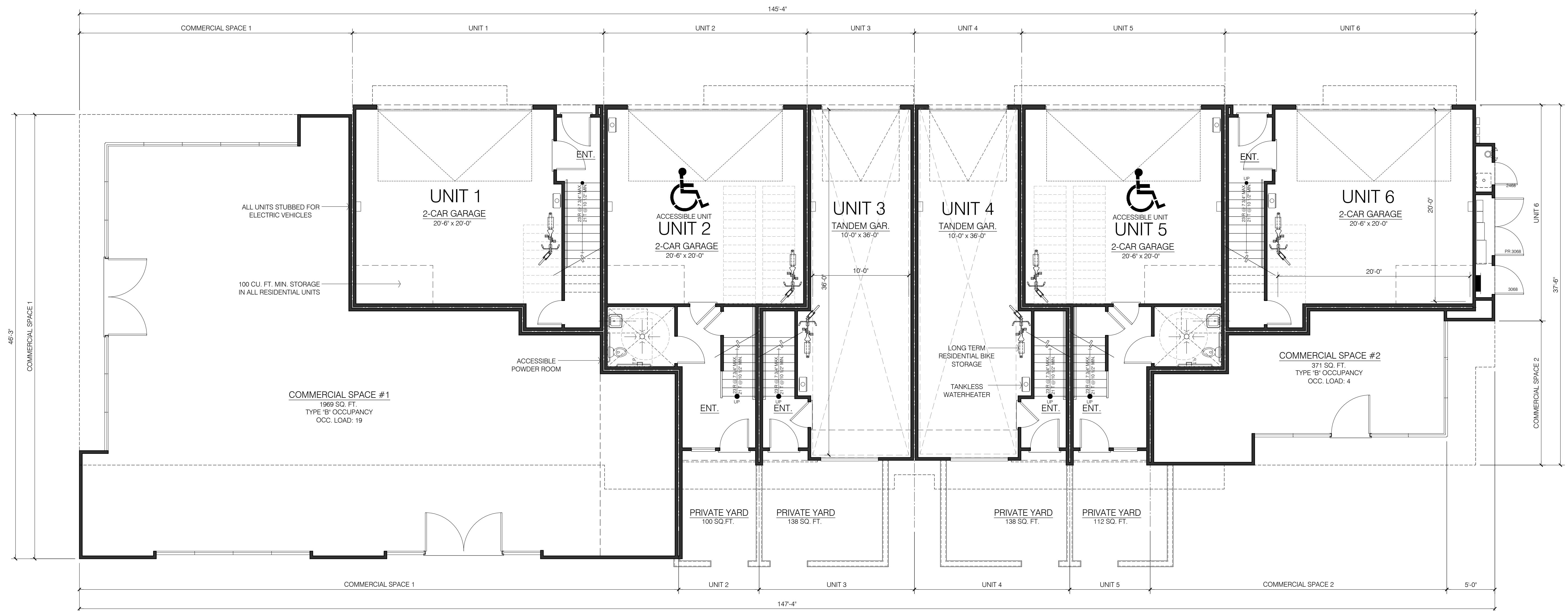
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

ACCESSIBILITY / COMMON OPEN SPACE

**A1.1**

SCALE: 1:20 = 1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



## GROUND FLOOR PLAN

BUILDING A

BUILDING A UNIT SQUARE FOOTAGE					
BEDROOM COUNT	GROUND FLOOR	MAIN FLOOR	UPPER FLOOR	TOTAL	GARAGE
UNIT # 1	34 SQ. FT.	964 SQ. FT.	914 SQ. FT.	1913 SQ. FT.	466 SQ. FT.
UNIT # 2	3	138 SQ. FT.	619 SQ. FT.	603 SQ. FT.	1359 SQ. FT.
UNIT # 3	3	28 SQ. FT.	637 SQ. FT.	637 SQ. FT.	1301 SQ. FT.
UNIT # 4	3	28 SQ. FT.	615 SQ. FT.	615 SQ. FT.	1259 SQ. FT.
UNIT # 5	3	138 SQ. FT.	640 SQ. FT.	603 SQ. FT.	1381 SQ. FT.
UNIT # 6	3	34 SQ. FT.	964 SQ. FT.	914 SQ. FT.	1913 SQ. FT.

GROUND FLOOR SQ.FT.: 5763 SQ. FT.  
TOTAL BLDG SQ.FT.: 14871 SQ. FT.

SCALE: 3/16" = 1'-0"  
0 5 30 FT

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

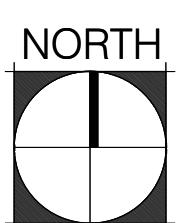
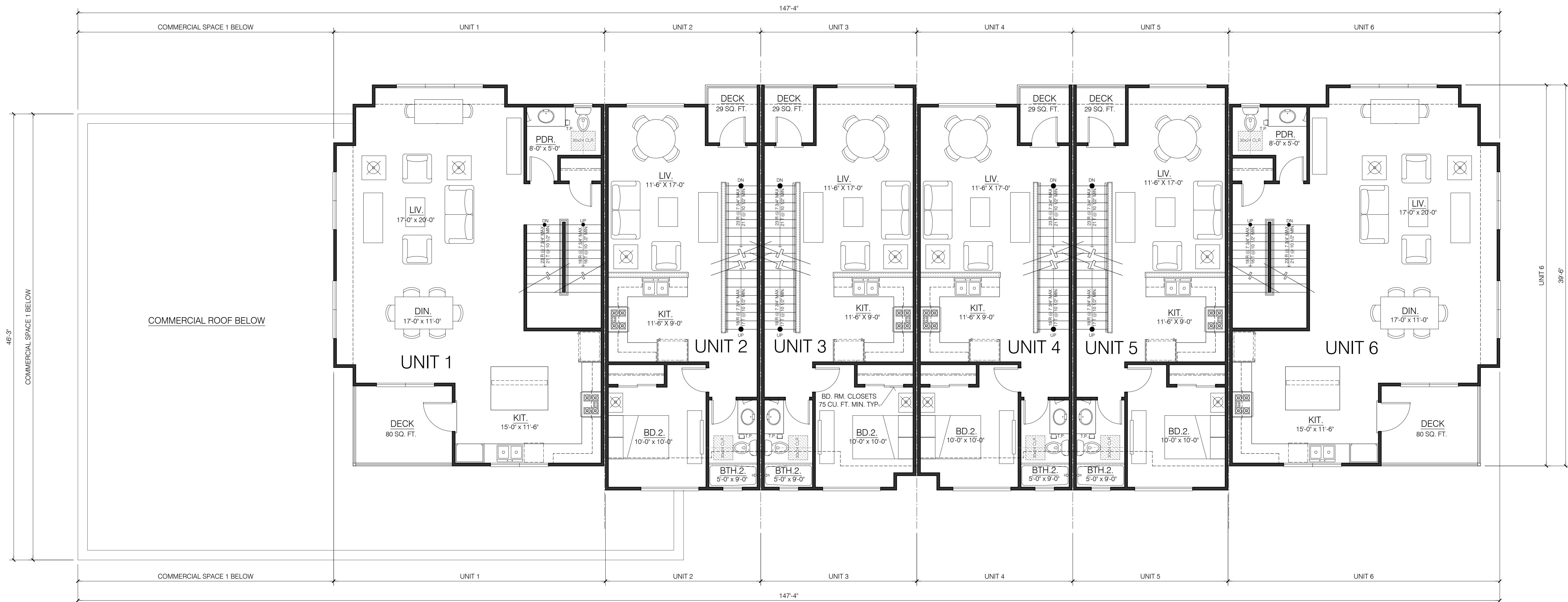
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG A - GROUND FLOOR PLAN

**A1.2**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



# MAIN FLOOR PLAN

## BUILDING A

# Applicant

# REDWOOD ROAD

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105

t. 415-512-1300  
f 415-288-0288

# BLDG A - MAIN FLOOR PLAN

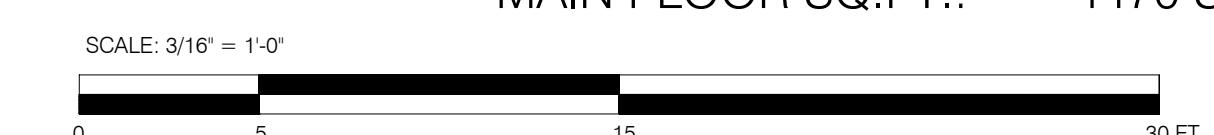
## A1.3

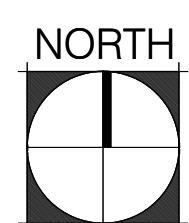
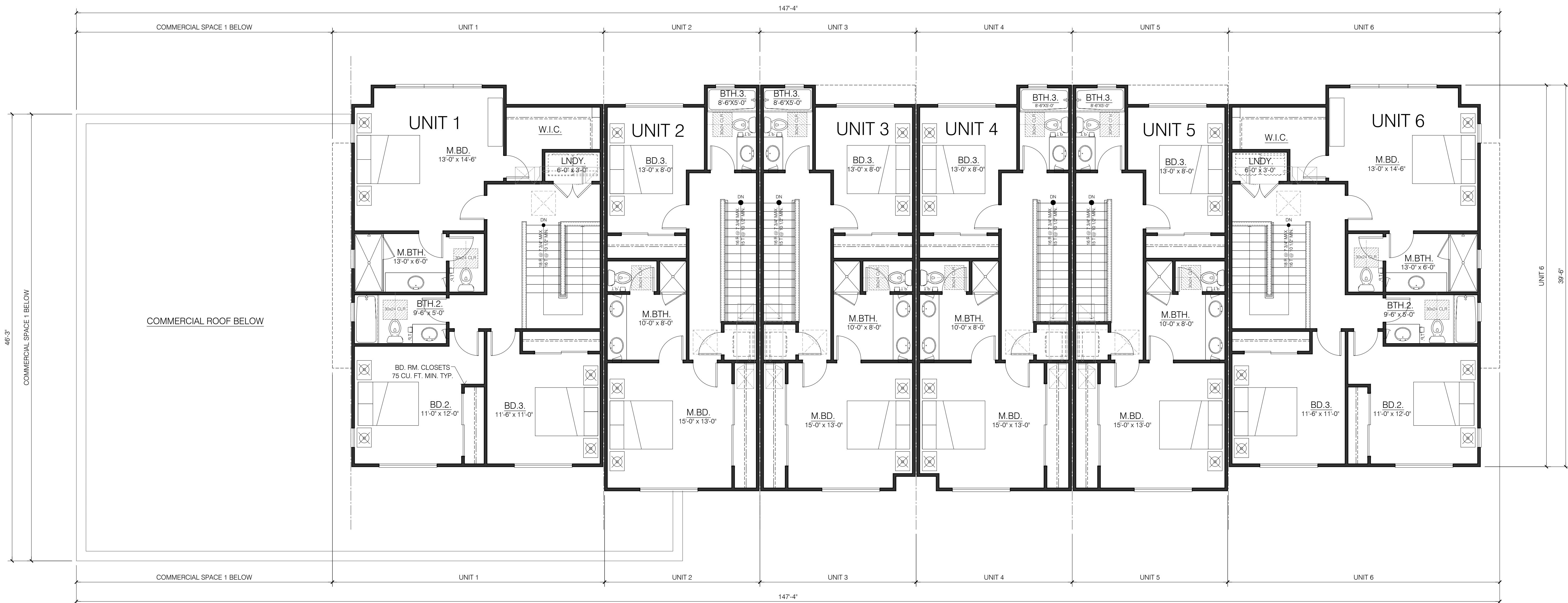
SCALE: 3/16"=1'-0"

DATE: 12.21.2020

PROJECT: 335002

MAIN FLOOR SQ FT : 4470 SQ FT

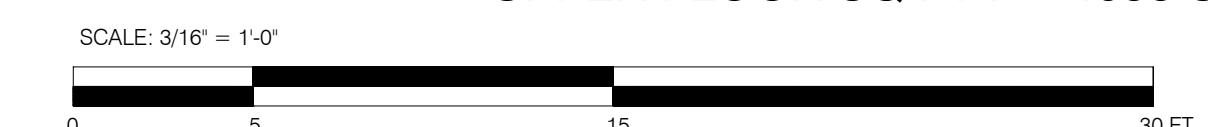




## UPPER FLOOR PLAN

BUILDING A

UPPER FLOOR SQ.FT.: 4638 SQ. FT.



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

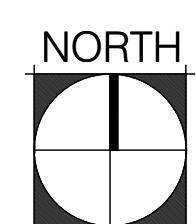
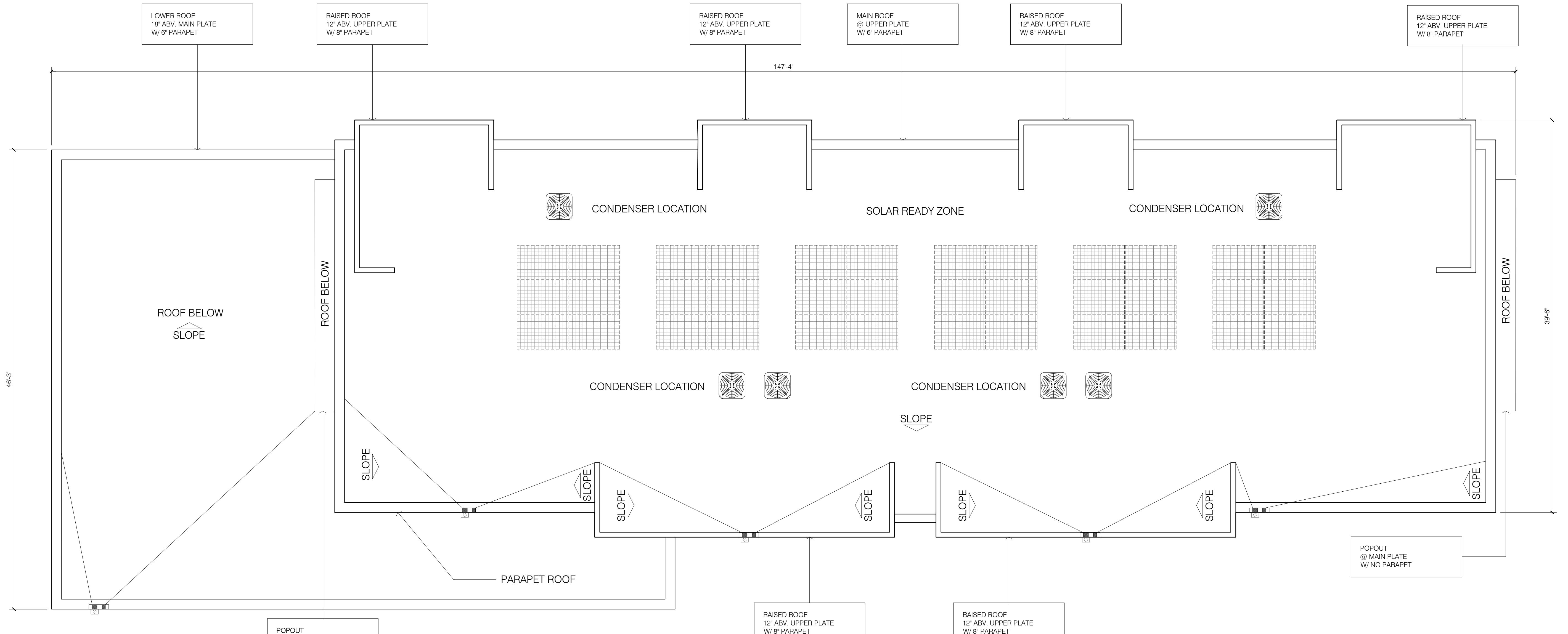
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG A - UPPER FLOOR PLAN

**A1.4**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



## ROOF PLAN

BUILDING A

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG A - ROOF PLAN

**A1.5**

SCALE: 3/16" = 1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



**LEGEND:**  
 PHOTOVOLTAIC ZONE - ONE UNIT  
 CONDENSER  
 ROOF PITCH  
 DOWNSPOUT W/ OVERFLOW

**GENERAL NOTES:**  
 • S-TILE ROOF AT PITCHED ROOF  
 • TPO ROOF AT FLAT ROOFS  
 • ROOF PITCHES AS NOTED  
 • FLAT ROOF AREAS MIN. 1/8" / FT. SLOPE  
 • Ogee style gutters w/ rectangular downspouts



Applicant

## REDWOOD ROAD

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

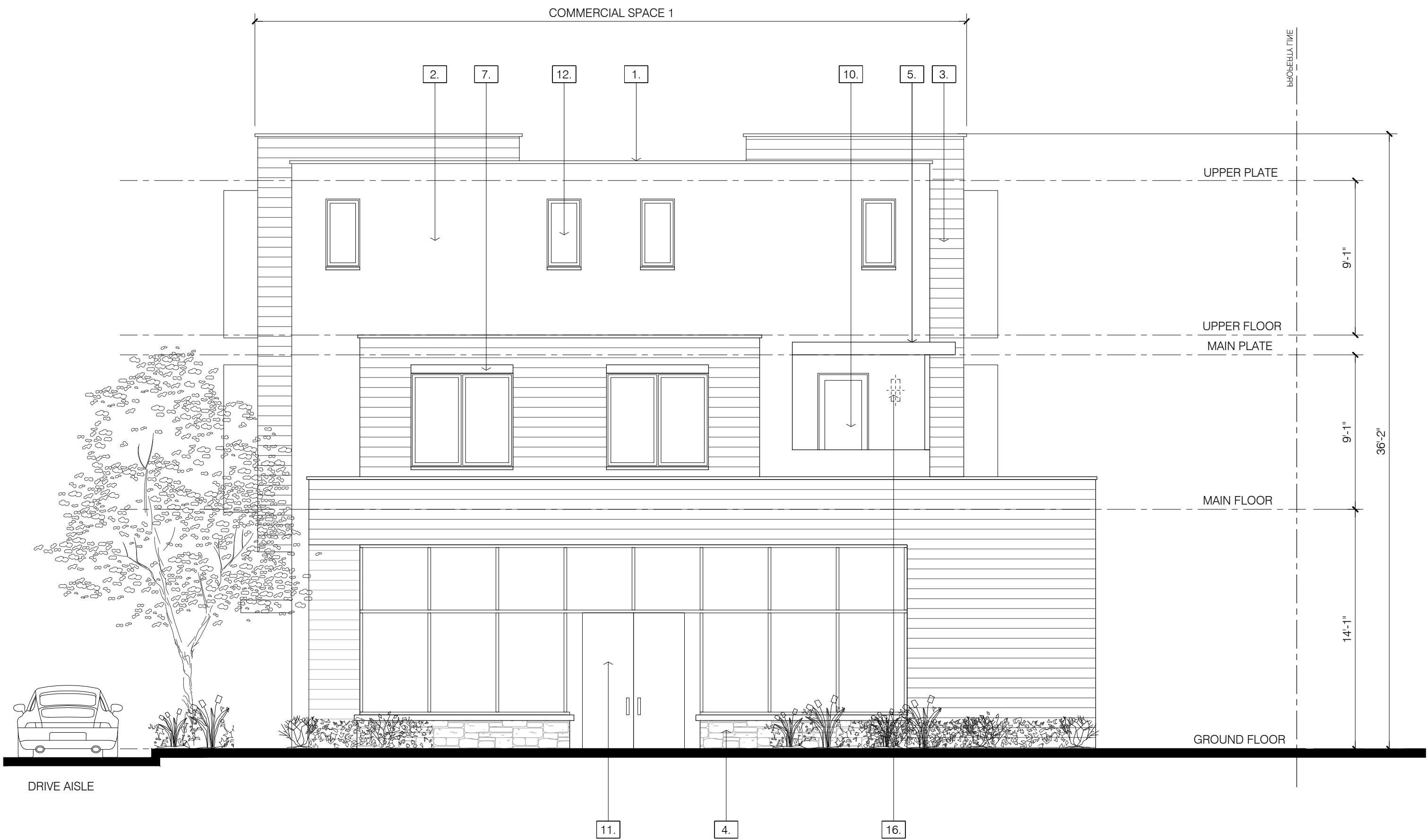
444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

CONTEXT ELEVATION

A1.6

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



WEST ELEVATION

BUILDING A

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



EAST ELEVATION

BUILDING A

SCALE: 3/16" = 1'-0"  
0 5 15 30 FT



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG A - WEST & EAST ELEVATIONS

**A1.7**

SCALE: 3/16" = 1'-0"  
DATE: 12.21.2020  
PROJECT: 335002

ELEVATION NOTES

MATERIALS

1.	T.P.O. FLAT ROOFS W/ PARAPETS	9.	METAL SECTIONAL ROLL-UP GARAGE DOORS
2.	STUCCO	10.	FRENCH DOORS
3.	LAP SIDING	11.	STOREFRONT FACADE W/ STRUCTURAL GLAZING
4.	STONE VENEER	12.	ALUMINUM BRONZE ANODIZED COMBINATION OF CASEMENTS, FIXED, AWNING WINDOWS
5.	METAL AWNINGS AND FINS	13.	METER CLOSETS
6.	METAL GUARDRAILS WITH CABLE RAILING	14.	SIGNAGE
7.	STUCCO TRIM TO MATCH STUCCO BODY	15.	DOWNSPOUTS
8.	SOLID WOOD DOORS	16.	LIGHTING



**SOUTH ELEVATION**

BUILDING A

SCALE: 3/16" = 1'-0"  
0 5 15 30 FT

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG A - SOUTH ELEVATION

**A1.8**

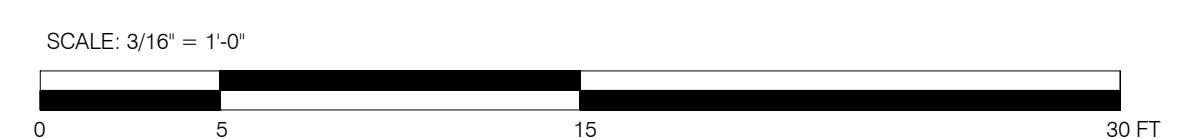
SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002

ELEVATION NOTESMATERIALS

1. T.P.O. FLAT ROOFS W/ PARAPETS	9. METAL SECTIONAL ROLL-UP GARAGE DOORS
2. STUCCO	10. FRENCH DOORS
3. LAP SIDING	11. STOREFRONT FAÇADE W/ STRUCTURAL GLAZING
4. STONE VENEER	12. ALUMINUM BRONZE ANODIZED COMBINATION OF CASEMENTS, FIXED, AWNING WINDOWS
5. METAL AWNINGS AND FINS	13. METER CLOSETS
6. METAL GUARDRAILS WITH CABLE RAILING	14. SIGNAGE
7. STUCCO TRIM TO MATCH STUCCO BODY	15. DOWNSPOUTS
8. SOLID WOOD DOORS	16. LIGHTING

**NORTH ELEVATION**

BUILDING A

**Applicant****REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1

**Architecture | Planning | Interiors**

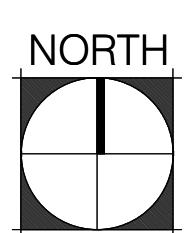
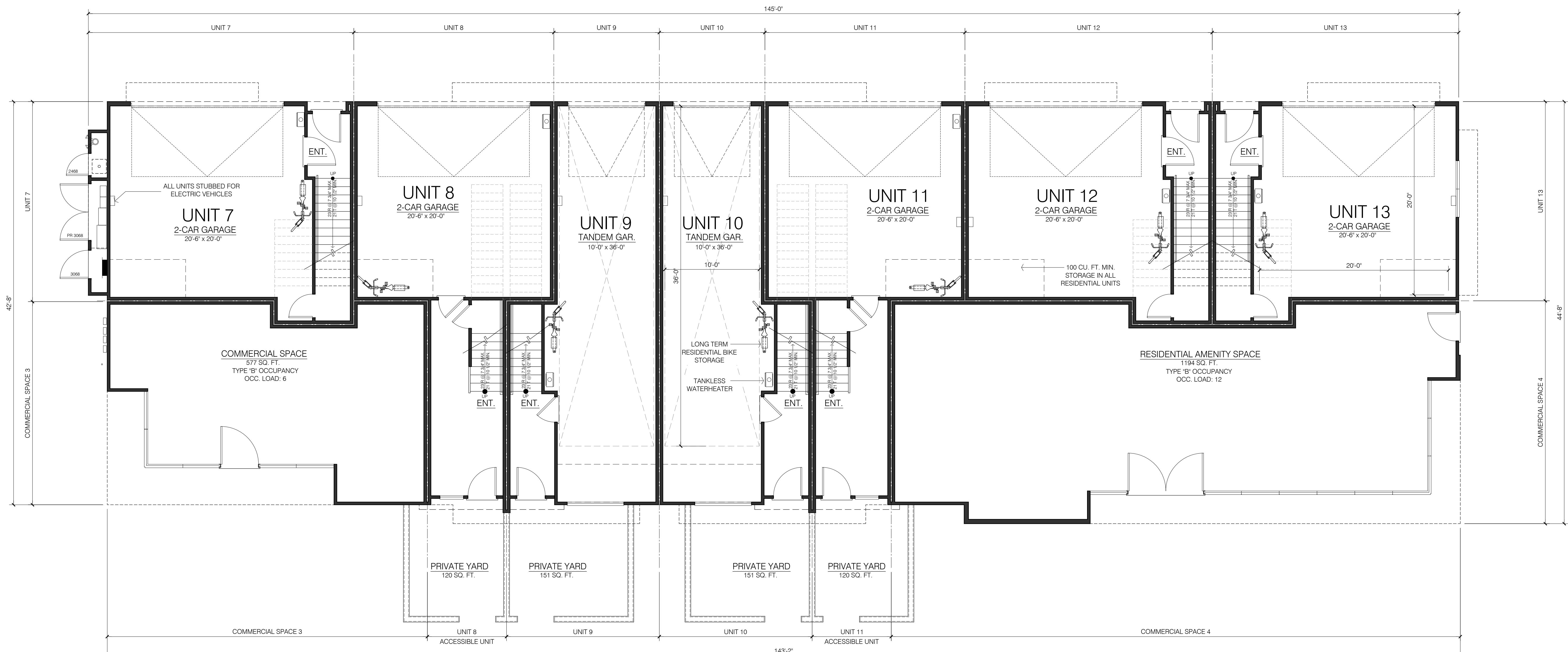
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

**BLDG A - NORTH ELEVATION****A1.9**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002

BUILDING B UNIT SQUARE FOOTAGE						
	BEDROOM COUNT	GROUND FLOOR	MAIN FLOOR	UPPER FLOOR	TOTAL	GARAGE
UNIT # 7	3	34 SQ. FT.	1087 SQ. FT.	1125 SQ. FT.	2246 SQ. FT.	466 SQ. FT.
UNIT # 8	3	135 SQ. FT.	672 SQ. FT.	646 SQ. FT.	1453 SQ. FT.	441 SQ. FT.
UNIT # 9	3	56 SQ. FT.	710 SQ. FT.	669 SQ. FT.	1436 SQ. FT.	483 SQ. FT.
UNIT # 10	3	56 SQ. FT.	710 SQ. FT.	669 SQ. FT.	1436 SQ. FT.	483 SQ. FT.
UNIT # 11	3	135 SQ. FT.	672 SQ. FT.	646 SQ. FT.	1453 SQ. FT.	441 SQ. FT.
UNIT # 12	3	34 SQ. FT.	1100 SQ. FT.	1122 SQ. FT.	2256 SQ. FT.	466 SQ. FT.
UNIT # 13	3	34 SQ. FT.	1135 SQ. FT.	1177 SQ. FT.	2346 SQ. FT.	466 SQ. FT.



## GROUND FLOOR PLAN

BUILDING B

GROUND FLOOR SQ.FT.: 5922 SQ. FT.  
TOTAL BLDG SQ.FT.: 18607 SQ. FT.

SCALE: 3/16" = 1'-0"  
0 5 15 30 FT

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

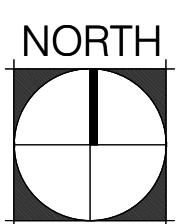
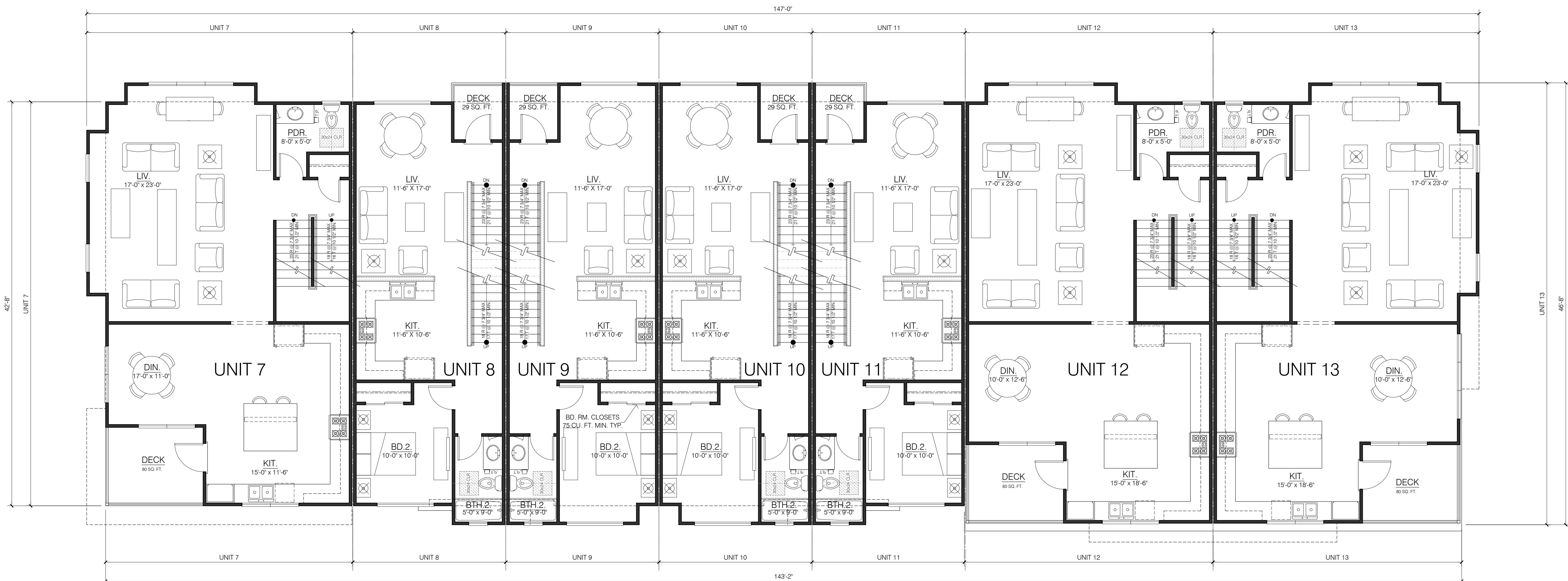
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG B - GROUND FLOOR PLAN

**A2.1**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



## MAIN FLOOR PLAN

BUILDING B

MAIN FLOOR SQ.FT.: 6128 SQ. FT.

SCALE: 3/16" = 1'-0"  
0 5 15 30 FT

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

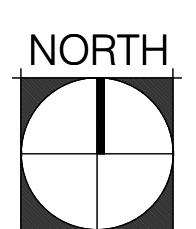
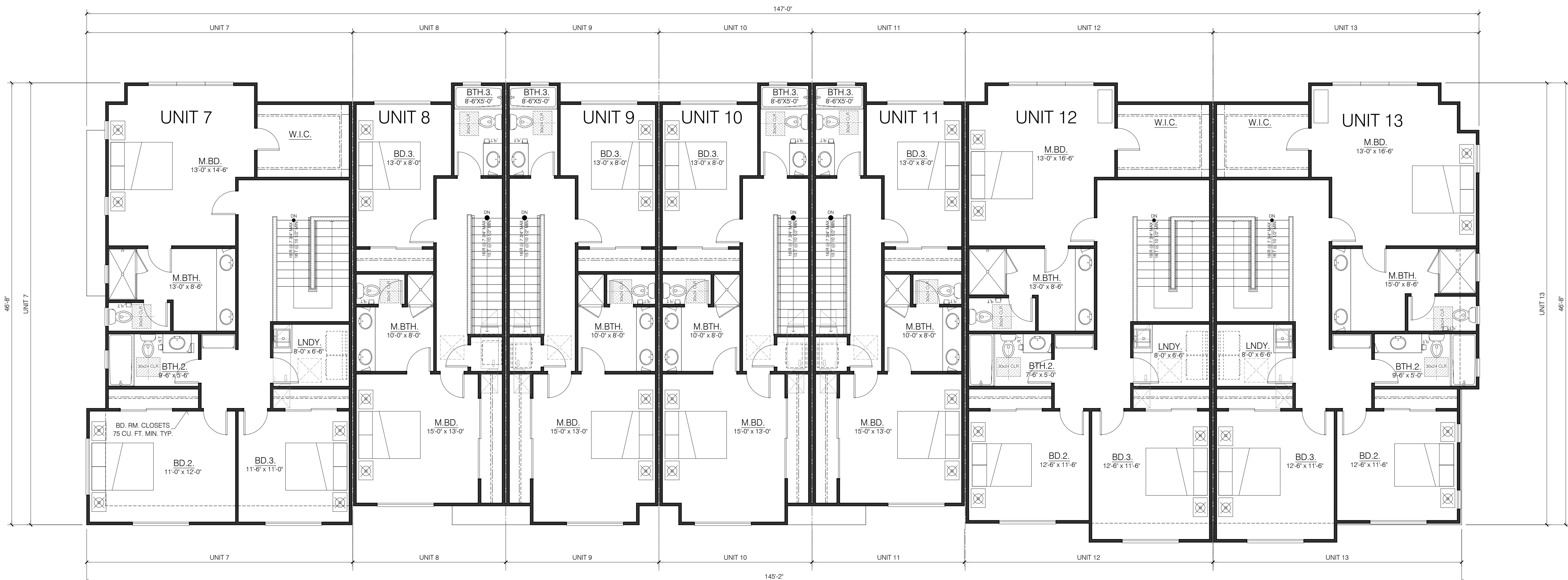
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG B - MAIN FLOOR PLAN

**A2.2**

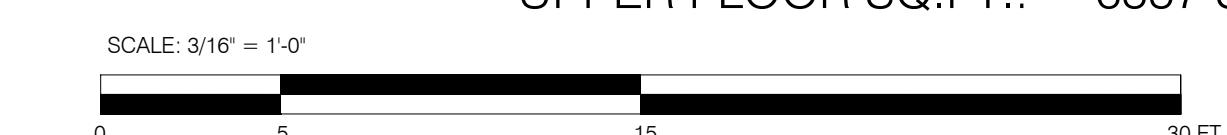
SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



## UPPER FLOOR PLAN

BUILDING B

UPPER FLOOR SQ.FT.: 6557 SQ. FT.



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

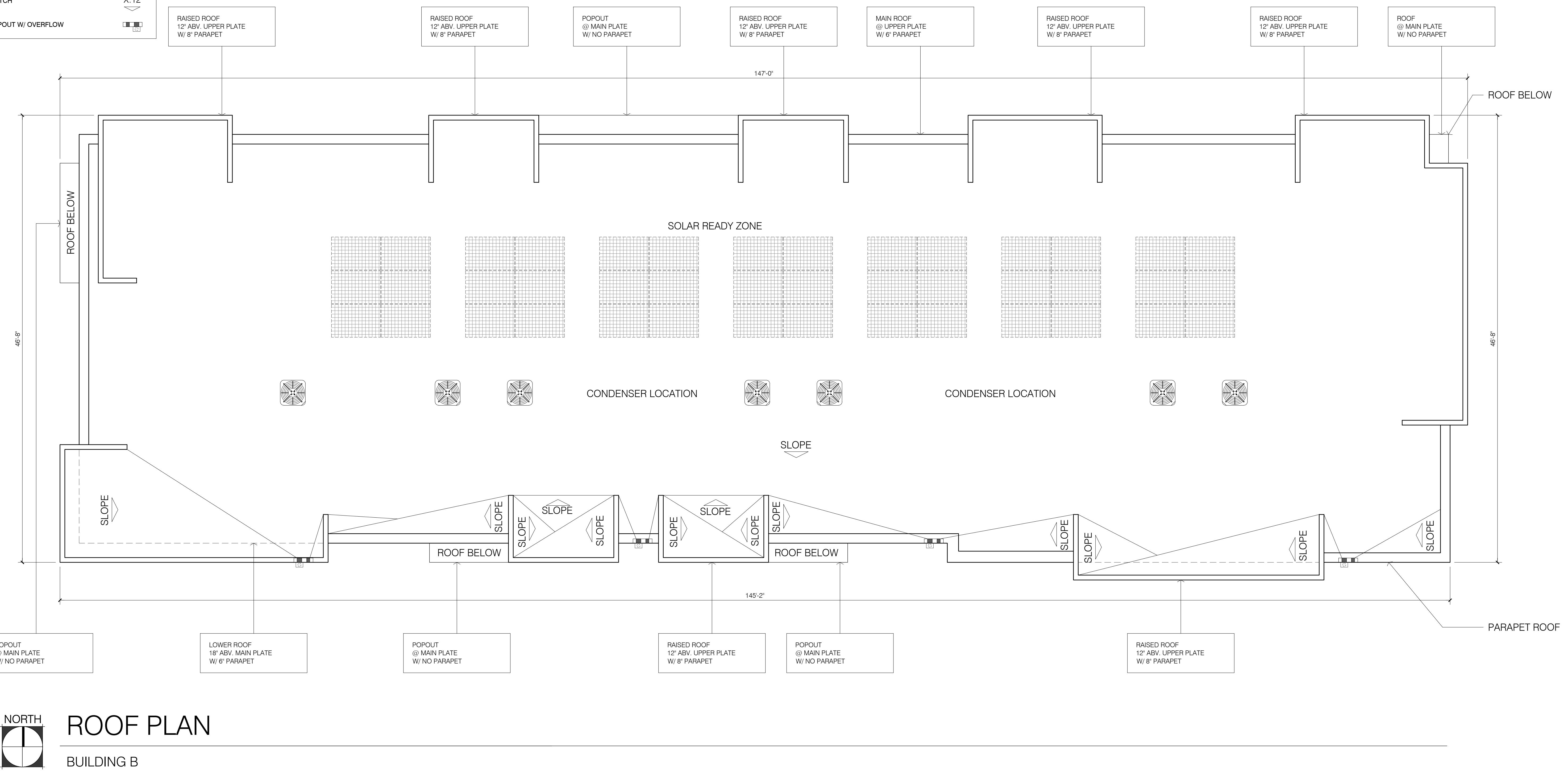
t. 415-512-1300  
f. 415-288-0288

BLDG B - UPPER FLOOR PLAN

**A2.3**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002

LEGEND:	GENERAL NOTES:
PHOTOVOLTAIC ZONE - ONE UNIT	<ul style="list-style-type: none"> <li>S-TILE ROOF AT PITCHED ROOF</li> <li>TPO ROOF AT FLAT ROOFS</li> <li>ROOF PITCHES AS NOTED</li> <li>• FLAT ROOF AREAS MIN. <math>\frac{1}{8}</math> / FT. SLOPE</li> <li>• Ogee style gutters w/ rectangular downspouts</li> </ul>
CONDENSER	
ROOF PITCH	X12
DOWNSPOUT W/ OVERFLOW	



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG B - ROOF PLAN

**A2.4**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



## SOUTH ELEVATION

BUILDING B



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG B - SOUTH ELEVATION

**A2.5**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



## NORTH ELEVATION

BUILDING B

SCALE: 3/16" = 1'-0"  
0 5 15 30 FT

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

BLDG B - NORTH ELEVATION

**A2.6**

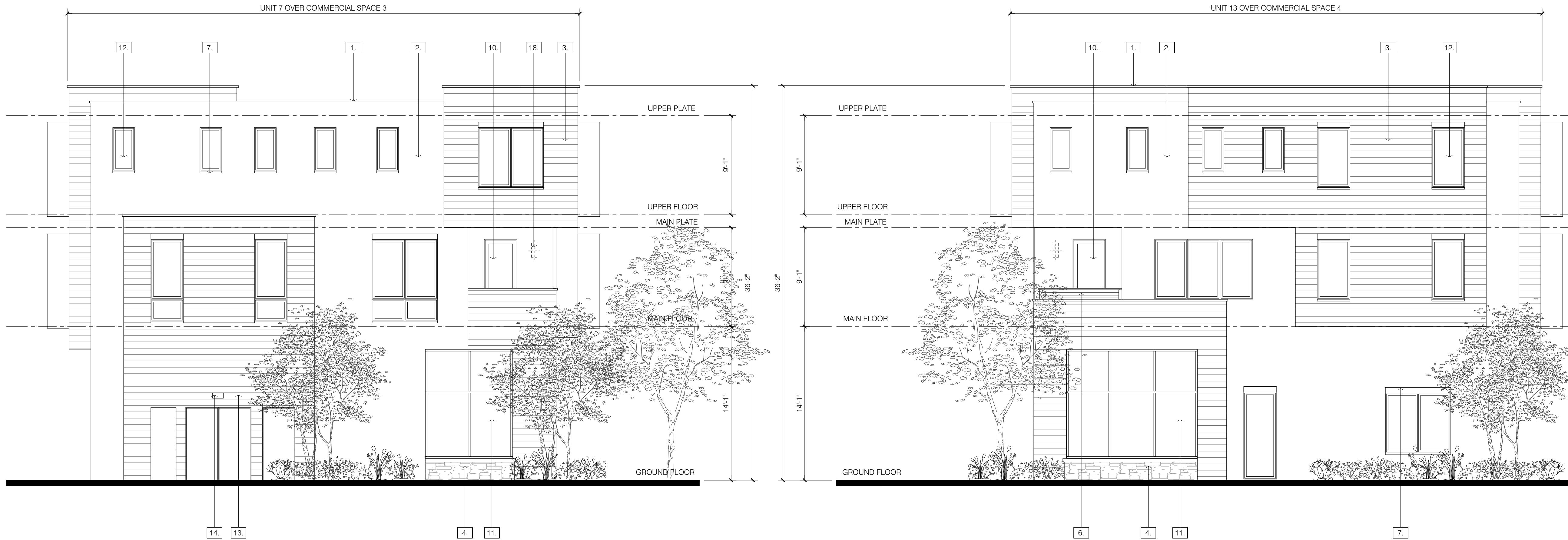
SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002

#### ELEVATION NOTES

##### MATERIALS

1. T.P.O. FLAT ROOFS W/ PARAPETS
2. STUCCO
3. LAP SIDING
4. STONE VENEER
5. METAL AWNINGS AND FINS
6. METAL GUARDRAILS WITH CABLE RAILING
7. STUCCO TRIM TO MATCH STUCCO BODY
8. SOLID WOOD DOORS

9. METAL SECTIONAL ROLL-UP GARAGE DOORS
10. FRENCH DOORS
11. STOREFRONT FAÇADE W/ STRUCTURAL GLAZING
12. ALUMINUM BRONZE ANODIZED COMBINATION OF CASEMENTS, FIXED, AWNING WINDOWS
13. METER CLOSETS
14. SIGNAGE
15. DOWNSPOUTS
16. LIGHTING



## WEST ELEVATION

BUILDING B

## EAST ELEVATION

BUILDING B

SCALE: 3/16" = 1'-0"  
0 5 15 30 FT

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

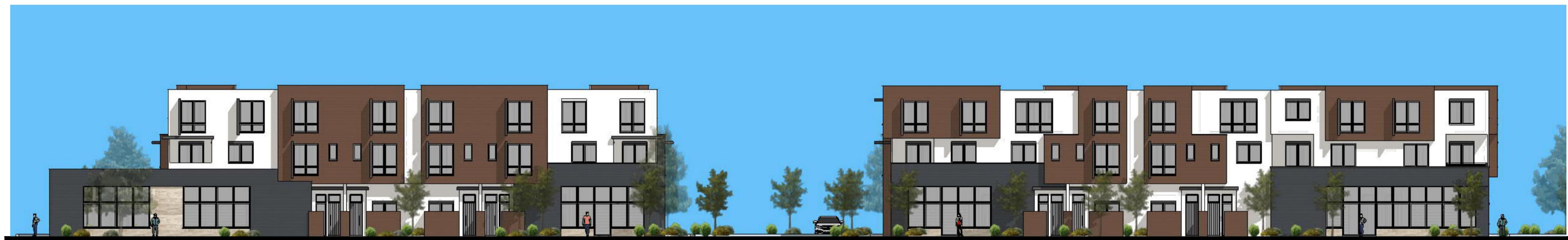
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

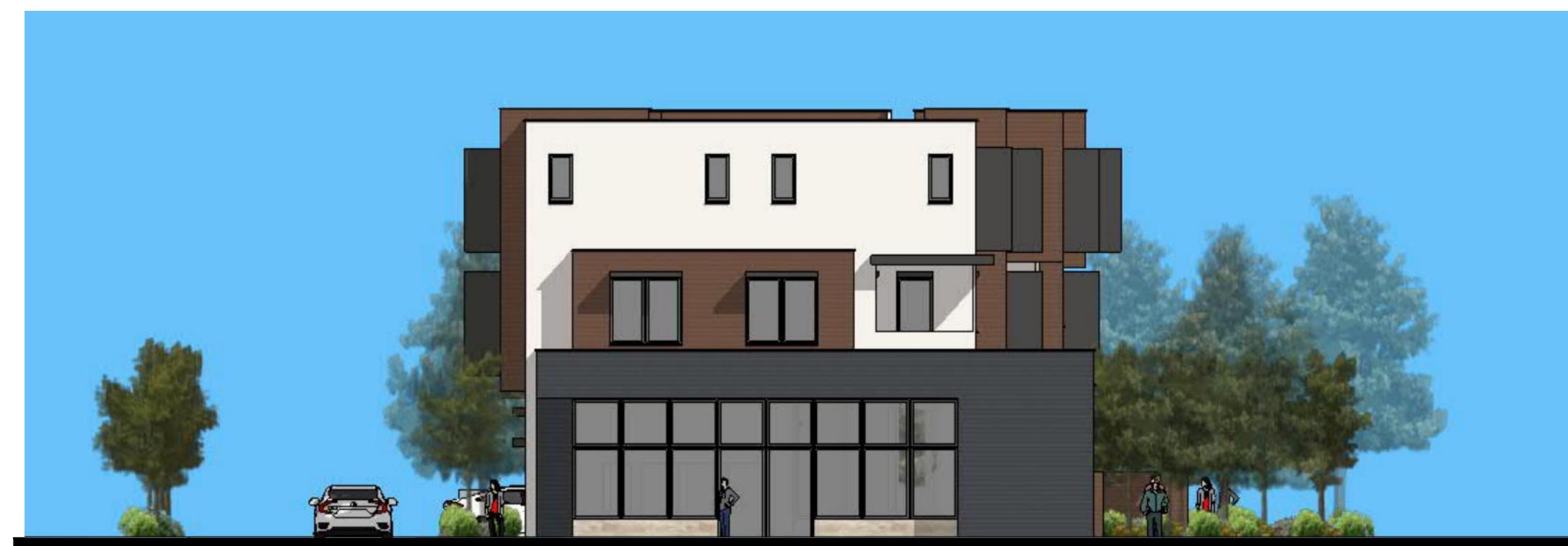
BLDG B - WEST & EAST ELEVATIONS

**A2.7**

SCALE: 3/16"=1'-0"  
DATE: 12.21.2020  
PROJECT: 335002



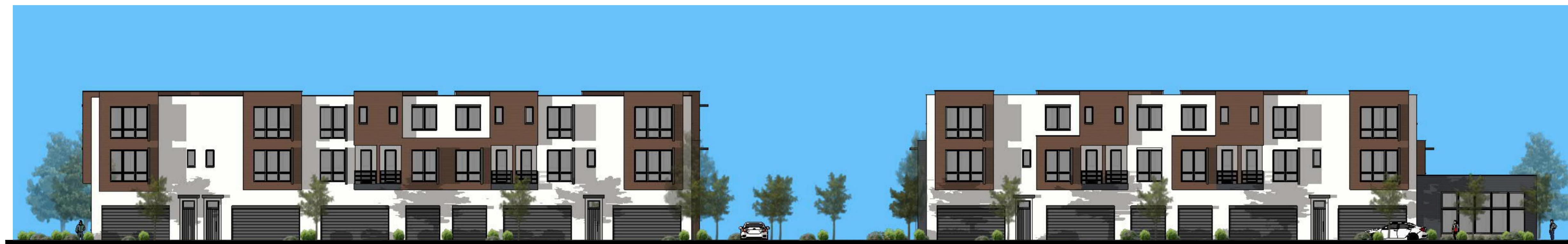
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



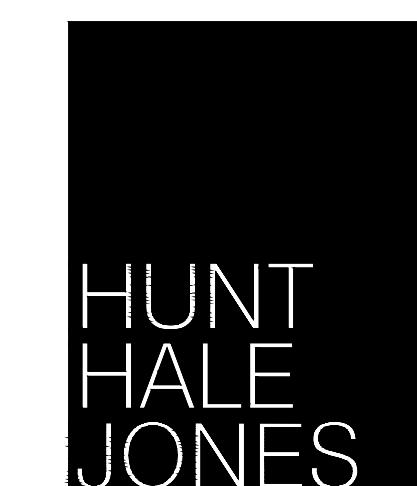
NORTH ELEVATION

Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

3D RENDERING

**A3.1**

SCALE: NTS  
DATE: 12.21.2020  
PROJECT: 335002



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

3D RENDERING

**A3.2**

SCALE: NTS  
DATE: 12.21.2020  
PROJECT: 335002



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

3D RENDERING

**A3.3**

SCALE: NTS  
DATE: 12.21.2020  
PROJECT: 335002



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

3D RENDERING

**A3.4**

SCALE: NTS  
DATE: 12.21.2020  
PROJECT: 335002



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

3D RENDERING

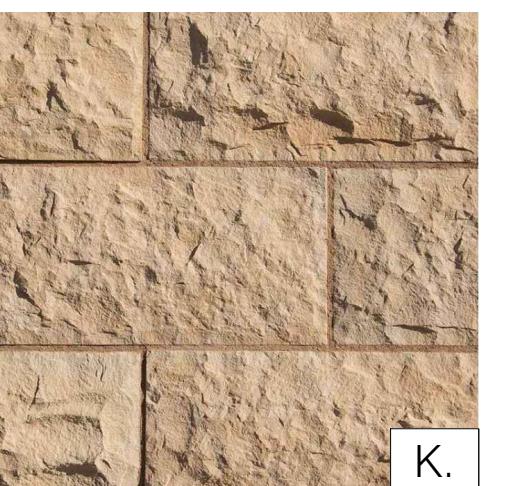
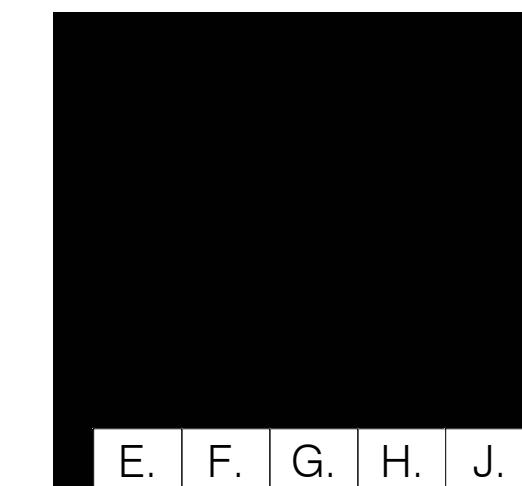
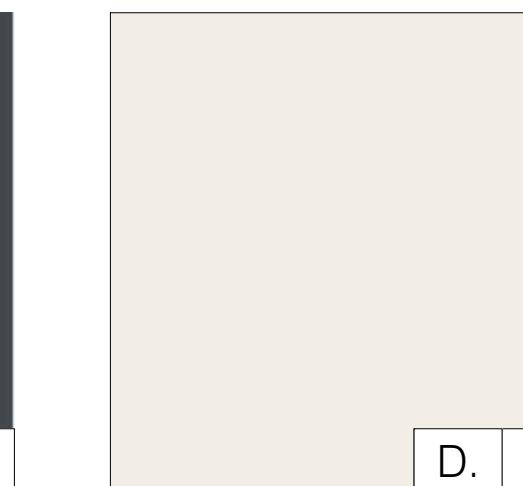
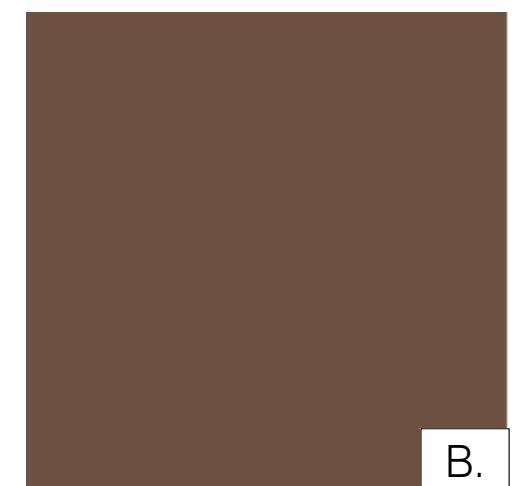
**A3.5**

SCALE: NTS  
DATE: 12.21.2020  
PROJECT: 335002

## MATERIAL BOARD

### BUILDING MATERIAL SCHEME

	LOCATION	MATERIAL	MANUFACTURER / LINE	FINISH & STYLE	COLOR	COMMENTS
ROOF:						
A.	SYSTEM	TPO	FIRESTONE	CAPISTRANO TILES	WHITE	
WALLS:						
B.	BODY PAINT COLOR 1	LAP SIDING		SIDING	SW2807 ROCKWOOD MEDIUM BROWN	
		EXTERIOR PAINT	SHERWIN WILLIAMS			
C.	BODY PAINT COLOR 3	LAP SIDING		SIDING	SW7076 CYBERSPACE	
		EXTERIOR PAINT	SHERWIN WILLIAMS			
D.	BODY PAINT COLOR 2	3 COAT STUCCO SYSTEM	N/A	LIGHT DASH	SW7000 IBIS WHITE	
		EXTERIOR PAINT	SHERWIN WILLIAMS			
DOORS AND WINDOWS:						
E.	STOREFRONT SYSTEMS	ALUMINUM	T.B.D.	T.B.D.	ANODIZED BLACK	
F.	WINDOWS	VINYL	T.B.D.	T.B.D.	ANODIZED BLACK	
G.	FRONT DOORS	VINYL	T.B.D.	T.B.D.	ANODIZED BLACK	
H.	DECK DOORS	VINYL	T.B.D.	T.B.D.	ANODIZED BLACK	
I.	SERVICE DOORS	T.B.D.	T.B.D.	FLUSH DOOR	PAINT TO MATCH SURROUNDING WALL	
OTHER MATERIALS:						
J.	AWNINGS AND FINS	METAL	SHERWIN WILLIAMS	PAINTED	ANODIZED BLACK	
K.	STONE AT STOREFRONTS	STONE	EL DORADO	SIERRA CUT 24	HIDDEN CREEK	



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

MATERIAL BOARD

**A4.2**

SCALE: N.T.S.  
DATE: 12.21.2020  
PROJECT: 335002



WASTE MANAGEMENT PROPOSAL  
20226 REDWOOD ROAD, CASTRO VALLEY, CA

THE PROPOSED PROJECT IS 13 RESIDENTIAL UNITS WITH 3 COMMERCIAL SPACE - TOTALING AT 2,940 SQ. FT.. THIS PROJECT IS DIVIDED INTO 2 BUILDINGS. THERE IS PARKING AT 11 OF THE RESIDENTIAL UNITS AS WELL AS LOT PARKING FOR THE RESIDENTIAL GUESTS AND COMMERCIAL TENANTS. THE FOLLOWING IS AN ASSESSMENT AND DESCRIPTION OF HOW WE PROPOSE TO PROVIDE WASTE HANDLING SERVICE. WE HAVE NO CALCULATION FOR COMMERCIAL USES, BUT ARE USING THE FOLLOWING CALCULATION FOR ONCE PER WEEK RESIDENTIAL SERVICE.

**"THIS CALCULATION IS 0.33 CYD/UNIT FOR GARBAGE, 50% OF THE CALCULATION FOR RECYCLE, AND 10 GALLONS/UNIT FOR COMPOST. 1 CUBIC YARD EQUALS 200 GALLONS."**

**1. BUILDING A & B RESIDENTIAL COMBINED**

THE PROPOSED TRASH ROOM IS AT THE NORTH EAST END OF THE LOT. UP TO (4) OF THE (7) BINS IN THE COLLECTION ROOM ARE DESIGNATED FOR RESIDENTIAL TENANTS. CARTS COULD BE SUBSTITUTED DEPENDING UPON NEED OR LACK THERE OF.

**1.1 13 RESIDENTIAL UNITS SPLIT BETWEEN BLDG. A & B**

1.1.1 SERVICE FOR ALL 13 UNITS IS PROVIDED IN THE GARBAGE ROOM AT THE END OF THE SITE  
1.1.1.1 BUILDINGS A & B RESIDENTS WILL ACCESS THE GARBAGE ROOM AT THE END OF THE SITE - THE FARTHEST UNIT IS JUST OVER 400 FT. TO GARBAGE FACILITY  
1.1.1.1.1 COMPOST IS PROVIDED IN THE GARBAGE ROOM  
1.1.1.1.1.1 PER CALCULATIONS FOR 13 TOTAL UNITS

**1.2 GARBAGE**

1.2.1  $(13 \times 0.33) = 4.29 \text{ CYDS.}$   
1.2.1.1 (2) 4 CYD. BINS ARE PROPOSED TO COVER OVERFLOW

**1.3 RECYCLE**

1.3.1 50% OF GARBAGE = 2.15 CYDS.  
1.3.1.1 (1) 3 CYD. BIN IS PROPOSED  
1.3.1.1.1 COMPOST  
1.3.1.1.1.1 10 GALLONS PER UNIT X 13 UNITS = 130 GALLONS  
1.3.1.1.1.1.1 (1) 3 CYD. BIN PROPOSED

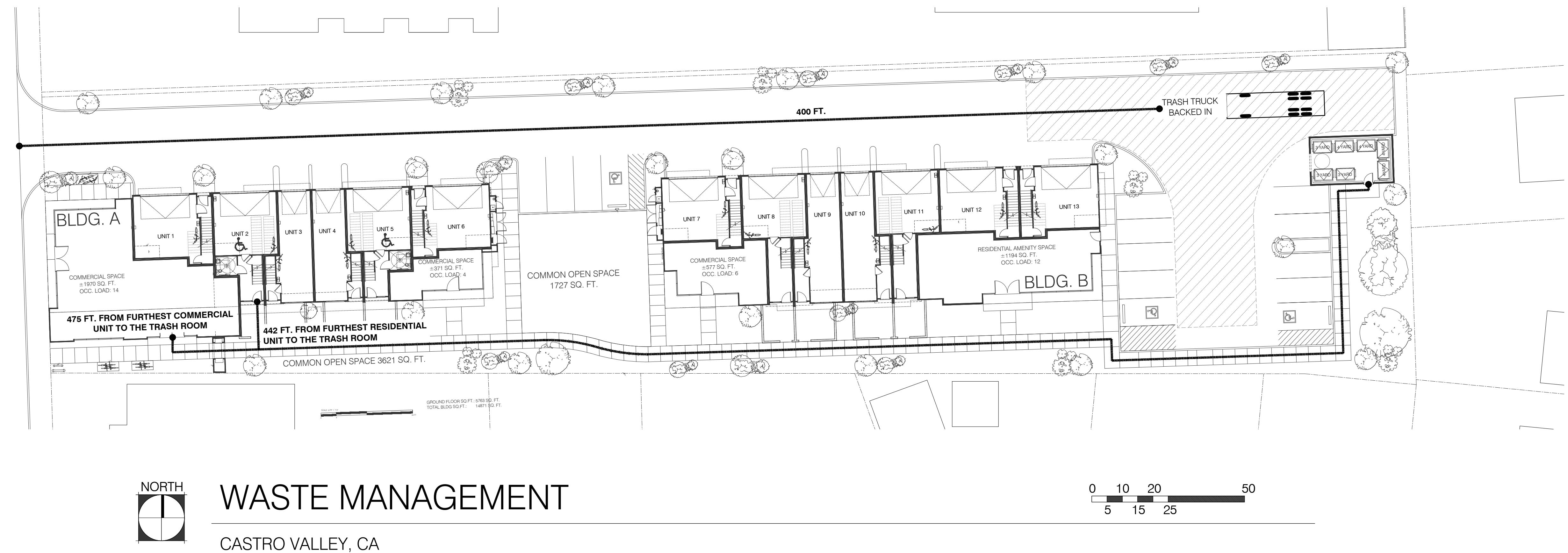
**2. COMMERCIAL SPACE AT BUILDING A & B - (2,940 SQ.FT.)**

THE WASTE COLLECTION AREA IS AT THE NORTH EAST END OF THE SITE. THE LONGEST TRAVEL DISTANCE FROM THE COMMERCIAL UNIT TO THE TRASH ROOM IS 475 FT.

2.1 (2,940 SQ. FT. OF TOTAL COMMERCIAL SPACE).

2.2 THE SPACE IS INTENDED TO BE OFFICE SPACE YET TO BE DEFINED. THERE WILL BE NO RESTAURANT FACILITIES.

2.3 (3) BINS ARE TO BE PROVIDED FOR THE COMMERCIAL UNITS - ONE FOR WASTE, ONE FOR RECYCLE, AND ONE FOR COMPOST OF ORGANIC WASTE. NO SUPPORTING CALCULATION FOR THE COMMERCIAL ASPECT IS PROVIDED.



Applicant

**REDWOOD ROAD**

FUYI INDUSTRIAL INVESTMENT LLC.  
6100 TURNBERRY CT.  
DUBLIN, CA 94568  
CONTACT: ALBERT TAM  
PHONE: 510.424.4095  
EMAIL: LL2501302792@GMAIL.COM

20226 REDWOOD ROAD  
CASTRO VALLEY, CA  
APN# 084C-0770-002-2, 084C-0770-003-1



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

**WASTE MANAGEMENT**

**A5.4**

SCALE: 1:20 = 1'-0"  
DATE: 12.21.2020  
PROJECT: 335002

**SUMMARY MEETING MINUTES  
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL  
SEPTEMBER 23, 2013  
(APPROVED FEBRUARY 24, 2014)**

The Regular Meeting was held at the hour of 6:00 p.m. in the Alameda County Library, Chabot Room, 3600 Norbridge Avenue, Castro Valley, California, 94546.

**REGULAR MEETING: 6:00 p.m.**

**MEMBERS PRESENT:** Chair, Marc Crawford; Vice Chair, Cheryl Miraglia; Members, Sheila Cunha, Matthew Turner, Dave Sadoff, John Ryzanych and Aileen Chong – Jeung. **MEMBERS EXCUSED:** None.

**OTHERS PRESENT:** Jana Beatty - Weldon, Senior Planner; Bob Swanson, Assistant to Supervisor Nate Miley; and Yvonne Bea Grundy, Recording Secretary.

There were approximately 16 people in the audience.

**CALL TO ORDER:** The meeting was called to order by the Chair at 6:00 p.m.

**ANNOUNCEMENTS BY THE CHAIR:** The Chair made no special announcements.

**OPEN FORUM:** Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. No one requested to be heard under open forum.

**APPROVAL OF MINUTES:** Member Sadoff motioned to accept the Minutes of August 12, 2013. Member Cunha seconded the motion. The motion passed 4/0/3. The Vice Chair and Members Turner and Chong-Jeung abstained.

**CONSENT CALENDAR:** There were no items on the Consent Calendar.

**REGULAR CALENDAR**

1. **VIRGIL & DARLA EVERS, VARIANCE, PLN-2012-00199** – Application to allow a 6 foot high fence on top of a retaining wall, where 5 feet high is the maximum in a R-1-BE-CSU-RV (Single Family Residence, 7,000 square foot Minimum Building Site Area, 70 foot Median Lot Width, 30 foot Front Yard, 7 foot Side Yard, Secondary Unit, Recreational Vehicle) District. The property is located at 5482 Greenridge Road, west side, approximately 4/10<sup>th</sup>s of a mile north of Crow Canyon Road, in the Castro Valley area of unincorporated Alameda County, with County Assessor's Parcel Number: 085-1603-024-01. **Staff Planner: Richard Tarbell.**

Staff reviewed the project. The Applicant states the fence is needed for privacy, and to provide safety around the pool. The California Health and Safety Code, Section 115920-115929 requires fencing around swimming pools be a minimum of 5 feet. The Code does not provide location designations. Although fence location is not a component of the Code it is acceptable for a fence to be on the property line. The Council so determines, they could consider fence location a special circumstance. Council questions were as follows:

- What is the height of the retaining wall
- What is the total height of the retaining wall including the fence
- Is privacy considered a special privilege

Staff confirmed the retaining wall is 3.3 feet in height the fence 1.4 feet. One half of the retaining wall height is subtracted from the fence height to arrive at the calculation. Privacy is not a special privilege however as there is a State requirement a 5 foot fence is required around a swimming. An appropriate location must be considered for the fence. The Council can determine at its discretion, as the result of the location of the pool. The fence cannot be placed in any other location. Public testimony was opened.

The Applicants Virgil and Darla Evers were present. They talked with all of their neighbors. All parties were given a contractor's bid which included material cost. The contractor said there would not be any issues. The Neighbor on the north side signed the bid contract. Construction discussion took place in September 2012. There was time to voice concerns. All neighbors agreed on a six foot fence. It was not until construction began that the neighbor wanted the height lowered. Shortly after the fence was built Mr. Evers was contacted by the County, resulting in the variance application. In his opinion, the pool is an attractive nuisance. If the fence were lowered to 4 feet - four inches. Anyone could lean on it then fall into the pool. He is basing the variance request on the need for safety. The home is located downhill from neighbors. On two occasions children from the neighborhood came into the yard without permission. His daughter has also felt self conscious in the back yard of her own home because neighbors can look onto the pool area. Council questions for the Applicant were as follows:

- Was there a fence prior to installation of the present fence
- Was privacy affected before
- Are windows on the neighboring home an issue
- Has there been recent discussion with the neighbor
- Did the neighbor sign the fencing contract

Mr. Evers distributed photographs. The former fence was ramshackle to the point it was of no consequence. The replacement steps up to a difference of 8 inches at points along the 30 to 40 foot length. The neighbors have a gazebo. They also have lattice on top of their fence. The neighbor did sign the Contractor's Contract Agreement. A copy was then distributed to the Council. Originally he did talk with the neighbors about the 6 foot fence. However the more recent conservation was rather heated. He has not talked to them for months. Public testimony was closed.

The Chair said privacy may be an issue for the occupants within the parcel. However he is familiar with the neighborhood. Many of the homes do not have the same topography. He is not the only neighbor with a pool. There are quite a few in the area. Although he does not want to set precedence, he could make the finding based on topography. The only parties affected, live on the subject parcel.

Member Turner acknowledged there were many other homes in the neighborhood with swimming pools.

Member Sadoff asked if the neighbor was noticed about the variance application. Staff confirmed properties within 500 feet were noticed. The Chair said he had a difficult time believing all the draft findings were supported. The staff report was not convincing. He was careful not to set precedence. However being familiar with the area he thought, Finding #1 could be supported specifically in regard to topography. He agreed with the property owner. The party most impacted lives within the site. Member Sadoff agreed with the Chair. Finding #1 can be supported in this specific instance due to the topography. The neighbors contention he will be affected is not supported by the fact he signed the

fencing Contract. The Contract is a legal document. In addition he is not present nor did he send written comments. In his opinion this further erodes their position. Member Ryzanych was also concerned with setting precedence. However in this case, grade does impact the site.

**Member Sadoff motioned to approve, Variance, PLN-2012-00199, Evers. Member Cunha, seconded the motion.** The Chair asked for a friendly amendment to the motion. Finding #1 shall solely be based on topography alone. The reference to privacy privileges should be stricken. All accepted the amendment. **The motion carried 7/0.**

2. **GREG WESNER, SITE DEVELOPMENT REVIEW, PLN-2012-00167** - Application to allow construction of a single family dwelling with temporary occupancy of a 60 X 24 square foot portable dwelling during construction, in an "A" (Agricultural) District, located at 31924 Palomares Road, east side, four miles south of Palo Verde Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 085A-4100-003-00. **Staff Planner: Damien Curry.**

Staff reviewed the project. A single family home will be constructed. A temporary residence will be used throughout the construction process. A Negative Declaration has been circulated. The proposed home is in the area of the whip snake, red legged frog, pellet bat, and dust wood rat. The Initial Study states, there will be no impact but proposes avoidance measures. If any cultural resources are discovered during earthwork, work on the project will stop immediately. An archeologist will then be brought on-site. Staff recommended a further Condition requiring site development review expiration if the building permit is not implemented within the stated period or for a reason deemed by the County. In that event, the temporary home must also be removed. The Council will make a separate motion for the project and the declaration. The Chair responded, typically it takes one year to process plans through Plan Check. The Building Department usually will grant one extension if requested. Member Ryzanych requested the project to be conditioned as such, prohibiting no more than one extension. Finally Member Chong-Jeung asked staff to confirm the size of the structure. Staff confirmed there would be 2,670 square feet of living space in the new home. The temporary dwelling will be 1,440 square feet in area. Public testimony was opened.

Applicant, Greg Wesner was present. He assured the Council the temporary home would only be on-site during construction. This is the third home he has built as the architect. The last took 14 months. The permit process in this area is really long. It has taken one year to obtain grading permits for the driveway. Once all permits are obtained, construction will progress quickly. The Chair asked if it was standard to move a temporary home onto a site when building a home. Staff said it was common in the agricultural area. The Applicant explained although he is currently renting a home 4 miles away on Palomares Road. Often it is difficult to quickly get to the site if the crew has questions.

Neighbor, Mr. Bob Feinbaum lives immediately south of the site. The area is lovely. He enjoys the peace and quiet. He greeted the new neighbor and asked if the home was for speculation or a family residence. He would like to know where the home would be placed on the parcel. It looks to be approximately 400 feet from the edge of the parcel. Noise carries in a rural setting. How will noise issues be addressed also what time will construction begin and end. Mr. Wesner confirmed he would be living in the home when complete. The Chair explained there is a County Noise Ordinance. Construction cannot start before 7 a.m. There cannot be construction noise after 10 p.m. Grading is generally allowed from 7 a.m. to 6 p.m. Monday through Friday. He did not believe construction of a single family home in this remote area would have much of an impact. Mr. Wesner interjected he would do most work himself during the day time. He believed the building permit allowed work until 6 p.m. or 7 p.m. If a large crew is hired for a portion of the project like drywall installation, work would take place Monday through

Friday. He did not have a problem ending construction activity at 6 p.m.

**The Vice Chair motioned to approve the Site Development Review, 2012-00167, Wesner with two added Conditions.** Construction activity shall be limited to the hours of 7 a.m. to 7 p.m. seven days per week unless further restricted by Building Permit requirements. The permit shall expire in three (3) years if not implemented. **The Council will also adopt the Mitigated Negative Declaration.**

**Member Turner seconded the motion. The motion carried 7/0.**

3. **ARTURO & SHIRLEY ROBLES / DAVID LANGON HOMES, PRELIMINARY TRACT MAP, PLN-2013-00091** – Preliminary Review, Site Development Review proposal to allow construction of a 850 square foot commercial building and 12 residential condominiums, within the Castro Valley Central Business District Specific Plan, Sub Area – 7, (Central Castro Valley Boulevard / Redwood Road – Intensive Retail Core) located at 20226 and 20248 Redwood Road, east side, approximately 200 feet south of Modesto Avenue, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-0770-002-00 and 084C-0770-003-00. **Staff Planner: Carole Kajita.**

*No Action required. Provide comments / direction to staff and applicant.*

Staff instructed the Council they were to provide input. No action is required at this time. The proposal is 12 residential units with two car garages. The proposal differs from traditional mixed use projects. The commercial use is proposed in one building, residential use in another. Traffic impacts will be a concern as it is located on a heavy traveled artery. Public testimony was opened.

David Langon gave a project overview. The site is long and narrow. The project will combine commercial and residential elements. Thus far he has met with the Planning Department also the CVMAC Chair. He first verified residential uses were allowed, understanding the concerns. The primary focus is to create a small mixed-use infill development. Due to the configuration of the parcel, including setbacks the building pad is approximately 45 feet facing Redwood Road. There is not a lot to work with. The commercial structure will face Redwood Road. Housing will have the rear yard(s) facing the same direction as the commercial property. This will provide privacy. The zoning allows a 35 foot height limit but the structures will be 25 feet to conform with existing neighborhood homes. The project is close to transportation. It will bring homeowners to amenities downtown while retaining rural space in the outer county.

Jo Ann Lauer said her home is directly behind the subject property. She is happy to have something that does not look like what is presently there. Ms. Lauer asked the following:

- What would be the exact distance between her property and the project
- Where are the proposed dumpster locations
- Will a sound wall be placed on the property perimeter
- Will the large 12 foot eucalyptus tree remain

The Chair estimated a 20 foot setback immediately to the west of Ms. Lauer's property based on the site plan. An emergency vehicle turnaround is proposed at the rear of the site. The Ordinance does not require installation of a sound wall. Fencing will likely be 6 feet. Staff may have further information regarding dumpsters. Mr. Langon interjected the tree can be removed if requested.

The Applicant, Arturo Robles thought the location was good for families. The property was owned by his wife's family for many years. She grew up there. Although she passed away but it was her intent that

the site be utilized for housing. He would like to follow her wishes. The project will improve Castro Valley.

Another neighbor, Terry Gitlin said the conceptual drawings seemed okay, although it is not a commitment to the final design. The staff report says the residential setback development should be consistent with existing development to the east. Two story units are proposed, although three stories are allowed. There is an actual three story property on Forest Avenue. It casts a shadow on the neighborhood. The proposed development will not have a visual separation between a nearby a single story development. The developer should convey how the project will actually look as it is taller and more dense than others in the neighborhood. The Chair asked if he preferred a single story development. The neighbor thought it should be a consideration. Although he does not know if a single family home would be valid in this configuration. The project is two stories with gables. That is pretty high. The Chair explained, zoning allowed three story developments. Mr. Gitlin could not say one design was better than the other. He would need further information. Member Turner thought the development was a tight and narrow design. Perhaps additional trees would help block the view. It would also be possible for single unit development. Mr. Gitlin agreed the concepts would counteract narrowness. He will see the project from his back window. His hope is the developer is not trying to squeeze in 12 units, solely for return on investment.

Project Architect, Joseph Gorny explained. Buildings are grouped in twos with gable roofs and textured wood siding. Pop-outs will add shadow. The driveway is on the same side as the commercial structure. Garages will be attached to the homes with windows in the living area above. Guest parking is allocated in pockets throughout the parcel to allow more trees. There is a distance of 43 feet from the homes to property lines. This gives maximum privacy to neighbors. The site needs fire department turnaround. Board questions were as follows:

- Does the proposal comply with Design Guidelines
- Did the Fire Department approve the proposal
- How close is the nearest park
- Will there be a pocket park with a play structure

Mr. Gorny said the Fire Department did sign off on the project. The project conception is a play area 20 by 30 feet will be installed. The landscape architect has not designated play structures at this juncture. The Chair pointed out that Design Guidelines have been in discussion for years. He is unsure if Planning discussed the impact of proposed Design Guidelines on the project. Setbacks will have to be added in the front backs and sides of the structure. The first story will have to setback from the second. Design Guidelines will go to the Board of Supervisors in September and October. Draft Guidelines can be viewed on-line. They will impact the project. Clean Water will also need to review, and approve projects impacts.

Member Sadoff was confused as to why the Design Guidelines were not incorporated. Planning and the Council have been working on them for several months. The Applicant explained they met with Public Works and discussed private streets. They also had a pre-application meeting with Planning, Building and the Fire Department. This is the first time he has heard of Design Guidelines. His project continues to be delayed. He has presented his concept and continues to be told about new requirements. It is frustrating because he is attempting to get feedback to comply with the General Plan, Fire, and the Building Department. It would be better if things can be fast tracked, instead of finding ways to delay, and make the project more impossible to implement. Developers need better guidelines. He is willing to work with neighbors in planting trees. There is also a conceptual design for a play area. The development will likely attract first time home buyers.

The Chair asked staff when the Board of Supervisors will approve Design Guidelines. Staff was unsure. If the application was submitted 3 months ago it would not have made a difference. A tract map must be recorded first. This application is several steps away. The Chair explained the pre application meeting is to determine project viability for this location. Rules are constantly changing. The Chair noted the project proposes 144 units and a hammer head turnaround. The Applicant replied he can only base his decision on what other Departments recommend. The Chair responded he cannot assure the project will go smoothly. He believes the County has done little to give the applicant information or ways to work through understanding the application process.

Member Turner was surprised there had been no mention of Design Guidelines. Comments and effort make a better project in the end. However the process is a long haul. It is better to get comments at an early stage. Many projects come in fully formed, and there are surprises. This is a good way to go before there an investment by the applicant and the community. The proposal looks pretty good so far in having a business that faces the street.

The Vice Chair said her preference is solely commercial with no residential. The site is part of the commercial district. She is open to have the site as a mixed use project however the commercial and residential square footage seems like a lot is crammed into the parcel. The proposal is not mixed use. Mixed use should have much fewer residential units, more commercial space. Any residential project should be in compliance with Design Guidelines. There should be room for people, and open space.

Member Ryzanych was concerned with the possible impact of sound emanating from the commercial use. The site could be split later from residential. He asked staff if the parcel could be divided. Staff explained if it is a condo map, the common space is considered one of the condo units. The CCR's determine how the common space is managed. In mixed use, commercial is the stronger element. This is not as it is seen here. As on East 14<sup>th</sup> Street, it is difficult to make properties entirely commercial because the parcels are long and narrow. The former Redevelopment Agency was attempting to combine parcels to make them more practical.

The Applicant, Mr. Gorny readdressed the Council. All homes will be mapped together. Parking will be enforced by an HOA. Member Ryzanych asked if all of the units will be for sale. The Applicant confirmed that was correct. It is a difficult site for mixed-use. There is very little parking. Proposed retail will face the neighborhood. They were considering 40 units per acre and retail below but it is not allowed. They felt a single tenant would be better. It could be a yoga studio, Certified Public Accountant or small retail outlet. He believes it would be a user friendly space. Redwood Road is fairly busy. Likely the Council would not like to add a fast food restaurant. Member Ryzanych agreed the square footage is limited. A cigarette store may fit. A second retail store in the area could benefit.

Member Sadoff hoped the fact this information provided in this very early stages was not a loss. It is costly to go back to the drawing board. The Applicant interjected, stating the process is frustrating. This is not the first project he has done. He has tried to address all of the challenges. When he hears of something new he tries to address it in advance. He thanked the Chair for meeting with him to discuss the project.

The Chair said the Castro Valley Business District Specific Plan S-03 offered a wide range of good uses for the community. The focus is retail office uses, established services. The site is surrounded by 30 residences. The property to the north is a narrow lot. Two properties to the south are homes being used as businesses. He would like the application to come before the Council again. The downtown specific plan talks about residential. The document is 20 plus years old. The Council would like to update it. The

General Plan does not mention Residential. This is the first test. He has discussed this with the Planning Director who confirmed it is for the CVMAC to decide. The Director did agree there is a conflict between the Plans.

The Applicant again spoke to the Council. He said he met with a Planner who led him in the direction he is now in. He also met with the Planning Director. The Planning Director told him he took the issue to County Counsel and was told he could go in that direction. Therefore he did not concentrate on a question as to if housing can be placed there. The Chair said he could not comment on the Applicant's conversation with Planning. It is up to the Council to make recommendations. The Planning Director is part of the process but cannot make the only decision. The Applicant again explained he was advised to go in this direction. He showed his plan to every Planner. He did not expect to hear housing was not allowed. He thought he would be advised on proportions. The Chair said often there two different tracks involving an application.

The Vice Chair said she understood the Applicant's frustration. She wished applications would come before the Council first. The CVMAC spent years on the General Plan. The Council wants applications to adhere to it for good reason. She would like to see comments from the Planner and the Planning Director. The CVMAC will also need to speak with County Council. The Chair further explained the Planning Department will have the ultimate decision. The Council makes recommendations. If the General Plan needs to go in a different direction, developers need to know that. Although this application is in its early stages. The path seems to be different than what the Applicant has been told. Most applicants spend \$70,000 at this point in the process. The Applicant has been told things by people who do not live in Castro Valley. It is almost like a turf battle. The Applicant's expectation may be too high regarding this site. At least he is being warned early in the process. Mr. Gorney responded this is why he met with the Senior Planner.

Member Sadoff said the project is in conflict with the General Plan. The question is how it gets resolved. The Chair responded if housing was part of the project, the General Plan would have to be set aside. He is not sure if this is part of a larger process. Staff present at the hearing, said this is the first time they have seen the project. It may need to be re-zoned. The transitional period is hard because it takes a while for zoning to catch up with the General Plan. The County needs to resolve why the project is contrary to the General Plan. It is premature for him to opine on the project.

Mr. Gorny explained he talked to the Planning Director as to how the property could be used. He has a copy of the e-mail. The Chair asked staff how much discretion the Council had. Staff confirmed the Council had broad discretion.

Member Chong-Jeung said in all reality since the proposal is off of Redwood Road. The entrance has a little driveway. A commercial unit of 850 square feet is not sufficient. The Applicant said that was the County standard. However Conditions must address traffic issues. The Applicant pointed out in regard to infill development. The focus is not about more parking and cars on the road. It is about walking to restaurants, and services in the city.

Member Cunha liked the idea of housing in Castro Valley. If housing is not allowed in this area she would like to hear from the Planning Director and County Counsel.

The Chair said, although not in direct reference to this project in a broader perspective. He would like to see the General Plan implemented. The CV General Plan was approved in March 2012. The zoning designation does not allow for revision even though the Specific Plan does. The General Plan takes precedence. It may take a General Plan amendment to change the zoning. If the Council were to do that

in this area, it would be in contrast to what was planned for the community. The General Plan has corrected some things that happened during periods when the Plan was not well implemented. He realizes the developer is eager to develop. He personally has completed development projects for a long time. In his analysis the General Plan does not allow housing at this site. Given the work he himself spent on the General Plan. He would like projects to adhere to it. He did have a conversation with the Planning Department. Staff said they explained to the Applicant, a plan for the project must be compiled first.

Mr. Gorny pointed out the General Plan allows for residences. The Specific Plan allows residences. The Chair said the Castro Valley General Plan designation is Downtown Community Commercial, Central Business District Specific Plan. It offers a wide range of goods and services for the community. The focus is retail office uses, established services. He does not believe the General Plan calls for residential use within these boundaries. He did not want to engage in further debate at this juncture. The Council will talk to Planning. Staff needs to be clear. The Design Guidelines will soon be enacted. Mr. Gorny asked if County Counsel gave support what would be the next step. Staff explained County Counsel will not guide development. They will determine if a project went to court, could it be defended. Counsel confirms the Municipal Advisory Council has broad discretion.

The Chair ended stating at this juncture the Council had been as clear as possible so far regarding residential development at this site.

**CHAIR'S REPORT:** The Chair announced the presentation on Economic Development will be continued. The Chamber is updating their information. There will likely be another meeting at the Supervisor's office prior to the Agenda item be placed on the Agenda.

**COUNCIL ANNOUNCEMENTS, COMMENTS AND REPORTS:** Member Sadoff asked if there was information on Fall Festival, preliminary financials. Bob Swanson said results were not yet in.

**STAFF COMMENTS & CORRESPONDENCE:** Member Turner recommend Council Members try the Public Citizen application for their phones. He has used it. It really helps things get done. He sent a photograph of a broken bridge to the Department responsible. Normally it would take 30 days. It was fixed in 10 days.

The Chair asked who was responsible for emptying garbage cans on Castro Valley Boulevard. On the recent Castro Valley Boulevard Walk cans were overflowing. Member Sadoff believed Waste Management is responsible. The Vice Chair said Waste Management should be alerted about the CV Creates event this Saturday. The Chair agreed overall garbage pick-up intervals should be increased.

Member Chong-Jeung asked Council Members for recommendations. Recently she was contacted by a High School Senior looking for individual and group volunteer opportunities. Member Cunha believed the Chamber of Commerce had a high school program. Member Sadoff also recommended the Castro Valley Sanitary District. It has an active Green Team that uses high school students.

Bob Swanson announced the Castro Valley Farmers Market is now on a year round schedule. Food trucks helped bring additional business to the Market. The recent Classic Car show provided a lot of exposure.

**ADJOURNMENT:** There being no further business, the hearing adjourned at 8:14 p.m.

---

ALBERT LOPEZ - SECRETARY  
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

**SUMMARY MINUTES OF MEETING  
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL  
APRIL 13, 2015  
(APPROVED MAY 11, 2015)**

The Regular Meeting was held at the hour of 6:00 p.m. in the Alameda County Library, Chabot Room, 3600 Norbridge Avenue, Castro Valley, California, 94546.

**REGULAR MEETING: 6:00 p.m.**

**MEMBERS PRESENT:** Chair, Marc Crawford; Vice Chair, Cheryl Miraglia; Members, Sheila Cunha, Dave Sadoff, and John Ryzanych. **MEMBERS EXCUSED:** None.

**OTHERS PRESENT:** Jana Weldon, Senior Planner; Paul Saftner, Assistant to Supervisor Nate Miley; and Yvonne Bea Grundy, Recording Secretary.

There were approximately 19 people in the audience.

**CALL TO ORDER:** The meeting was called to order by the Chair at 6:05 p.m.

**ANNOUNCEMENTS BY THE CHAIR:** The Chair made no special announcements.

**OPEN FORUM:** Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes.

Chair of Castro Valley Bike Walk, Jo Anne Lauer, spoke. The Bike Walk CV Bicycle and Pedestrian Advisory Committee will meet with Public Works on April 15, 2015. Bike Walk CV is assisting Public Works write and submit eight sidewalk grant proposals through the Active Transportation Program. The grants are for sidewalk areas: 1) Somerset Avenue, Redwood Road to Stanton Avenue; 2) Stanton Avenue, Castro Valley Boulevard to Somerset Avenue; 3) Stanton Avenue, Somerset Avenue to Miramar Avenue; 4) Anita Avenue, Castro Valley Boulevard to Somerset Avenue; 5) Heyer Avenue, Redwood Road to Center Street; 6) Proctor Road, Redwood Road to Walnut Avenue; 7) Christensen Lane, Lake Chabot Road to Parsons Avenue, and 8) Santa Maria Avenue, Wilson Avenue to Castro Valley Boulevard.

Those interested in participating in discussions around the topic can contact, Paul Keener, Senior Transportation Planner, Alameda County Public Works (510) 970-6452.

Bike to Work/School Day is May 14, 2015. Bike Walk CV will host an Energizer Station with free commuter bags, bike related items and refreshments at Castro Valley High School from 7:00 -9:00 a.m. An Energizer Station will be at the Castro Valley BART Station from 6:30 - 8:30 a.m. There will also be a "Pop up Bike Lane" along the west side of Redwood Road, from Seven Hills Road to Jameson Way to simulate an actual bike lane.

**APPROVAL OF MINUTES:** *The Vice Chair motioned to accept the Minutes of February 09, 2015 as submitted. Member Cunha seconded the motion. The motion carried 5/0.*

*Member Sadoff submitted corrections to the Minutes of March 09, 2015. The Vice Chair motioned to accept the Minutes of March 09, 2015 with corrections. Member Sadoff seconded the motion. The motion carried 5/0.*

**CONSENT CALENDAR:** There were no items on the Consent Calendar.

**REGULAR CALENDAR:**

**DAVID LANGON / LANGON INC, SITE DEVELOPMENT REVIEW AND TENTATIVE TRACT MAP (TR-8234), PLN2014-00212 AND PLN2014-00213** ~ Application to allow construction of a 2,750 sq. ft. commercial building and subdivision of one lot into 5 condominiums, 1 common area and 1 single family lot, in Sub Area 7 (Intensive Retail Core) within the Castro Valley Central Business District Specific Plan, located at 20226 and 20248 Redwood Road, east side, approximately 50 feet, south of Jamison Way, in the unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-0770-002 and 003. **Staff Planner: Christine Greene.**

Staff reviewed the project. The application initially came before the Council in 2013. At that time the square footage proposed for commercial use was 840 square feet. The Council recommended increasing the proposed area of commercial space, and reducing the residential portion. The Applicant has re-designed the project.

The current application is to allow construction of a 2,750 square feet commercial building and subdivision of one lot into 5 condominiums, 1 common area and 1 single family lot. There are three existing dwellings on the property and the two front units are proposed to be demolished while the single family dwelling located at the back of the lot would be retained. The proposed 2,750 square foot commercial building (PLN2014-00213-SDR) at the front of the lot would provide retail and office space. The proposed one-story commercial building would be located two feet from the front property line providing 11 parking spaces located behind the commercial building. The commercial project proposes a total of 11 parking spaces: four compact spaces; six regular parking spaces; and one handicap space.

The second application which is being processed under Tentative Tract Map, PLN2014-00214-TR is to allow the subdivision of one lot into seven parcels including 5 condominiums, 1 common area and 1 single family lot. The project includes the construction of 5 new residential condominiums located in the middle of the lot. The existing single family dwelling located at the rear of would be subdivided off on a separate lot. The new condominiums would stand approximately 25 feet in height, two-stories with a two car garage and measure approximately 1,800 square feet in area per unit. A mini-park/play area approximately 580 square feet in area is proposed between the commercial parking lot and the first condominium. The new units are proposed to face the driveway access, southern property line, which provides a 15 feet deep rear yard area for each unit.

The residential portion had been decreased by half. The commercial portion has been increased. Given there is a residential home is on one parcel and there are residential units adjacent to the site. It appears residential use would fit into the area. Staff would support the mixed use project, provided the exterior of the commercial building was architecturally enhanced which should be reviewed by the Planning Director.

The Council had no initial questions. Public testimony was opened.

The Applicant, David Langon was present. The commercial space was increased by three times. He worked with commercial real estate brokers to determine what people would use. They also worked with neighbors. This design would fit into Redwood Road. Given the existing home on the parcel and neighborhood residential in the area, the proposed condominiums will fit into the neighborhood.

The project Architect, said the project designs will include smooth stucco and redwood accents. There will be no roll-up doors as proposed in the earlier iteration. The proposed design is more in keeping with

the cool sophisticated feeling of Castro Valley. Wood accents will work well with the store front and blend in the future when more store fronts are added. Further design consideration/additions are a tower, and sun shades/awnings. The Council can prove input.

Jo Anne Lauer told the Council her home is directly behind the back fence of proposal. There are also several other neighbors. They submitted a letter. They met with Mr. Langon. He did agree the homes closer to them would be lower in height. She did believe it was appropriate to keep the residential portion in the rear if the front of the property will be commercial. The Applicant has taken care with the application. She believes it is a good plan. The Chair asked Ms. Lauer if the business complex on a parcel to the north caused problems. Ms. Lauer said the business complex did shine light onto surrounding homes. There is a big wall behind that commercial complex. It is not a good situation for homes under the wall. Children also hang around the back of the commercial building at night. Garbage tossed over the fence at night onto neighboring properties.

Lucia Arce owns the building next door. She is a part of a group of therapist. Their patients do not need exposure to a lot of noise. Currently there are traffic jams, and cars blaring loud music. With this project there will be noise in her office from the traffic going in and out. She presented a letter to the Council. She is also concerned about cars sitting in the lot. Loud noise could also come from these vehicles. The proposed driveway is narrow. There will also be safety issues with trucks coming in and out. In addition there will be dust associated with construction. When a building was constructed across the street, the ground was not sprayed one time. Many of her patients may not want to come. She will also have a difficult time renting space in her building. The Chair asked for further information. The Chair said perhaps the Applicant can discuss shared parking. For example, the Ice Creamery removed a fence and now has shared parking with a neighboring business. Ms. Arce may want to discuss this with the Applicant. Ms. Arce asked if shared parking/driveway could be a required Condition of Approval. The Chair explained this could not be a condition of approval as each property is privately owned. Regarding construction noise this will be temporary, not be on-going. Associated noise may not be louder than traffic noise generated from Redwood Road. Construction rules in effect regarding dust and noise control are all standard practice.

Mr. Jack Sullivan lives on Catalina Court adjacent to the proposed condominiums. He would like to know what kind of fence is proposed. He prefers a six foot fence. He would also like the redwood tree on the site not to be removed. Removal will have an impact. He looks right into the property. He would like the fence to provide a barrier to people looking into his property. Staff referenced the Landscape Plan. A six foot fence would be acceptable.

Miranda read a letter of neighbors in support of the development who could not be present. They asked that all trees be maintained. The shared fence now in place is falling apart. They do not want other neighbors to look into their backyard. They would like the issue of the dilapidated fence addressed.

The Applicant, David Langon returned. He presented photo simulations including the proposed tower. The tower provides presence, and an opportunity for signage. The Vice Chair asked the Applicant had conducted an analysis of a proposal with residential development was on the upper floor. Mr. Langon responded the lot was long and narrow. It is difficult to provide sufficient parking and common space. Underground parking that would normally work at other sites would not be appropriate due to the long narrow lot. Public testimony was closed.

The Vice Chair thought the current project was an improvement over the first submission. The second submission does include more commercial. However it does not conform to the General Plan. Although she does not think she would be in support of an entirely commercial proposal. The option has

not yet been presented. Ultimately the current proposal would require a General Plan Amendment as it does not conform to the General Plan.

Member Ryzanych agreed the proposal was an improvement over the initial submission but the current proposal still falls short. The development could use more open space, and more greenery. One concern is a common area. The ratio should be 50% to 50 %. There should be another configuration that could change the balance. There is insufficient parking. The development should not be able to look down on surrounding properties. The proposal does not conform to the General Plan. This issue must be addressed.

The Chair said regarding the site development. He cannot make a recommendation until there is a decision on the tract map. The larger parcel in the rear must go through the front parcel. If a shared parking or shared driveway with the building to the north of the site can be found. This will limit some of the issues. The information presented today is not sufficient to make a recommendation. The Council is not willing to leave all decisions to the Planning Director. He agrees with Member Ryzanych. The information thus far is not sufficient. The size copies provided by staff were not large enough to analyze thoroughly. Full size plans should have been presented. The tract map does not comply with the General Plan. The building can also be enhanced. The Specific Plan must be in compliance with the General Plan. The required hierarchy should prevail. The Specific Plan was last updated in 1993. The conditions present at the time no longer apply. The General Plan was updated more recently. He would support residential if placed above commercial. In his opinion the proposal would need a General Plan Amendment.

Staff proposed at the present juncture. The Applicant may prefer a continuance to work with staff. Mr. Langnon then asked if the application were denied could the decision be appealed. His problem is that he has dealt with Planning for the last year and one half. Planning has guided the project at all levels. He feels Planning has already provided direction. His firm has worked to keep height of the development near the neighbors low. They designed the building to accommodate the parcel. They would like to stick with the proposed design. If the Council has some specific recommendations the architect can consider appropriate changes.

The Vice Chair told Mr. Langon said she read the past Meeting Minutes where he expressed his frustration that he wished he had come before the CVMAC prior to his presentation. At the last review. The Council did provide good direction. The project should comply with the General Plan, commercial on the ground floor, residential on the second floor. The Council's request should not be a surprise. Public testimony was reopened.

Mr. Langnon said the Planning Department told him residential could be placed at the rear. However the CVMAC says residential is not allowed there. He has developed a viable project that has a lot of support. The Vice Chair asked if Mr. Langnon had talked with the neighbors. Mr. Langnon acknowledged he had. If it will help, he is open to discuss a shared driveway on the other side of the project.

The Chair explained although separate applications the project is essentially one project. It makes sense to have both decided at one time. Parking and/or shared parking affects the whole. The Applicant must seek a General Plan Amendment to place housing on the ground floor. The argument staff is making now to support residential on the ground floor, is not allowed. State law requires the Specific Plan follow the General Plan. Another alternative is the Applicant could alter the Tract Map application and place residential above the ground floor.

Mr. Langnon asked to Council to make a recommendation tonight. He did not want a continuance. Public testimony was closed.

**The Vice Chair motioned to deny Site Development Review and Tentative Tract Map, (TR-8234) PLN-2014-00213 and PLN-2014-00214. It does not conform with the General Plan. For the project to move forward. A General Plan Amendment is required. Member Ryzanych seconded the motion. The motion carried 5/0.**

**CHAIR'S REPORT:** The Chair and the Vice Chair visited the East Bay Regional Park site at 17922 Lake Chabot Road. The Park District informational proposal to add an administrative support and service facilities was heard at the March 09, 2015 meeting. After visiting the site the Chairs did obtain a good sense of how the administration building would sit into a bowl shaped section of the land. The Park District Manager home would be the most affected. His deck would look directly onto the administration building. The problem is the maintenance building. This will be seen from Fairmont Drive. It is a huge impact for the site. The Chair reminded the Applicants a site development review would also come before the CVMAC. The Planning Director is in support of the recommendation. The Applicants are modeling the structure after one at Tilden Park. The Chair, Member Ryzanych and a member of Nate Miley's staff will go to Tilden Park to take a look. Tilden Park is a more forested area. The proposed site does not have as many trees. In the Chair's opinion, the maintenance building should be relocated where the classrooms are currently located. There does not appear to be alternative placement that would not result in a big impact.

**COUNCIL ANNOUNCEMENTS, COMMENTS AND REPORTS:** Member Cunha attended a meeting of the Air Quality Control Board held in Pleasanton. The Air Quality Board is proposing future changes. Homes sold could be required to change-out existing fireplaces. This transaction would take place at the point of sale. There were approximately 100 people at the meeting. Almost all present were opposed to the changes with the exception of one person. Many seniors are on a fixed income. They use their fireplaces for a source of heat. Member Cunha was concerned that most people were unaware of proposed changes. There were no residents from Oakland, or Berkeley at the meeting. Future meetings are proposed in far outlying areas. For example the San Jose meeting will be in Morgan Hill from 10 a.m. to 12 p.m. A recent article in the Independent Newspaper said air quality has been the best since 1990. She would like the CVMAC to discuss and propose recommendations to be submitted to the Board of Supervisors. If the proposed changes go through, the cost of selling a home in Castro Valley would increase substantially.

**STAFF COMMENTS & CORRESPONDENCE:** The Retirement Party for Bob Swanson will take place at the Moose Lodge in Castro Valley this Thursday, April 16, 2015. Everyone is invited.

**ADJOURNMENT:** There being no further business, the hearing adjourned at 7:16 p.m.

---

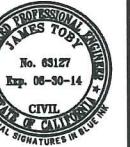
ALBERT LOPEZ - SECRETARY  
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

# VESTING TENTATIVE TRACT MAP #8234

## 20226 & 20246 REDWOOD ROAD

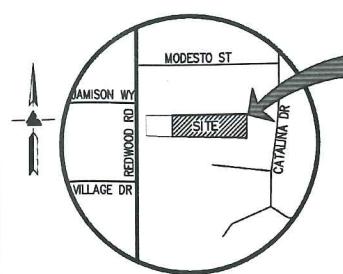
### CASTRO VALLEY, ALAMEDA COUNTY, CA

# NOT PART OF PROPOSAL



CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
3017 DOUGLAS BLDG. #300  
ROSEVILLE, CA 95661  
(916) 986-1338  
(P) (510) 887-4056  
(F) (916) 737-7363  
www.leabrade.com

LEA & BRADE ENGINEERING, INC.  
CIVIL ENGINEERS • LAND SURVEYORS  
BAY AREA REGION  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4056  
(F) (916) 737-7363  
www.leabrade.com



VICINITY MAP  
NO SCALE

NOTES

TRACT NUMBER: 8234

PROPERTY OWNER/DEVELOPER

DAVID LANGON  
3189 DANVILLE BLVD. SUITE 245  
ALAMO, CA 94507

ENGINEER/SURVEYOR:  
LEA & BRADE ENGINEERING, INC.  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4056

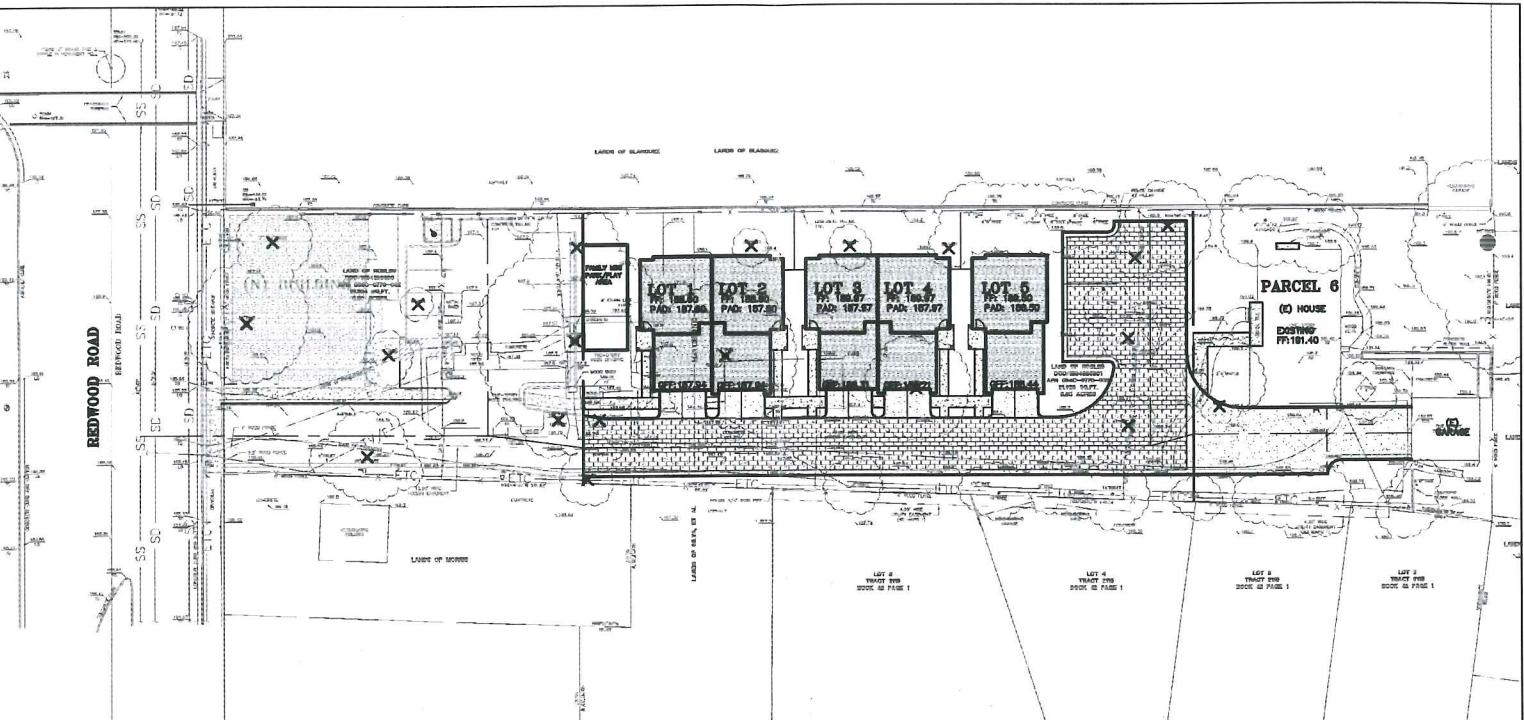
ARCHITECT:  
JOHN MATTHEWS ARCHITECTS  
335A EAST 4TH AVENUE

EXISTING ZONING:  
CASTRO VALLEY CENTRAL BUSINESS DISTRICT  
RSFR, SINGLE FAMILY RESIDENCE

EXISTING ADDRESS:  
20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CALIFORNIA

VESTING TENTATIVE TRACT MAP #8234  
20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, ALAMEDA COUNTY  
APN: 084C-0770-002-00  
APN: 084C-0770-003-00  
ALAMEDA COUNTY

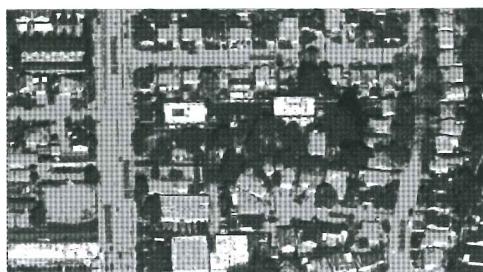
TITLE SHEET  
VESTING TENTATIVE TRACT MAP #8234  
20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, ALAMEDA COUNTY  
APN: 084C-0770-002-00  
APN: 084C-0770-003-00  
ALAMEDA COUNTY



KEY MAP  
1" = 30'

ABBREVIATIONS

AD	AREA DRAIN
BC	BEGINNING OF CURVE
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEANOUT
CY	CUBIC YARD
DI	DROP INLET
EG	EXISTING GRADE
EVAE	EMERGENCY VEHICLE ACCESS
EASEMENT	EASEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
HI	HIGH POINT
INV	INVERT ELEVATION
LF	LINEAL FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
PIEE	PRIVATE INGRESS/EGRESS
EASEMENT	EASEMENT
PIV	POST INDICATOR VALVE
PSE	PUBLIC SERVICES EASEMENT
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RW	RAINWATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TYP	TYPICAL
W, WL	WATER LINE
WM	WATER METER



## EXHIBIT A



**BENCHMARK**  
COUNTY OF ALAMEDA BENCHMARK  
"RED-JAMI, ALA. CO., 1977"  
AN ALAMEDA COUNTY DISC STAMPED "RED-JAMI,  
1977" IN TOP OF CURB AT SOUTHWEST RETURN  
OF REDWOOD ROAD AND JAMISON WAY.  
ELEVATION = 186.991'  
(ALAMEDA COUNTY DATUM)

**SITE BENCHMARK**

SURVEY CONTROL POINT  
CROSS CUT FOUND ON CONCRETE SIDEWALK  
ELEVATION = 185.98'  
(ALAMEDA COUNTY DATUM)

**NOTES**

ALL DISTANCES AND DIMENSIONS ARE  
IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION  
IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE  
SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN  
AT DOOR THRESHOLD (EXTERIOR)



**CIVIL SHEET INDEX**

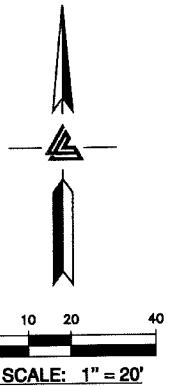
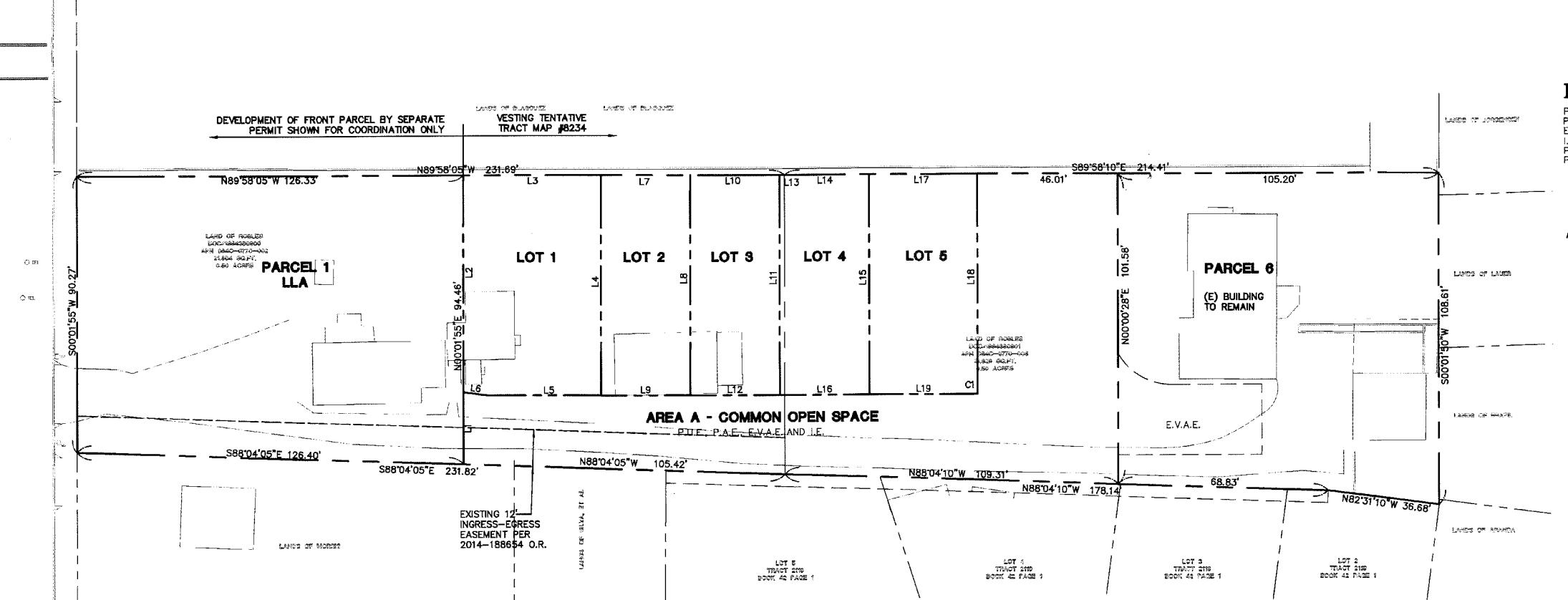
- TNT-1 TITLE SHEET
- TNT-2 LOT LAYOUT PLAN
- TNT-3 PRELIMINARY GRADING PLAN
- TNT-4 PRELIMINARY UTILITY PLAN
- TNT-5 SITE SECTIONS
- TNT-6 STORM WATER CONTROL PLAN

# NOT PART OF PROPOSAL

REDWOOD ROAD

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.56	N00°01'55"E
L2	70.90	N00°01'55"E
L3	45.26	S89°58'05"E
L4	72.01	S00°01'55"W
L5	37.11	N89°57'13"W
L6	8.23	N82°17'14"W
L7	29.23	S89°58'05"E
L8	72.01	S00°01'55"W
L9	29.23	N89°58'10"W
L10	29.24	S89°58'05"E
L11	72.01	S00°01'55"W
L12	29.24	N89°57'58"W
L13	1.82	S89°58'05"E
L14	27.65	S89°58'10"E
L15	72.01	S00°01'55"W
L16	29.27	N89°58'05"W
L17	35.58	S89°58'10"E
L18	71.95	S00°01'44"W
L19	35.58	S89°56'25"W

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	1.51	4°19'25"	20.00

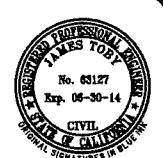


## LEGEND

P.U.E.: PUBLIC UTILITY EASEMENT  
 P.A.E.: PUBLIC ACCESS EASEMENT  
 E.V.A.E.: EMERGENCY VEHICLE ACCESS EASEMENT  
 I.E.: INGRESS-EGRESS EASEMENT  
 P.G. & E.: PACIFIC GAS AND ELECTRIC EASEMENT  
 P.U.E.: PUBLIC UTILITY EASEMENT

## EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. HOWEVER, SUPPORTING DOCUMENTS HAVE NOT BEEN PROVIDED AND EXCEPTIONS #5 & #7 HAVE NOT BEEN PLOTTED.



LEA & BRAZE ENGINEERING, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 SACRAMENTO REGION  
 307 DOUGLAS BLVD. #300  
 ROSELLE, CA 95661  
 (916)565-1335  
 (510) 687-4086  
 (7) (916)591-7363  
 www.leabrade.com

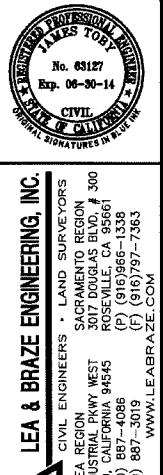
VESTING TENTATIVE TRACT MAP #8234  
 20226 & 20248 REDWOOD ROAD  
 CASTRO VALLEY, ALAMEDA COUNTY  
 CALIFORNIA APN: 084C-0770-002-00  
 APN: 084C-0770-003-00  
 ALAMEDA COUNTY

LOT LAYOUT PLAN

REVISIONS BY:  
 JOB NO: 2130422  
 DATE: 12-15-14  
 SCALE: 1" = 20'  
 DESIGN BY: JC  
 DRAWN BY: WM  
 SHEET NO: 2 OF 6 SHEETS  
**TNT-2**



# NOT PART OF PROPOSAL



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

SACRAMENTO REGION

BAY AREA REGION

INDUSTRIAL/COMM.

HAZARD

SEISMIC

(P) 916.666.1336

(F) 916.666.1336

(C) 916.887.3010

(F) 916.887.3010

www.leabaze.com

0 10 20 40

SCALE: 1" = 20'

## LEGEND



TREE TO BE REMOVED



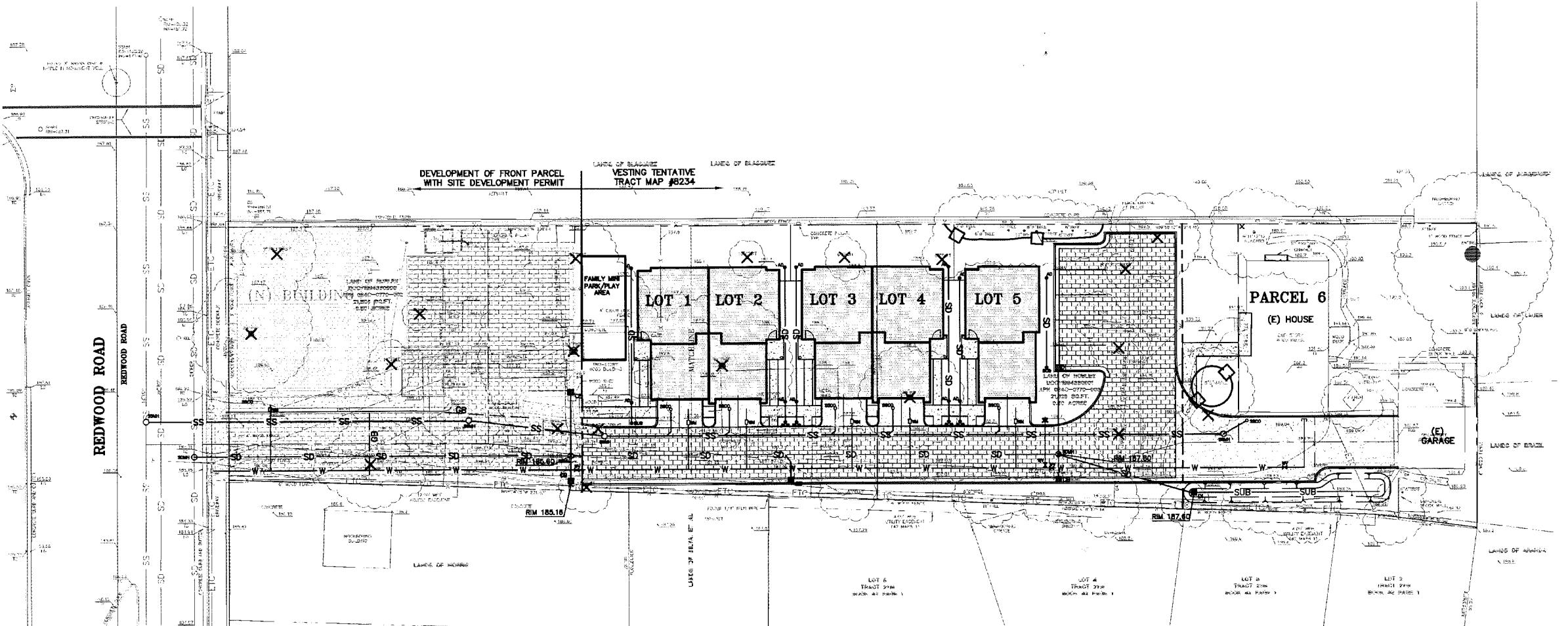
PERVIOUS PAVER



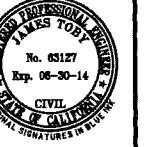
CONCRETE WALKWAY



PROTECT EXISTING TREE



# NOT PART OF PROPOSAL



LEA & BRAZE ENGINEERING, INC.  
 CIVIL ENGINEERS • LAND SURVEYORS  
 BAY AREA REGION • SACRAMENTO REGION  
 2489 INDUSTRIAL PKWY • 3017 DOUGLAS BLVD. #300  
 HAYWARD, CALIFORNIA 94545 • ROSEVILLE, CA 95661  
 (F) (916) 661-1338  
 (F) (510) 887-3019  
 (F) (916) 797-3763  
 www.leabaze.com

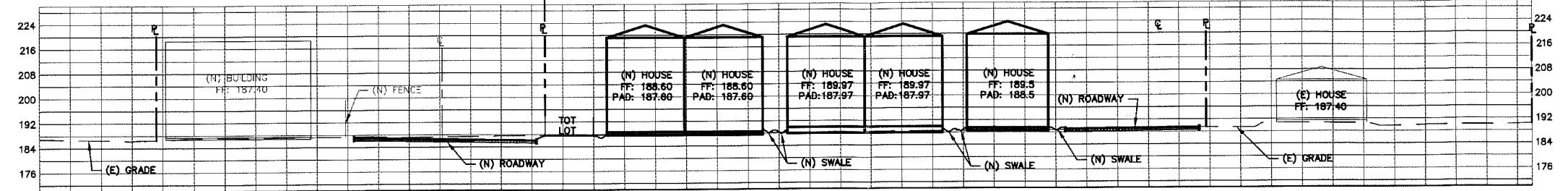
VESTING TENTATIVE TRACT MAP #48234  
 20226 & 20248 REDWOOD ROAD  
 CASTRO VALLEY, ALAMEDA COUNTY  
 CALIFORNIA  
 ALAMEDA COUNTY

SITE SECTIONS

JOB NO: 2130422  
 DATE: 12-15-14  
 SCALE: 1" = 20'  
 DESIGN BY: JC  
 DRAWN BY: WM  
 SHEET NO:  
**TNT-5**  
 5 OF 6 SHEETS

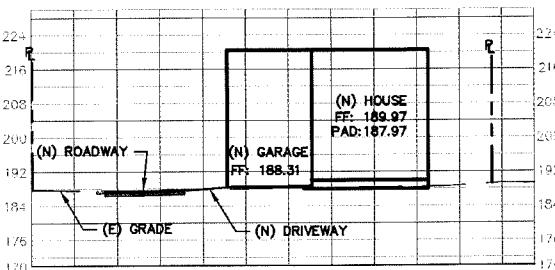
DEVELOPMENT OF FRONT PARCEL BY SEPARATE  
 PERMIT SHOWN FOR COORDINATION ONLY

VESTING TENTATIVE  
 TRACT MAP #48234

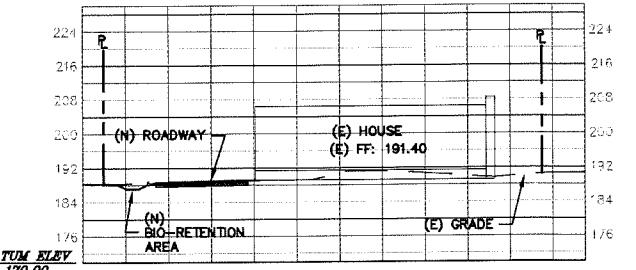


**SECTION A**  
 TNT-5  
 SCALE: 1" = 20' HORIZ & VERT

**SECTION B-B**



**SECTION B**  
 TNT-5  
 SCALE: 1" = 20' HORIZ & VERT



**SECTION C**  
 TNT-5  
 SCALE: 1" = 20' HORIZ & VERT



# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



20226 REDWOOD ROAD

CASTRO VALLEY, CA

06/12/2017



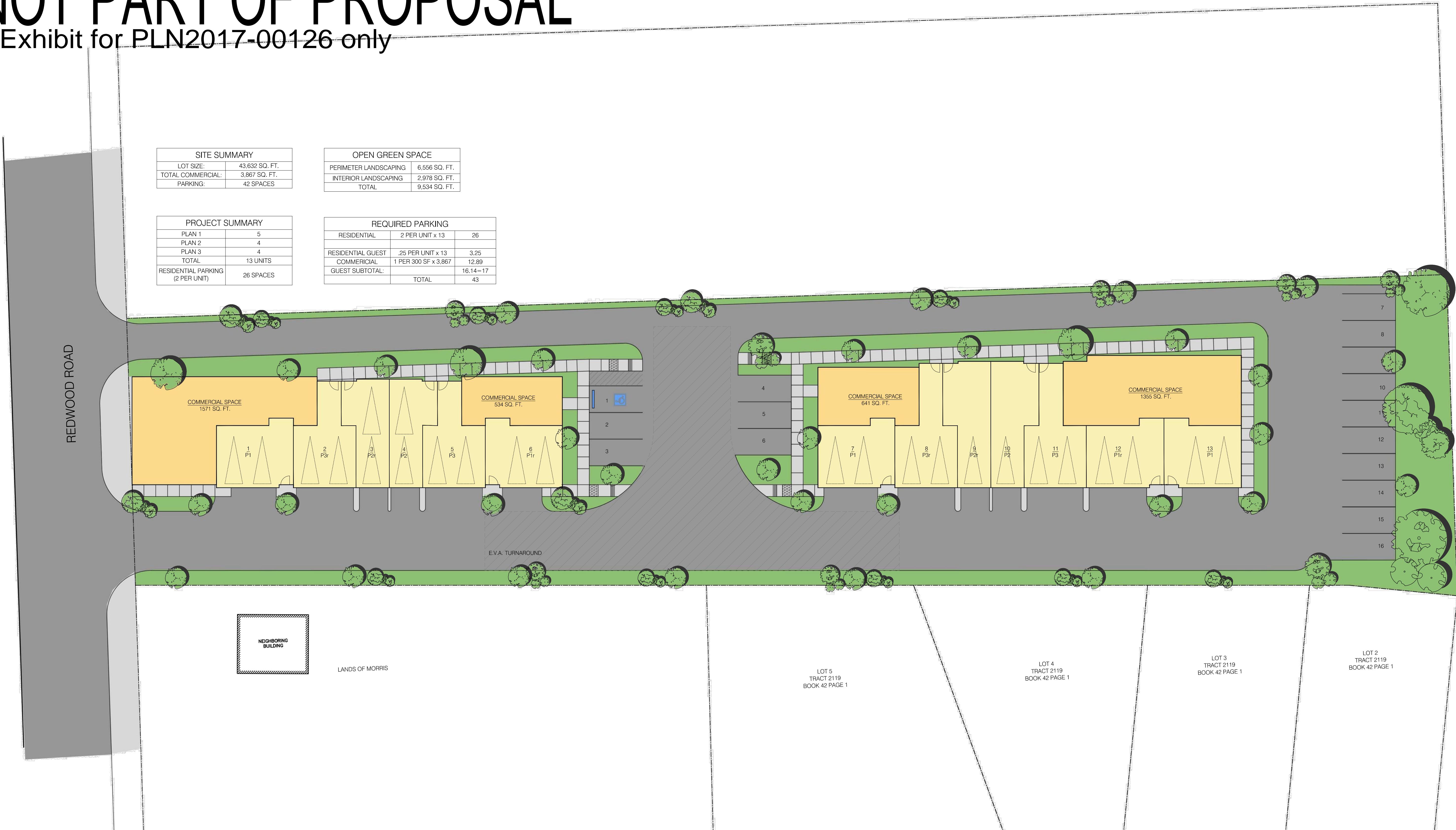
Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

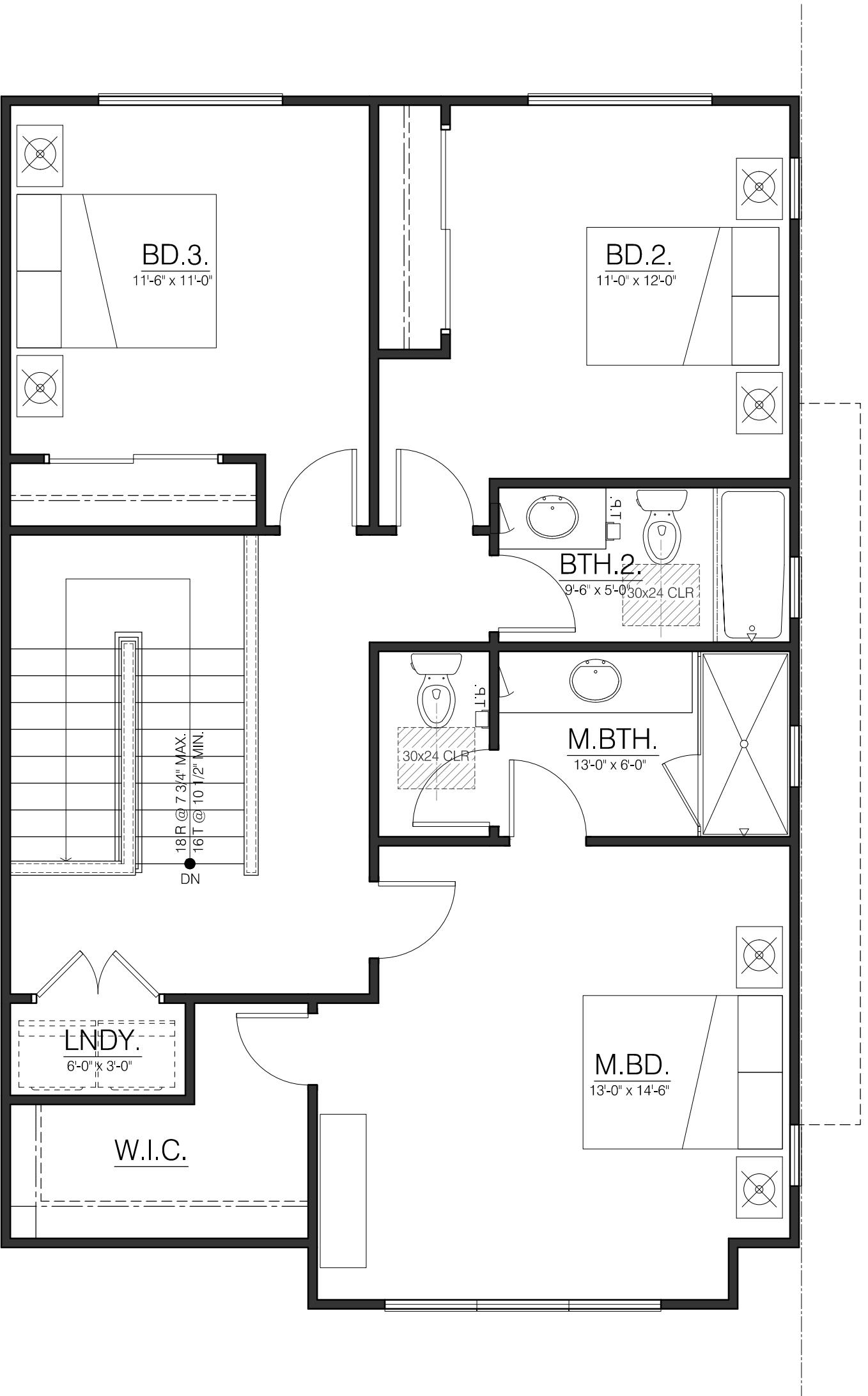
SITE PLAN

1

SCALE: 1/16"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00

# NOT PART OF PROPOSAL

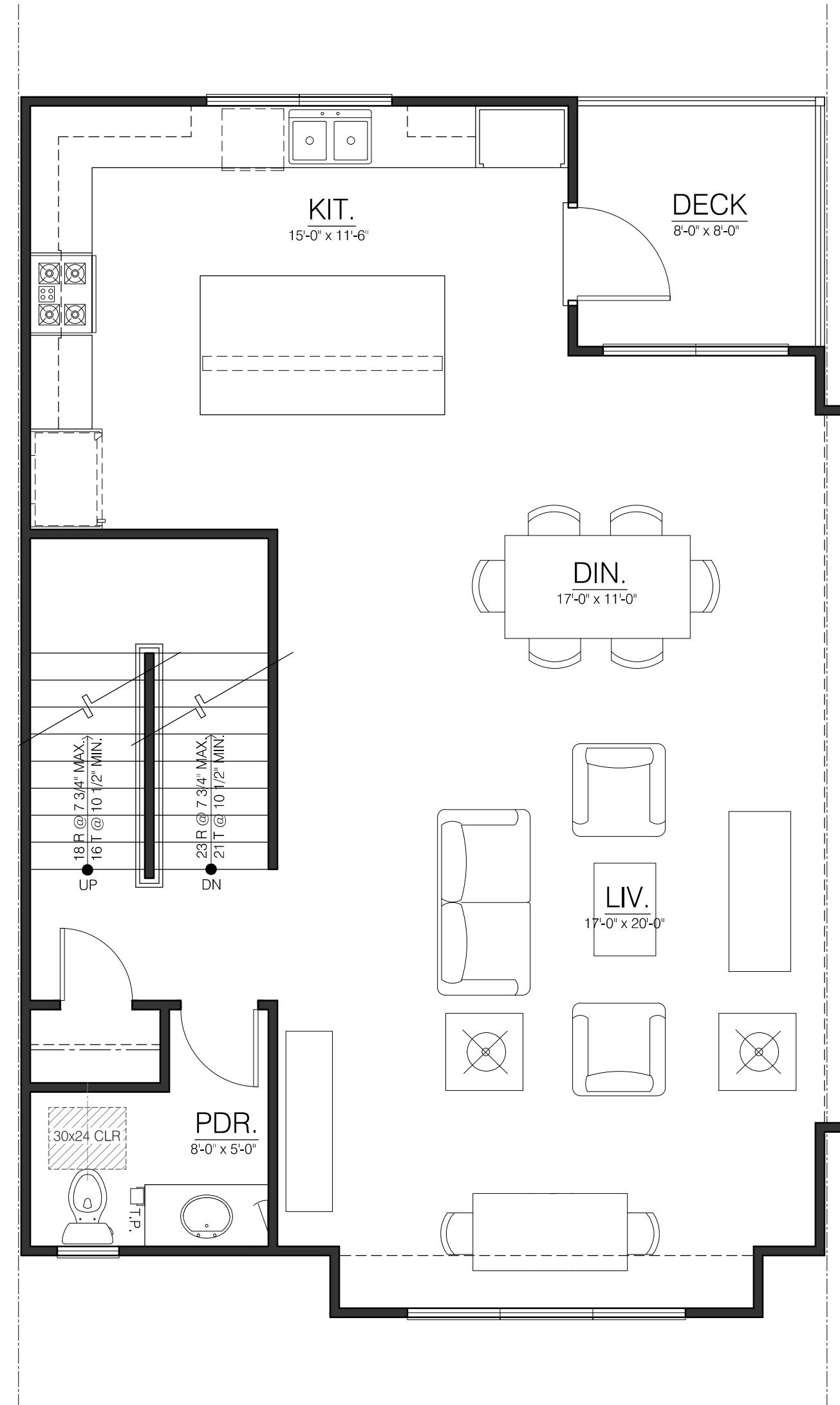
Exhibit for PLN2017-00126 only



UPPER FLOOR

PLAN 1

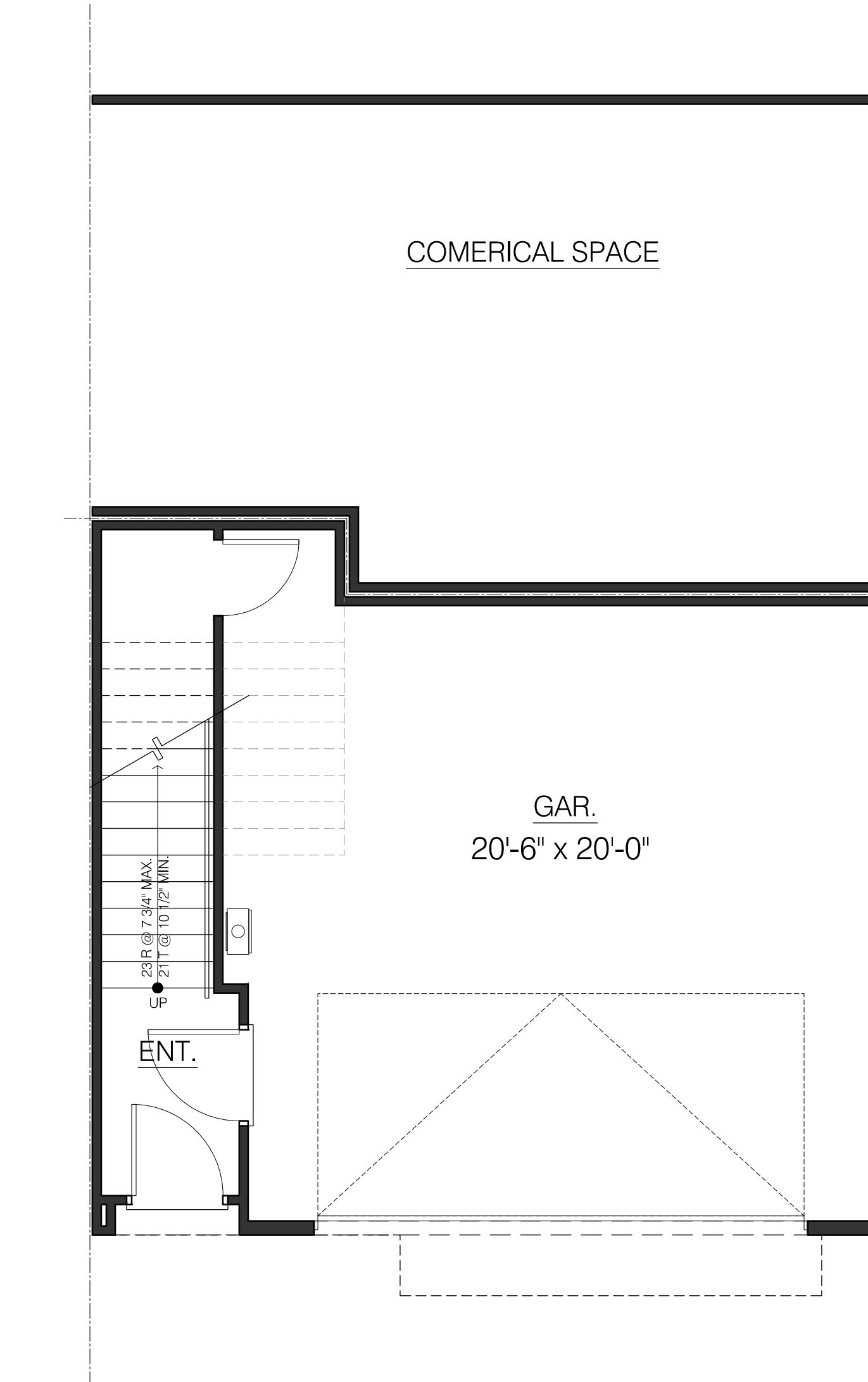
UPPER LIVING: 1005 SQ. FT.



MAIN FLOOR

PLAN 1

MAIN LIVING: 940 SQ. FT.  
TOTAL LIVING: 1980 SQ. FT.



GROUND FLOOR

PLAN 1

GROUND LIVING: 34 SQ. FT.  
GARAGE: 493 SQ. FT.

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

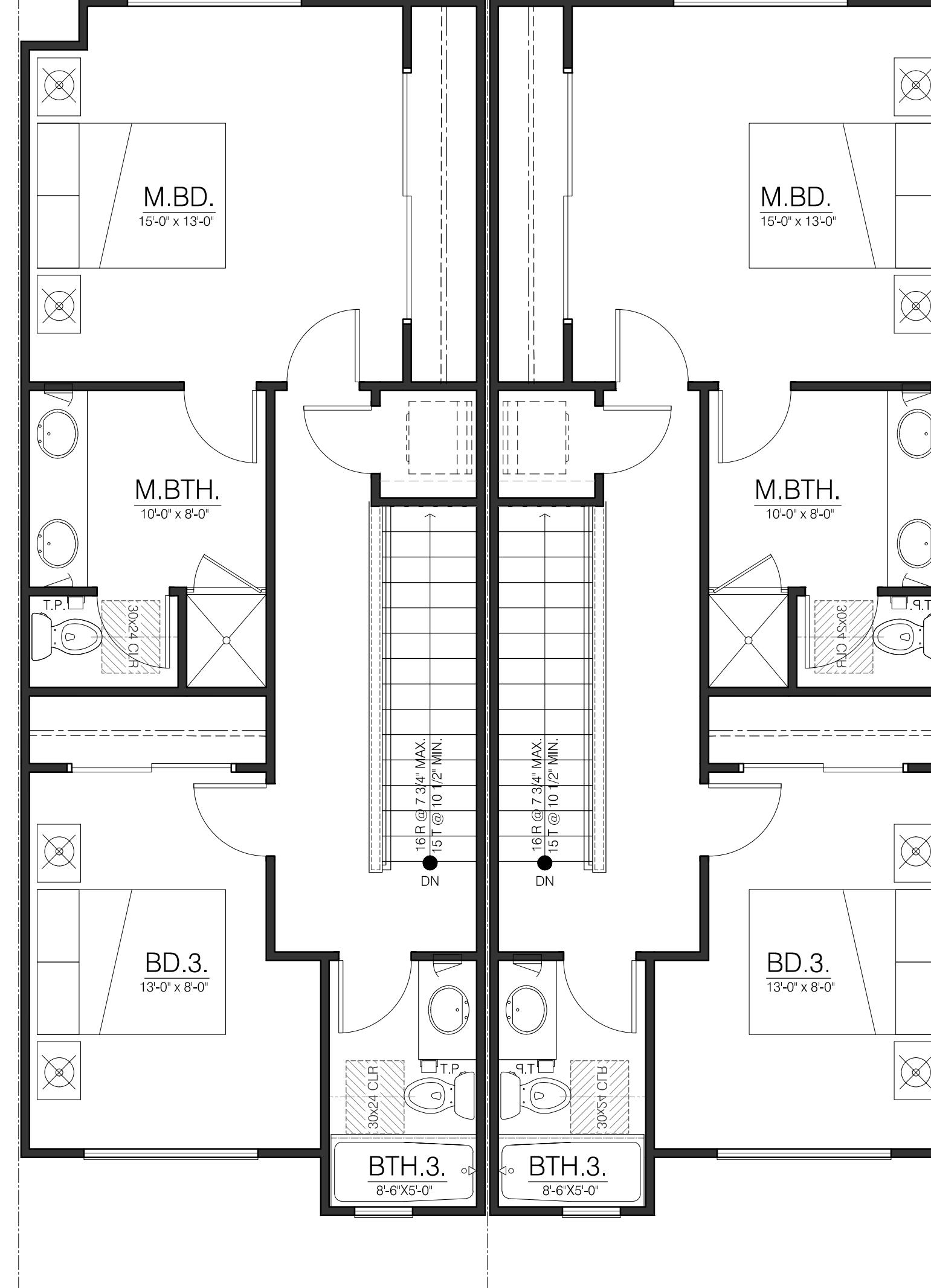
FLOOR PLAN 1

2

SCALE: 1/4"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00

# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



PLAN 2

PLAN 3

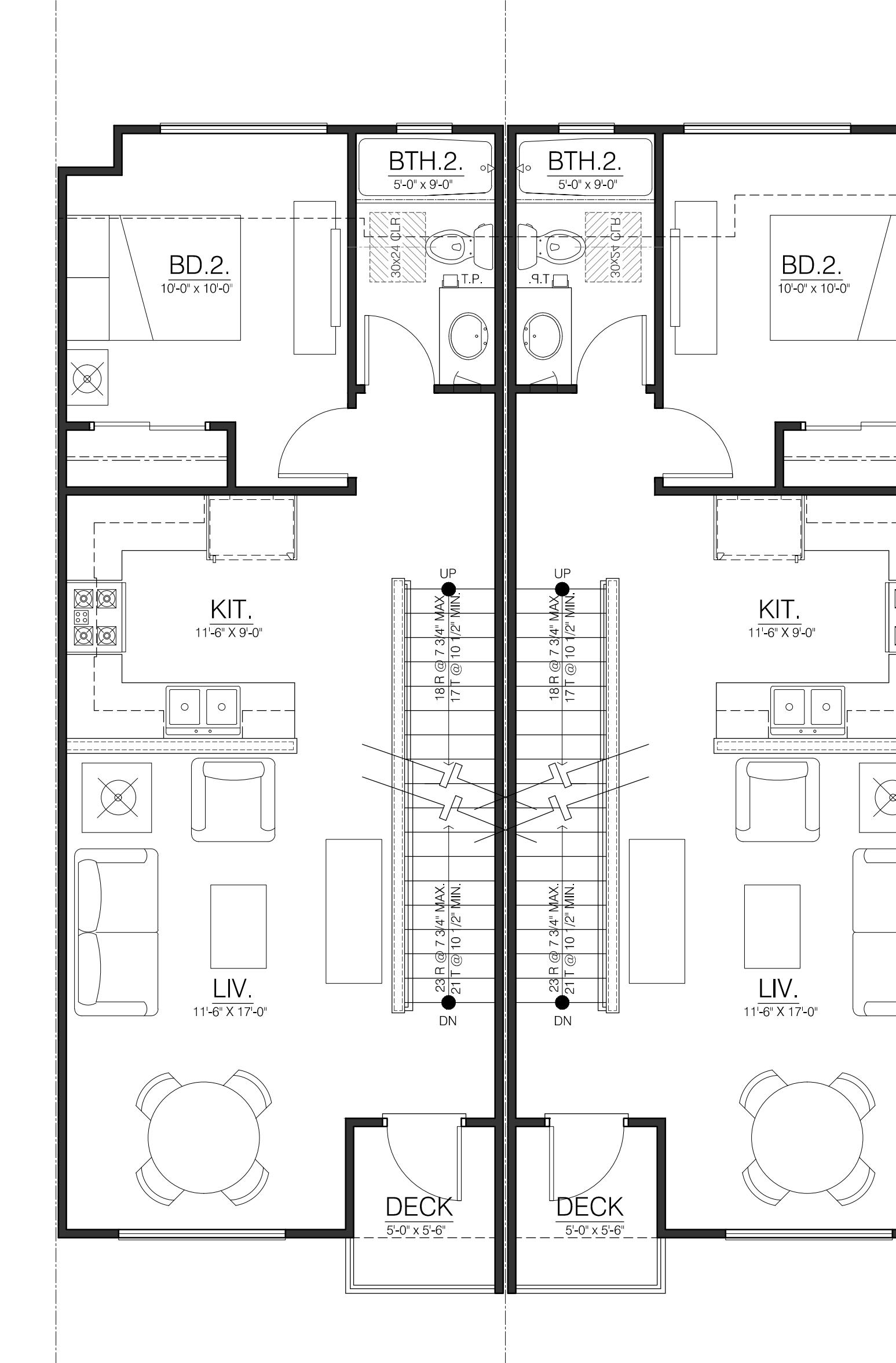
## UPPER FLOOR

PLAN 2

UPPER LIVING: 651 SQ. FT.

PLAN 3

UPPER LIVING: 651 SQ. FT.



PLAN 2

PLAN 3

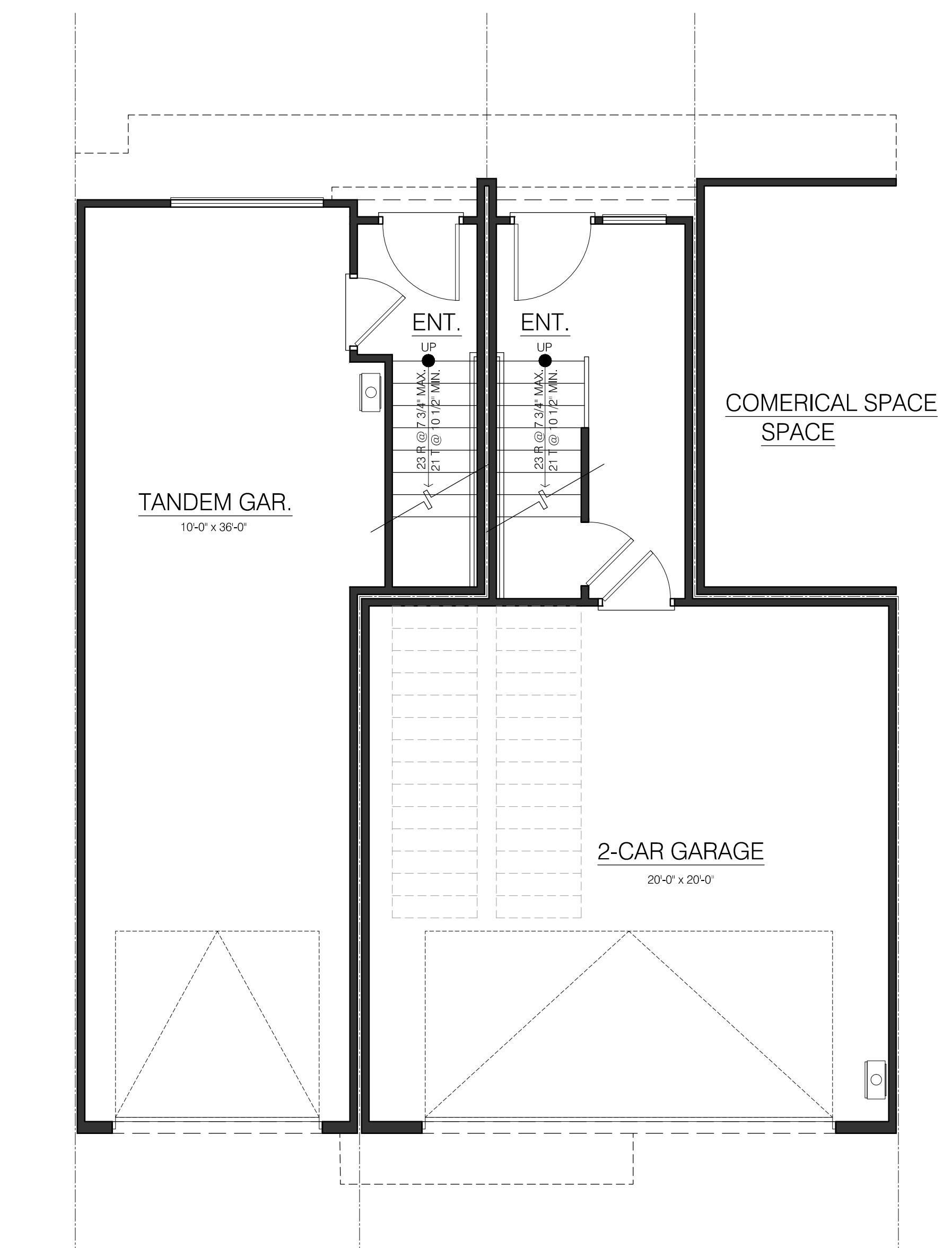
## MAIN FLOOR

PLAN 2

MAIN LIVING: 619 SQ. FT.  
TOTAL LIVING: 1298 SQ. FT.

PLAN 3

MAIN LIVING: 619 SQ. FT.  
TOTAL LIVING: 1354 SQ. FT.



PLAN 2

PLAN 3

## GROUND FLOOR

PLAN 2

GROUND LIVING: 28 SQ. FT.  
GARAGE: 415 SQ. FT.

PLAN 3

GROUND LIVING: 85 SQ. FT.  
GARAGE: 441 SQ. FT.

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

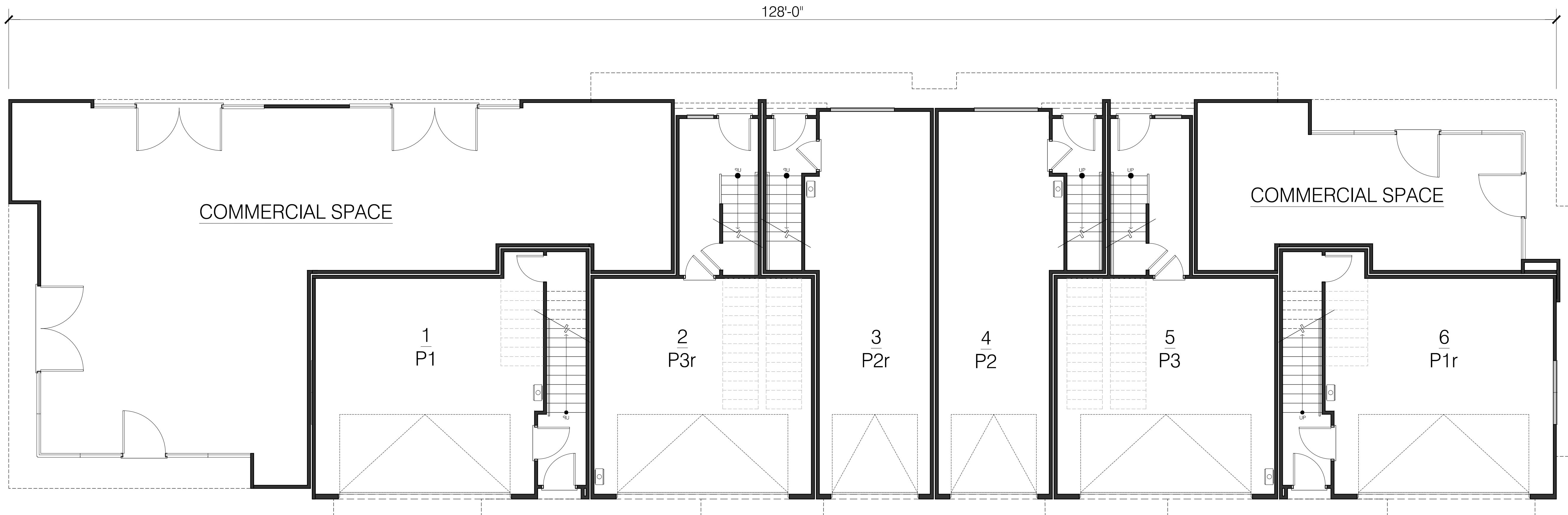
FLOOR PLAN 2&3

3

SCALE: 1/4"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00

# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



## BUILDING A GROUND FLOOR PLAN

BUILDING A - REDWOOD ROAD (BUILDING B SIMILAR)

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

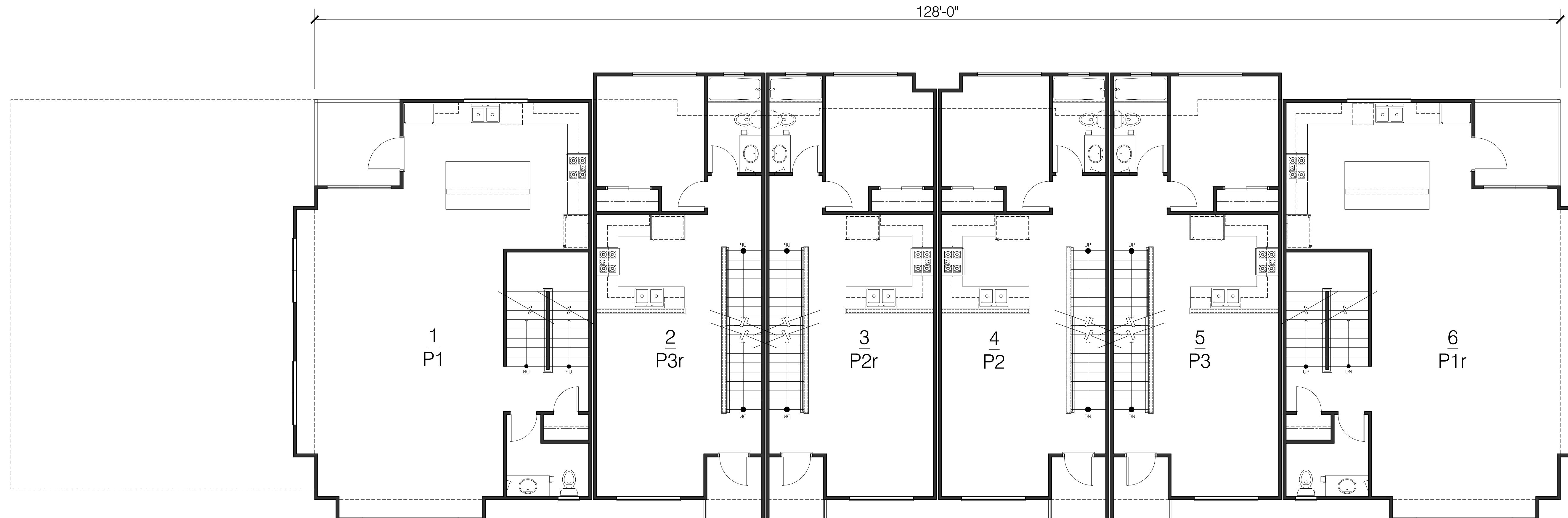
BLDG A - GROUND FLOOR PLAN

4

SCALE: 3/16"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00

# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



## BUILDING A MAIN FLOOR PLAN

BUILDING A - REDWOOD ROAD (BUILDING B SIMILAR)

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

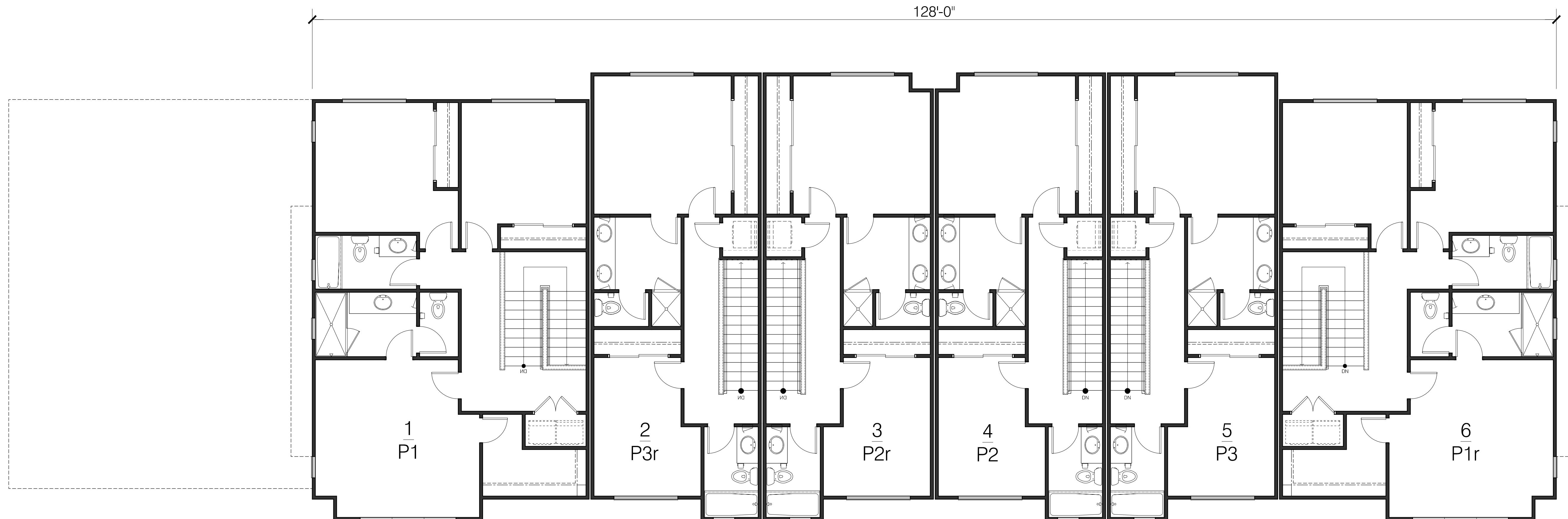
BLDG A - MAIN FLOOR PLAN

5

SCALE: 3/16"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00

# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



## BUILDING A UPPER FLOOR PLAN

BUILDING A - REDWOOD ROAD (BUILDING B SIMILAR)

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

BLDG A - UPPER FLOOR PLAN

6

SCALE: 3/16"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00

# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



## SOUTH ELEVATION

BUILDING A - REDWOOD ROAD (BUILDING B SIMILAR)

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

BLDG A - SOUTH ELEVATION

7

SCALE: 3/16"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00



WEST ELEVATION

BUILDING A - REDWOOD ROAD (BUILDING B SIMILAR)



EAST ELEVATION

BUILDING A

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

BLDG A - WEST & EAST ELEVATIONS

8

SCALE: 3/16"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00

# NOT PART OF PROPOSAL

Exhibit for PLN2017-00126 only



## NORTH ELEVATION

BUILDING A - REDWOOD ROAD (BUILDING B SIMILAR)

20226 & 20248 REDWOOD ROAD  
CASTRO VALLEY, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
[www.hunthalejones.com](http://www.hunthalejones.com)

t. 415-512-1300  
f. 415-288-0288

BLDG A - NORTH ELEVATION

9

SCALE: 3/16"=1'-0"  
DATE: 06.12.2017  
PROJECT: 335002.00