ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

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November 13, 2025
Agenda Item # 6

November 05, 2025

Honorable Board of Supervisors
Administration Building
1221 Oak Street
Oakland, CA 94612

Dear Board Members:

SUBJECT: **FIRST READING OF AN ORDINANCE AMENDING THE SAN LORENZO VILLAGE CENTER SPECIFIC PLAN** – to 1) allow one publicly owned and operated Fire Station within Subarea 5A; and 2) to waive Site Development Review for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, and less than 0.25 Floor Area Ratio (FAR).

RECOMMENDATION:

Conduct the First Reading of an ordinance amending the San Lorenzo Village Center Specific Plan for properties in Subarea 5A, San Lorenzo.

DISCUSSION/SUMMARY:

The Alameda County Fire Department (ACFD) is currently replacing fire stations throughout Unincorporated Alameda County. The San Lorenzo Village Center Specific Plan prohibits Fire Stations (as opposed to Permitted or Conditionally Permitted). The Specific Plan also requires Site Development Review for all new construction or additions exceeding 1,000 square feet. Additionally, the Specific Plan stipulates a maximum building height of 50 feet subject to limitations. The Specific Plan Amendment would enable the Alameda County Fire Department to pursue Building Permits for new construction of a code-conforming Fire Station within the Specific Plan area without further Planning Department review.

ACFD Fire Station no. 22 is currently located at 377 (aka "427") Paseo Grande, at a property owned by the San Lorenzo Village Homeowners Association and also containing the San Lorenzo Library. In 2004, the San Lorenzo Village Center Specific Plan was adopted. As the Specific Plan prohibits Fire Stations, the existing station is therefore legal nonconforming.

ACFD owns a parcel at 587 Paseo Grande (APN 412-31-93-3) located in the Specific Plan area and situated approximately 600 feet to the west of the current station, across Hesperian Blvd. ACFD is contemplating construction of a Fire Station there to relocate Fire Station no. 22. In 2013, demolition of a structure there was permitted by Historic Assessment (PLN2012-00201) and completed. In 2024, a Boundary Adjustment (PLN2024-00003) was approved and recorded to move the shared lot line to the east, thereby increasing lot size to 40,433 sq ft (.928-acres) in area. On May 7, 2025, the subject application no. PLN2025-00066 was submitted to the Community Development Agency update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004).

Public Process

Staff presented the project at two public meetings:

- **Eden Area MAC:**
  August 12, 2025
- **Planning Commission:**
  September 15, 2025

The Specific Plan Amendment proposal (**Attachment D**) was presented to the Planning Commission, with recommendations in favor of adoption by the Eden Area MAC made by 5-0 vote on August 12, 2025. The Planning Commission reviewed the project, took public comment, and adopted resolution PC-25-07 by a vote of 7-0 (**Attachment B**) recommending that your Board approve the amendment.

Environmental Review

The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at https://ceqanet.opr.ca.gov/2024071224. Alameda County Fire Department is acting as Lead Agency pursuant to CEQA.

CONCLUSION:

Staff is recommending that the Board of Supervisors conduct First Reading of an ordinance (**Attachment A**) to amend the San Lorenzo Village Center Specific Plan designation (1) to Permit one publicly owned and operated Fire Station within the San Lorenzo Village Center Specific Plan area, Subarea 5A, and (2) to waive Site Development Review for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, and less than 0.25 Floor Area Ratio (FAR).

Sincerely,

DocuSigned by:
Sandra Rivera
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Sandra Rivera, Director
Community Development Agency

ATTACHMENTS

A. Draft Board of Supervisors Ordinance O-25-XX
B. Planning Commission Resolution PC-25-07
C. Staff report to Planning Commission hearing of September 15, 2025
D. Exhibit "A" San Lorenzo Village Center Specific Plan, DRAFT Amendments
E. Exhibit "B" Bridging Document (Plans) dated December 4, 2024

ORDINANCE NO. O-2025-_____

AN ORDINANCE AMENDING THE SAN LORENZO VILLAGE CENTER SPECIFIC PLAN 1) TO PERMIT ONE PUBLICLY OWNED AND OPERATED FIRE STATION WITHIN SUBAREA 5A AND 2) TO WAIVE SITE DEVELOPMENT REVIEW FOR FIRE STATIONS MEASURING LESS THAN 10,000 SQUARE FEET IN BUILDING AND ACCESSORY BUILDING FLOOR AREA, LESS THAN 50 FEET BUILDING HEIGHT, AND LESS THAN 0.25 FLOOR AREA RATIO

WHEREAS, in accordance with Government Code section 65450, the legislative body of a city or county may adopt a specific plan for the systematic implementation of the general plan for all or part of the area covered by the general plan; and

WHEREAS, Government Code section 65453(b) provides that a specific plan may be amended as often as deemed necessary by the legislative body; and

WHEREAS, Government Code section 65454 requires that a specific plan, and any amendment to the plan, be consistent with the general plan; and

WHEREAS, the County of Alameda Board of Supervisors adopted the San Lorenzo Village Center Specific Plan on October 7, 2004 (the "Specific Plan"); and

WHEREAS, the San Lorenzo Village Center Specific Plan requires that any amendment to the land use policies of the plan shall be done in the same manner and procedure as amendment to the Alameda County Zoning Ordinance; and

WHEREAS, Section 17.54.720 of the Alameda County Zoning Ordinance requires that amendments to the Zoning Ordinance be for the public interest; and

WHEREAS the County received an application from the Alameda County Fire Department initiating consideration of a Specific Plan Amendment to 1) to permit one publicly owned and operated Fire Station within Subarea 5A, and 2) to waive Site Development Review for Fire Stations measuring less than 10,000 square feet in building and accessory building floor area, less than 50 foot Building Height, and less than 0.25 Floor Area Ratio (FAR) (the "Specific Plan Amendment"); and

WHEREAS, the Alameda County Fire Department is the responsible agency for fire protection and emergency response services within the Eden Area, including the San Lorenzo community; and

WHEREAS, the Property is currently designated under the Specific Plan as part of Subarea 5A, SLVSP-C1 (Retail Business District), and under the Specific Plan, fire stations are a "Not Permitted" use within Subarea 5A, and any new development exceeding 1,000 square feet requires Site Development Review; and

WHEREAS, the existing Fire Station No. 22 located at 377 (also known as 427 Paseo Grande) Paseo Grande, San Lorenzo, Unincorporated Area of Alameda County, is functionally obsolete, nonconforming under current zoning, and lacks the site and infrastructure needed to adequately serve its service area; and

WHEREAS, to maintain and enhance public health, safety, and welfare of the community it serves, the Alameda County Fire Department seeks to relocate Fire Station No. 22 to Property, and intends to construct a modern replacement station capable of meeting contemporary operational and design standards; and

WHEREAS, the Property is within the jurisdiction of the Eden Area General Plan and the San Lorenzo Village Center Specific Plan (SLVCSP). Under the SLVCSP, Site Development Review (SDR) by the Planning Commission is currently required for all new construction or additions exceeding 1,000 square feet; and

WHEREAS, the Eden Area General Plan contains the following policies:

1. P3. The County shall provide adequate sites for fire facilities in the Eden Area. Planned facilities include a new station on the west side of Hesperian Boulevard and a new station in the vicinity of Cherryland;

2. P4. Old or outdated fire facilities shall be replaced with new facilities containing the necessary infrastructure and design features to adequately support fire and emergency functions for the area;

3. P6. Necessary fire and emergency response facilities and personnel shall be provided, to the greatest extent feasible, to meet residential and employment growth in the Eden Area; and

WHEREAS, fire stations are currently prohibited at the Property under the SLVCP; and

WHEREAS, the Specific Plan Amendment would enable the Alameda County Fire Department to pursue building permits for new construction at the project site to relocate Fire Station No. 22 to the Property; and

WHEREAS, the Alameda County Fire Department completed Boundary Adjustment no. PLN2024-00003, to move the east (right) lot line further east thereby increasing lot size to 40,433 square feet (.928-acres) in area, in preparation for construction of the new Fire Station No. 22 (Lot Line Adjustment between two parcels with APNs 412-0031-093-00 and 412-0031-092-00); and

WHEREAS, the Eden Area Municipal Advisory Council held a public hearing on proposed amendment at 6:00 pm on Tuesday, August 12, 2025, at 395 Paseo Grande, San Lorenzo Library, San Lorenzo, CA 94580; and

WHEREAS, the Eden Area Municipal Advisory Council voted five in favor with none opposed to recommend that the Planning Commission recommend approval to the Board of Supervisors on the proposed Specific Plan Amendment; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment at 6:00 pm on Monday, September 15, 2025, at 224 West Winton Avenue, Room 160, Public Hearing Room, Hayward, California, 94544 and voted seven in favor with none opposed to recommend that the Board of Supervisors approve the proposed Specific Plan Amendment; and

WHEREAS, the Specific Plan Amendment relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, with Alameda County Fire Department is acting as Lead Agency pursuant to CEQA; and

WHEREAS, this Board held a public hearing on the proposed amendment at 10:00 a.m. on Thursday, November 13, 2025, in the Board Chambers, County Administration Building, 1221 Oak Street, Oakland, for which notice was given as required by law and at which the Board took public testimony;

NOW, THEREFORE, the Board of Supervisors of the County of Alameda, State of California, hereby ordains as follows:

1. The proposed Specific Plan Amendment is consistent with the Eden Area General Plan.

2. The proposed amendment is in the public interest as it will permit the Alameda County Fire Department to maintain and enhance public health, safety, and welfare of the community it serves by relocate Fire Station No. 22 to Property and constructing a modern replacement station capable of meeting contemporary operational and design standards. The waiver of Site Development Review for Fire Stations measuring less than 10,000 square feet in building and accessory building floor area, less than 50-feet Building Height, and less than 0.25 Floor Area Ratio (FAR) will serve the public interest by expediting creation of a modern replacement Fire Station No 22 and to serve the public safety in San Lorenzo.

3. The following Amendments to the San Lorenzo Village Center Specific Plan are approved, as depicted [with additional text underlined and deleted text struck-thru] in the attached Exhibits A, B, and C, which are incorporated by this reference.

This Ordinance shall take effect and be in force thirty (30) days from and after the date of passage and before the expiration of fifteen (15) days after its passage it shall be published once with the names of the members voting for and against the same in a newspaper of general circulation published in the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California, on the ____ day of _____, 2025, by the following called vote:

AYES:

NOES:

EXCUSED:

ABSTAIN:

_____
David Haubert, President
Board of Supervisors

ATTEST:
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
Donna R. Ziegler, County Counsel

By: Signed by: Melanie O'Brien
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Melanie S. O'Brien
Deputy County Counsel

ATTACHMENT A

Land Use

Front Setback	None; exception: along Paseo Largavista and residential portions of Via Arriba, setback to match residential standard
Side Setbacks	None; exception: at boundary adjacent to an R zone, setback to match residential standard
Rear Setback	None, except as determined by Height and Bulk provisions noted above.
Use size **	Site Development Review (SDR) by Planning Commission required for all new construction or additions exceeding 1,000 square feet. ** Site Development Review (SDR) is waived for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, and less than 0.25 Floor Area Ratio (FAR).
Parking structures	All openings to be screened to protect privacy of nearby residential uses.
Lighting	All direct illumination to be contained within property boundaries and shielded to illuminate only areas of concern.

b. Commercial Use Standards

ATTACHMENT B

PERMITTED USES	
Bank	P
Barber shop, beauty parlor, business school, dressmaking or knitting shop, cleaners, laundry, handicraft shop	P
Fire Station	P – Subarea 5a only
Office	P
Repair shop for cameras, shoes, watches, household appliances	P
Restaurant	P
Retail store	P

ATTACHMENT C

APPENDIX I.

SAN LORENZO SPECIFIC PLAN AREA

LIST OF PARCELS IN PLAN AREA

412 0014 034 02	412 0014 077 00	412 0034 005 06
412 0014 037 03	~~412 0031 093 00~~	412 0034 008 07
412 0014 076 02	412 0034 002 05	412 0034 009 08
~~412 0031 092 00~~	412 0034 006 07	412 0034 013 07
412 0034 002 04	412 0034 009 06	412 0034 015 00
412 0034 006 06	412 0034 011 02	412 0039 003 00
412 0034 008 09	412 0034 014 00	412 0039 004 02
412 0034 010 04	412 0039 002 00	412 0039 025 00
412 0034 013 09	412 0014 036 02	412 0039 023 03
412 0039 001 03	412 0014 076 01	412 0039 026 00
412 0014 035 03	412 0031 077 00	412 0039 024 03
412 0014 038 02	412 0031 115 00	412 0042 113 00
		412 0031 093 03
		412 0031 093 04

THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA

RESOLUTION NO. PC-25-07 – AT A MEETING HELD ON MONDAY, SEPTEMBER 15, 2025

Introduced by Commissioner Rocha
Seconded by Commissioner Nielsen

WHEREAS the Alameda County Planning Commission did receive the petition from Alameda County Planning Department on behalf of Alameda County Fire Department initiating consideration of a Specific Plan Amendment to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004) by amending Subarea 5A to: 1) maintain the currently Permitted, Conditionally permitted, and Not Permitted land uses regulations; 2) to Permit one publicly owned and operated Fire Station on one parcel with County Assessor's Parcel Number 412 -0031-093-04; and 3) to waive Site Development Review for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, less than 0.25 Floor Area Ratio (FAR), and greater than the following setbacks: 10 feet rear yard, 10' street side yard, 20' front yard, 10' interior side yard, "Exhibit B, PLN2025-00066 Specific Plan Amendment", located at 587 Paseo Grande, north side, 0 feet east of Paseo Largavista, San Lorenzo area of unincorporated Alameda County, with County Assessor's Parcel Number: 412 -0031-093-04; and

WHEREAS the Eden Area Municipal Advisory Council did hold a public hearing on said proposed amendment at the hour of 6:00 pm on Tuesday, the 12th of August, 2025, at 395 Paseo Grande, San Lorenzo Library, San Lorenzo, CA 94580; and

WHEREAS the Eden Area Valley Municipal Advisory Council did vote five in favor with none opposed to recommend that the Planning Commission recommend approval to the Alameda County Board of Supervisors the proposed Specific Plan Amendment; and

WHEREAS this Planning Commission did hold a public hearing on said proposed Amendment at the hour of 6:00 pm on Monday, 15th day of September, 2025, at 224 West Winton Avenue, Room 160, Public Hearing Room, Hayward, California, 94544; and

WHEREAS notice of public hearing was given as required by law; and

WHEREAS the requested Specific Plan Amendment is deemed to be in the public interest and will enable the Alameda County Fire Department to pursue Building Permits for new construction at the project site in order to relocate Fire Station no. 22 currently located at 377 (aka "427") Paseo Grande; and

WHEREAS this Commission finds that the Specific Plan Amendment relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, with Alameda County Fire Department is acting as Lead Agency pursuant to CEQA, adopts the Mitigated Negative Declaration, and finds that it has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; and

WHEREAS it is the finding of this Commission that the amendment of the Specific Plan Amendment for the described property is in the public interest given that:

This site lies within the jurisdiction of the San Lorenzo Village Center Specific Plan (SLVCSP) adopted by the Board of Supervisors in 2004. Under the SLVCSP , Site Development Review (SDR) by Planning Commission required for all new construction or additions exceeding 1,000 square feet.

Fire Stations are Prohibited (as opposed to Permitted or Conditionally Permitted).

The Alameda County Fire Department plans to construct a new Fire Station no. 22 at 587 Paseo Grande (APN 412 -0031-093-04).

The Alameda County Fire Department has completed Boundary Adjustment no. PLN2024-00003, to move east (right) lot line further east thereby increasing lot size to 40,433 sq ft (.928-acres) in area, in preparation for the project (Lot Line Adjustment between two parcels with APNs 412-0031-093-00 and 412-0031-092-00.)

Plans for the project are being drafted.

NOW THEREFORE

BE IT RESOLVED Planning Commission recommends approval of the Specific Plan Amendment to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004) by amending Subarea 5A to: 1) maintain the currently Permitted, Conditionally permitted, and Not Permitted land uses regulations; 2) to Permit one publicly owned and operated Fire Station on one parcel with County Assessor's Parcel Number 412 -0031-093-04; and 3) to waive Site Development Review for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, less than 0.25 Floor Area Ratio (FAR), and greater than the following setbacks: 10 feet rear yard, 10' street side yard, 20' front yard, 10' interior side yard, "Exhibit B, PLN2025-00066 Specific Plan Amendment", located at 587 Paseo Grande, north side, 0 feet east of Paseo Largavista, San Lorenzo area of unincorporated Alameda County, with County Assessor's Parcel Number: 412 -0031-093-04.

ADOPTED BY THE FOLLOWING VOTE:

AYES: Commissioners Crawford, Hernandez, Kelley, Nielsen, Rocha, Silva, and Zeisse

NOES: none

ABSENT: none

EXCUSED: none

ABSTAINED: none

ALBERT LOPEZ - PLANNING DIRECTOR & SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

STAFF REPORT

TO: **Alameda County Planning Commission**
HEARING DATE: September 15, 2025

GENERAL INFORMATION

PROPONENT: Alameda County Planning Department, for: Alameda County Fire Department (owner of subject parcel at 587 Paseo Grande, County APN 412 -0031-093-03)

PROPOSAL: **San Lorenzo Village Center Specific Plan Amendment, PLN2025-00066** – Application for **Specific Plan Amendment** to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004) by amending Subarea 5A to: 1) maintain the currently Permitted, Conditionally permitted, and Not Permitted land uses regulations; 2) to Permit one publicly owned and operated Fire Station on one parcel with County Assessor's Parcel Number 412 -0031-093-03; and 3) to waive Site Development Review for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, less than 0.25 Floor Area Ratio (FAR), and greater than the following setbacks: 10-ft rear yard, 10-ft street side yard, 20-ft front yard, 10-ft interior side yard. The Specific Plan Amendment would enable the Alameda County Fire Department to pursue Building Permits for new construction at the project site in order to relocate Fire Station no. 22 currently located at 377 (aka "427") Paseo Grande.

ADDRESS AND SIZE OF PARCEL: **587 Paseo Grande**, north side, 0-ft east of Paseo Largavista, San Lorenzo area of unincorporated Alameda County, designated Assessor's Parcel Number: 412 -0031-093-04. 40,433 square feet (.928 acres).

CURRENT ZONING: SLZSP-C1, San Lorenzo Village Center Specific Plan-Retail Business District.

CURRENT GENERAL PLAN: EAGP-SLVSP, Eden Area General Plan-San Lorenzo Village Center Specific Plan Area.

ENVIRONMENTAL REVIEW: The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at https://ceqanet.opr.ca.gov/2024071224.

RESULTS OF THE AUGUST 12, 2025 EDEN AREA M.A.C. HEARING

At its August 12, 2025 hearing, the Eden Area MAC recommended by a vote of 5-0 (2 – excused) that the Planning Commission recommend approval to the Board of Supervisors of the Specific Plan Amendment to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004).

(Exhibit "C" Minutes, August 12, 2025 Eden Area MAC meeting)

STAFF RECOMMENDATION

Staff recommends that the Alameda County Planning Commission review the staff report, take public testimony, and recommend to the Board of Supervisors approval of the Specific Plan Amendment to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004).

PARCEL ZONING HISTORY

2004, San Lorenzo Village Center Specific Plan adopted.

PLN2012-00201, Historic Assessment to allow demolition of structures greater than 50 years in age.

2013, demolition of structure on site.

PLN2024-00003, Boundary Adjustment to move east (right) lot line further east thereby increasing lot size to 40,433 sq ft (.928-acres) in area. (Lot Line Adjustment between two parcels with APNs 412-0031-093-00 and 412-0031-092-00.)

May 7, 2025, subject application no. PLN2025-00066 submitted to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004).

SITE AND CONTEXT DESCRIPTION

Physical Features: The property is a level rectangular corner lot measuring 40,433 sq ft (.928-acres) in area. The lot measures 203-ft in width by 199-ft in depth and is situated at the northeast corner of Paseo Grande and Paseo Largavista. The site is currently vacant due to prior building demolition.

Adjacent Area: To the east is the Hesperian Boulevard corridor running north-south. To the north, west, and south are residential neighborhoods of San Lorenzo. The current Fire Station no. 22 is at 377 Paseo Grande, east of Hesperian Blvd.

PUBLIC COMMENTS

No correspondence has been received as of the completion of this report.

STAFF ANALYSIS

The subject property consists of a .928-acre level lot that is currently vacant / undeveloped. The San Lorenzo Village Center Specific Plan (adopted 2004) prohibits Fire Stations ("Not Permitted") and requires a Site Development Review for all projects involving construction of more than one thousand sq ft new floor area. The proposal is to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004) by amending Subarea 5A to: 1) maintain the currently Permitted, Conditionally permitted, and Not Permitted land uses regulations; 2) to Permit one publicly owned and operated Fire Station on one parcel with County Assessor's Parcel Number 412 -0031-093-03; and 3) to waive Site Development Review for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, less than 0.25 Floor Area Ratio (FAR), and greater than the following setbacks: 10-ft rear yard, 10-ft street side yard, 20-ft front yard, 10-ft interior side yard. The Specific Plan Amendment would enable the Alameda County Fire Department to pursue Building Permits for new construction at the project site in order to relocate Fire Station no. 22 currently located at 377 (aka "427") Paseo Grande. The existing Fire Station is in the SLVSP-R1 Single-family residential zoning district where it is a legal nonconforming use.

For the project site, following is the description for the existing Eden Area General Plan designation:

San Lorenzo Village Specific Plan Area (SLZVSPA) This designation is designed to implement the vision, uses and intensities in the San Lorenzo Village Center Specific Plan, which was adopted by Alameda County in 2004. The Specific Plan provides a long-term vision for the historic San Lorenzo Village area on Hesperian Boulevard from the Interstate 880 overcrossing on the north to around Via Mercado on the south. The designation covers approximately 30 acres and envisions the area as an active center with stores, public facilities, cultural uses, outdoor spaces and attractive streetscape environment with new multi-family, mixed use development. New development should create a visually rich, architecturally distinct area with an identity unique to San Lorenzo. The area should have a comfortable, human-scaled environment while at the same time encourage buildings with a significant architectural presence. The maximum amount of cumulative development allowed in the San Lorenzo Village area is 580 housing units with an average density of 19.5 dwelling units per acre and a maximum of 230,000 square feet of commercial and public uses. Specific land use, urban design, dimensional standards and other policies and standards are identified in the Specific Plan. The Specific Plan must be followed as the controlling document for the San Lorenzo Village area as defined in that document.

The project conforms to the following Policies of the Eden Area General Plan:

> P3. The County shall provide adequate sites for fire facilities in the Eden Area. Planned facilities include a new station on the west side of Hesperian Boulevard and a new station in the vicinity of Cherryland.
>
> P4. Old or outdated fire facilities shall be replaced with new facilities containing the necessary infrastructure and design features to adequately support fire and emergency functions for the area.
>
> P5. Fire flow shall be improved to 1,000 gallons per minute in areas with identified deficiencies, including the industrial complex at the western end of Grant Avenue in San Lorenzo, along Meekland Avenue in Cherryland.
>
> P6. Necessary fire and emergency response facilities and personnel shall be provided, to the greatest extent feasible, to meet residential and employment growth in the Eden Area.

Following is the description of the current Specific Plan land use designation:

> **17.38.010 - Retail business districts—Intent.**
> Retail business districts, hereinafter designated as C-1 districts, are established to provide areas for comparison retail shopping and office uses, and to enhance their usefulness by protecting them from incompatible types of commercial uses which can be provided for more effectively in the general commercial districts.

DRAFT TEXT AMENDMENT TO THE SAN LORENZO VILLAGE CENTER SPECIFIC PLAN

Following are inclusion and analysis of San Lorenzo Village Center Specific Plan policies relevant to this case:

Land Use Goal 3 Enhance civic functions such as the library, post office and community center and integrate them better with the rest of the Village Center.

Objectives 3-D: Support efforts to relocate the existing Fire Station to a new and superior location outside of the Plan Area.

VII. INFRASTRUCTURE
A. BACKGROUND
7. Fire Protection
The Alameda County Fire Department (ACFD) provides fire protection for the San Lorenzo and adjacent areas. Three stations provide primary service: Station 1 on Paseo Grande is located within the San Lorenzo Specific Plan area on land owned by the SLVHA. It has one engine company. As stated previously, the existing firehouse is functionally dated, has awkward street access, and is not optimally located within its fire protection service area. The Alameda County Fire Department would like to eventually replace this firehouse with a new one located west of Hesperian Boulevard but at this time has no concrete plans to do so. Station 2 is located nearby in the adjacent community of Cherryland and helps serve San Lorenzo with two engine companies. It is also in a dated building in need of replacement. Station 13 is located in the Washington Manor area of nearby San Leandro and helps serve the northern portion of San Lorenzo with one engine company. Despite the need for improvements to some of its fire stations, the Alameda County Fire Department is able to provide needed services to the existing community and would be able to adequately serve any Infrastructure San Lorenzo Village Center Specific Plan 39 likely development without major new expenditures in fire fighting equipment or personnel. As with any new development, plans for projects in the Specific Plan Area would be reviewed by the ACFD for fire safety prior to construction. Features such as the design of fire sprinklers, exits, fire separation walls, the location and number of fire hydrants, and access for fire trucks and equipment are reviewed at this stage to ensure that projects meet modern fire code requirements. In this way fires can be prevented or suppressed and people can safely escape danger.

While the new site is within the Plan Area, it is relocated from the current site and will involve a new building. This will enhance fire service and infrastructure within the Plan Area and San Lorenzo.

Following are proposed text amendments to the Specific Plan (Exhibit "A"):

Land Use	
Front Setback	None; exception: along Paseo Largavista and residential portions of Via Arriba, setback to match residential standard
Side Setbacks	None; exception: at boundary adjacent to an R zone, setback to match residential standard
Rear Setback	None, except as determined by Height and Bulk provisions noted above.
Use size **	Site Development Review (SDR) by Planning Commission required for all new construction or additions exceeding 1,000 square feet. ** Site Development Review (SDR) is waived for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, less than 0.25 Floor Area Ratio (FAR), and greater than the following setbacks: 10-ft rear yard, 10-ft street side yard, 20-ft front yard, 10-ft interior side yard.
Parking structures	All openings to be screened to protect privacy of nearby residential uses.
Lighting	All direct illumination to be contained within property boundaries and shielded to illuminate only areas of concern.

Land Use

Employment Office	C
Fire Station; permit one publicly owned and operated Fire Station on one parcel with County Assessor's Parcel Number 412 -0031-093-03.	C – Subarea 5a only

Appendix 1

APPENDIX I.

SAN LORENZO SPECIFIC PLAN AREA

LIST OF PARCELS IN PLAN AREA

412 0014 034 02	412 0014 077 00	412 0034 005 06
412 0014 037 03	~~412 0031 093 00~~	412 0034 008 07
412 0014 076 02	412 0034 002 05	412 0034 009 08
~~412 0031 092 00~~	412 0034 006 07	412 0034 013 07
412 0034 002 04	412 0034 009 06	412 0034 015 00
412 0034 006 06	412 0034 011 02	412 0039 003 00
412 0034 008 09	412 0034 014 00	412 0039 004 02
412 0034 010 04	412 0039 002 00	412 0039 025 00
412 0034 013 09	412 0014 036 02	412 0039 023 03
412 0039 001 03	412 0014 076 01	412 0039 026 00
412 0014 035 03	412 0031 077 00	412 0039 024 03
412 0014 038 02	412 0031 115 00	412 0042 113 00
		~~412 0031 093 04~~

SITE LOCATION AND SPECIFIC PLAN DESIGNATION CONTEXT







CEQA

The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at https://ceqanet.opr.ca.gov/2024071224 or at the Alameda County Planning Department at 224 W Winton Av # 111, Hayward CA 94544.

RECOMMENDATION

Staff recommends the Alameda County Planning Commission accept the report, take public testimony, and vote to recommend to the Alameda County Board of Supervisors to update the 'San Lorenzo Village Center Specific Plan' (Adopted 2004) by amending Subarea 5A to: 1) maintain the currently Permitted, Conditionally permitted, and Not Permitted land uses regulations; 2) to Permit one publicly owned and operated Fire Station on one parcel with County Assessor's Parcel Number 412 -0031-093-03; and 3) to waive Site Development Review for Fire Stations measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, less than 0.25 Floor Area Ratio (FAR), and greater than the following setbacks: 10-ft rear yard, 10-ft street side yard, 20-ft front yard, 10-ft interior side yard.

ATTACHMENTS

- Draft Planning Commission Resolution
- Exhibit "A" San Lorenzo Village Center Specific Plan, DRAFT Amendments
- Exhibit "B" Bridging Document (Plans) dated December 4, 2024
- Exhibit "C" Minutes, August 12, 2025 Eden Area MAC meeting

Prepared By: Aubrey Rose AICP, Planner
Reviewed By: Rodrigo Orduña AICP, Assistant Planning Director

San Lorenzo Village Center

Specific Plan



Alameda County

PLANNING DEPARTMENT

July 2004

Approved by the Alameda County Board of Supervisors October 7, 2004

Updated by the Alameda County Board of Supervisors November 13, 2025

Front Setback	None; exception: along Paseo Largavista and residential portions of Via Arriba, setback to match residential standard
Side Setbacks	None; exception: at boundary adjacent to an R zone, setback to match residential standard
Rear Setback	None, except as determined by Height and Bulk provisions noted above.
Use size **	Site Development Review (SDR) by Planning Commission required for all new construction or additions exceeding 1,000 square feet.
	** Site Development Review (SDR) is waived for Fire Station measuring less than 10,000 sq ft in building and accessory building floor area, less than 50-ft Building Height, and less than 0.25 Floor Area Ratio (FAR).
Parking structures	All openings to be screened to protect privacy of nearby residential uses.
Lighting	All direct illumination to be contained within property boundaries and shielded to illuminate only areas of concern.

b. Commercial Use Standards

Retail and Office	Permitted on all floors of designated commercial and/or mixed-use buildings.
Off street parking	As determined by parking demand study with SDR
Compact parking	Up to 25% of total permitted.
Off street loading spaces	None; exception: single uses exceeding 10,000 gross sf shall have not less than one loading space
Drive-thru uses	Not permitted
Signs	As established by master sign program with SDR, or same standards as for C-1 zoning district until where no sign program exists.

c. Retail and Institutional Uses

USES NOT PERMITTED (NP)

Note: although the following uses are specifically listed as not permitted, any other use not listed herein as permitted, conditional or not permitted is nevertheless, not permitted.

Adult bookstore	NP
Adult entertainment	NP
Advertising signs	NP
Animal Hospital, Kennel	NP
Automobile Sales Lot	NP
Beauty school	NP

Employment Office	C
Hotel	C - Subarea 1 and Subarea 6 only
In-patient and out-patient health facilities as licensed by the State Department of Health Services and associated with Senior Housing within Plan Area	C
Massage/Day Spa (per Sec.3.2.4.120)	C
Parking Lot/structure	C
Recycling center when operated in conjunction with a permitted use	C
Service station, Type A, or facility retailing automotive parts and supplies which are installed and serviced on site, including car washes, excluding engine, transmission or differential rebuilding or body repair	C - Subarea 1 only
Subdivision entrance structures	C
Tavern with food service	C
Temporary Uses as regulated by 17.52.490	C
Theater	C
PERMITTED USES	
Bank	P
Barber shop, beauty parlor, business school, dressmaking or knitting shop, cleaners, laundry, handicraft shop	P
Bookstore	P
Office	P
Fire Station	P
Repair shop for cameras, shoes, watches, household appliances	P
Restaurant	P
Retail store	P

APPENDIX I.

SAN LORENZO SPECIFIC PLAN AREA

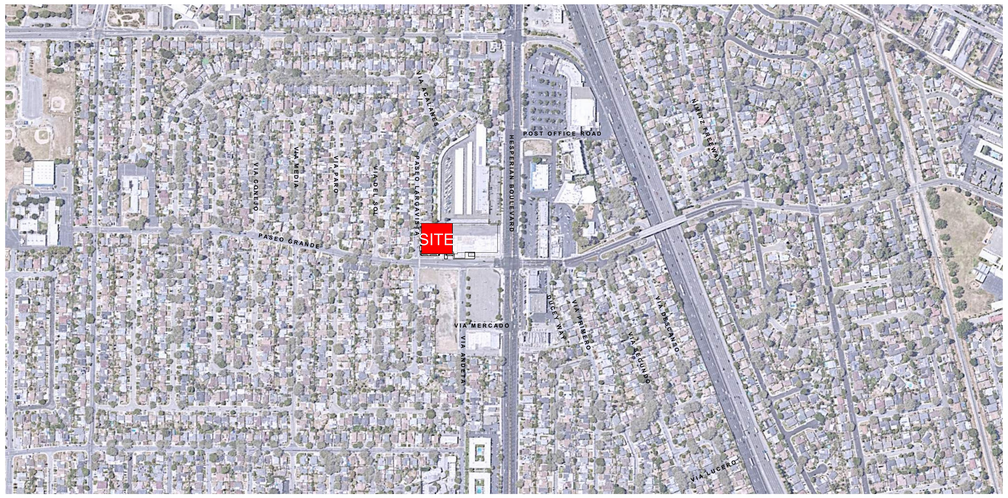
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412 0014 037 03
412 0014 076 02
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412 0034 002 04
412 0034 006 06
412 0034 008 09
412 0034 010 04
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412 0039 001 03
412 0014 035 03
412 0014 038 02
412 0014 077 00
~~412 0031 093 00~~
412 0034 002 05
412 0034 006 07
412 0034 009 06
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412 0014 076 01
412 0031 077 00
412 0031 115 00
412 0034 005 06
412 0034 008 07
412 0034 009 08
412 0034 013 07
412 0034 015 00
412 0039 003 00
412 0039 004 02
412 0039 025 00
412 0039 023 03
412 0039 026 00
412 0039 024 03
412 0042 113 00
412 0031 093 03
412 0031 093 04



SAN LORENZO FIRE STATION
BRIDGING DOCUMENTS

VICINITY MAP



PROJECT SITE



PROJECT DIRECTORY

OWNER / CLIENT
ALAMEDA COUNTY FIRE DEPARTMENT
6363 CLARK AVENUE
DUBLIN, CA 94568
TEL: -
FAX: (925) 875-9387

CONTACT: Chief William McDonald
Deputy Chief Eric Moore

CONSTRUCTION MANAGER
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1000 BROADWAY, SUITE 260
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TEL: (925) 457-1679
EMAIL: DGEE@MACK5.COM

CONTACT: Dan Gee, PE, DBIA

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GEOTECHNICAL & ENVIRONMENTAL
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Charla Kaul, Associate

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Aubrey Cool, PG
Ryan Bast, PG

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FAX: -

CONTACT: Stephen DeJesse, SE, Principal
Lucas Rivarola, SE
Tom Kovalcik, PE

MECHANICAL/PLUMBING/FIRE ENGINEER
SJ ENGINEERS
300 FRANK H. OGAWA PLAZA
SUITE 308
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CONTACT: Neil Joson, Principal
Alex C. Brown, Sr Project Engineer

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EMERYVILLE, CA 94608
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FAX: (510) 655-1344
EMAIL: INFO@SILVERMANLIGHT.COM

CONTACT: Chris Silverman, PE,
Principal-in-Charge
Dave Moore, Sr. PM
Erin Warnock, LC

SECURITY/LOW VOLTAGE ENGINEER
GUIDEPOST
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WALNUT CREEK, CA 94596
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TEL: (510) 362-2544

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Tim Olson, SET
Antonio Atieh, IT Project Manager

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CONTACT: Linda Stansen, Principal

COST ESTIMATING
MACK5
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TEL: 510 595 3020

CONTACT: Manil Bajracharya, Principal

Bridging Documents. Not For Construction Purposes.

DLRGROUP RossDrulisCusenbery
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Sonoma
CA 95476
TEL 707 996 8448
FAX 707 996 8542

SAN LORENZO FIRE STATION
587 PASEO GRANDE
SAN LORENZO CA 94580

REVISIONS

No.	Description	Date

BRIDGING DOCUMENTS

Sheet Title

COVER SHEET, VICINITY MAP AND PROJECT DIRECTORY

Drawn By Author | Checked By Checker

Scale:
As indicated

Date:
DECEMBER 4, 2024

Project No. Project Number

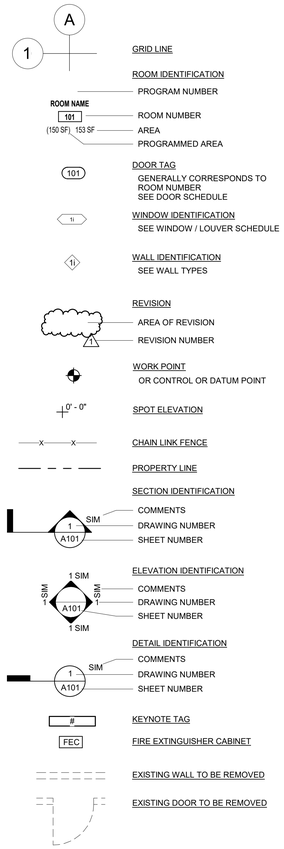
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Drawing No.

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ABBREVIATIONS

&	AND	ID	INSIDE DIAMETER	TER	TERRAZZO
D	ANGLE	INCAN	INCADESCENT	TERM	TERMINATION
@	AT	INSUL	INSULATION	THK	THICK
C	CENTERLINE	INT	INTERIOR SCD	THRSD	THRESHOLD
45°	DEGREES (45 DEGREES)			T.O.	TOP OF
Æ	DIAMETER OR ROUND	JAN	JANITOR	T.O.W.	TOP OF WALL
9 ½"	INCHES (9 AND ½ INCHES)	JCT	JUNCTION	TPH	TOILET PAPER HOLDER
#	POUND OR NUMBER	JST	JOIST	TV	TELEVISION OUTLET
P	PROPERTY LINE	JT	JOINT	TRASH	TRASH RECEPTACLE
<	LESS THAN			TS	TUBE STEEL
>	GREATER THAN	KIT	KITCHEN	TYP	TYPICAL
		KHB	KEYED HOSE BIB		
A/C	AIR CONDITIONING	LAM	LAMINATE	UL	UNDERWRITERS LABORATORIES INC.
AB	ANCHOR BOLT	LAND	LANDING	UNF	UNFINISHED
ACONC	ASPHALTIC CONCRETE	LAV	LAVATORY	UON	UNLESS OTHERWISE NOTED
ACOUS	ACOUSTICAL	L.C.C.	LEAD COATED COPPER	UR	URINAL
ACT	ACOUSTICAL CEILING TILE	LH	LEFT HAND		
AD	AREA DRAIN	LIQ	LIQUID	VCT	VINYL COMPOSITE TILE
ADA	AMERICANS WITH DISABILITIES ACT	LKR	LOCKER	VERT	VERTICAL
ADJ	ADJUSTABLE	LL	LIVE LOAD	VEST	VESTIBULE
AFF	ABOVE FINISH FLOOR	L.L.V.	LONG LEG VERTICAL	VIF	VERIFY IN FIELD
AGGR	AGGREGATE	L.P.	LOW POINT		
AL	ALUMINUM	LSD	LINEAR SLOT DIFFUSER	W/	WITH
ALUM	ALUMINUM	LT	LIGHT	W/D	WASHER AND DRYER
APPROX	APPROXIMATE	LWT	LIGHTWEIGHT	W	WEST OR WIDE
APT	APARTMENT			W/O	WITHOUT
ARCH	ARCHITECTURAL	MAT	MATERIAL	WC	WATER CLOSET
ASPH	ASPHALTIC	MAX	MAXIMUM	WD	WOOD
AUTO	AUTOMATIC	MB	MACHINE BOLT	WH	WATER HEATER
AVG	AVERAGE HB	MBL	MARBLE	WO	WHERE OCCURS
AV	ACOUSTICAL VENT	MBX	MAILBOX	WP	WATERPROOF
		MC	MEDICINE CABINET	WPM	WATERPROOFING MEMBRANE
BD	BOARD	MD	MEDIUM DENSITY	WR	WATER RESISTANT
BFI	BLACK-FACED INSULATION	MECH	MECHANICAL	WS	WEATHERSTRIPPING
BITUM	BITUMINOUS	MED	MEDIUM	WSCT	WAINSCOT
BLDG	BUILDING	MEMB	MEMBRANE	WSP	WET STANDPIPE
BLK	BLOCK	MET. MTL	METAL OR METALLIC	WT	WEIGHT
BLKG	BLOCKING	MFR	MANUFACTURER		
BM	BEAM	MH	MANHOLE		
B.O	BOTTOM OF	MIN	MINIMUM		
BOT	BOTTOM	MIR	MIRROR		
BSMT	BASEMENT	MISC	MISCELLANEOUS		
BUR	BUILT-UP ROOF	MO	MASONRY OPENING		
BUWP	BUILT-UP WATERPROOFING	MTD	MOUNTED		
		MUL	MULLION		
CAB	CABINET	MW	MICROWAVE		
CB	CATCH BASIN	(N)	NE		
CC	CENTER TO CENTER	N	NORTH		
CEM	CEMENT	NA	NOT APPLICABLE		
CER	CERAMIC	NIC	NOT IN CONTRACT		
CG	CORNER GUARD	NO.	NUMBER		
CI	CAST IRON	NOM	NOMINAL		
CIP	CAST IN PLACE	NR	NON RATED		
CJ	CONTROL JOINT	NTS	NOT TO SCALE		
CLG	CEILING				
CLKG	CAULKING	O/	OVER		
CLO	CLOSET	OA	OVERALL		
CLR	CLEAR	OBS	OBSURE (GLASS)		
CNTR	COUNTER	OC	ON CENTER		
CO	CLEAN OUT	OD	OUTSIDE DIAMETER		
COL	COLUMN	OFD	OVERFLOW DRAIN		
COMB	COMBUSTION	OHS	OPPOSITE HAND SIMILAR		
COMP	COMPOSITION	OP	OPENING		
COORD	COORDINATE	OL	OCCUPANT LOAD		
CMU	CONCRETE MASONRY UNIT	OPER	OPERABLE		
CONC	CONCRETE	OPP	OPPOSITE		
CONN	CONNECTION	OZ	OUNCE		
CONSTR	CONSTRUCTION				
CONT	CONTINUOUS				
CORR	CORRIDOR	P+T	POWER AND TELEPHONE		
CPT	CARPET	PA	PUBLIC ADDRESS		
CS	CASEMENT (WINDOW)	PC	PIECE		
CT	CERAMIC TILE	P.C.	PRECAST		
CTR	CENTER	PERP	PERPENDICULAR		
CTSK	COUNTERSUNK	PKT	POCKET (DOOR)		
CYL	CYLINDER	PL	PLATE		
		PLAM	PLASTIC LAMINATE		
D	DEEP	PLAS	PLASTER		
DBL	DOUBLE	PLYWD	PLYWOOD		
DEPT	DEPARTMENT	PNL	PANEL		
DET	DETAIL	PNT	PAINTED		
DF	DRINKING FOUNTAIN	POL	POLISH(ED)		
DFPT	DOUGLAS FIR PRESSURE TREATED	POLY	POLYETHYLENE		
DH	DOUBLE HUNG (WINDOW)				
DIA	DIAMETER	PR	PAIR		
DICA	DRILLED IN CONCRETE ANCHOR	PRCST	PRECAST		
DIF	DIFFUSER	PREFAB	PREFABRICATED		
DIM	DIMENSION	PT	POINT		
DIMP	DIMENSION POINT	PTCL	PARTICLE		
DISP	DISPOSAL	PTDIS	PAPER TOWEL DISPENSER		
DN	DOWN	PTD	PAINTED		
DO	DOOR OPENING	PTN	PARTITION		
DR	DOOR	PVC	POLY VINYL CHLORIDE		
DS	DOWNSPOUT				
DSP	DRY STANDPIPE				
DW	DISHWASHER	QT	QUARRY TILE		
DWG	DRAWING	QTY	QUANTITY		
DWR	DRAWER	QUAL	QUALITY		
(E)	EXISTING				
E	EAST	(R)	REVISED		
EA	EACH	R	RISER		
E.F.O.S.	EXTERIOR FACE OF STUD	RAD	RADIUS		
EJ	EXPANSION JOINT	RD	ROOF DRAIN		
EL	ELEVATION	REBAR	REINFORCING BAR		
ELEC	ELECTRICAL	REF	REFERENCE		
ELEV	ELEVATOR	REFL	REFLECTED OR REFLECTIVE		
EMER	EMERGENCY	REFR	REFRIGERATOR		
ENCL	ENCLOSURE	REG	REGISTER		
E.O.	EDGE OF	REINF	REINFORCED		
EP	ELECTRICAL PANEL	REQ'D	REQUIRED		
EQ	EQUAL	RET	RETAINING		
EQPT	EQUIPMENT	REV	REVISION OR REVISED		
EWC	ELECTRICAL WATER COOLER	REVER	REVERSED		
EXH	EXHAUST	RF	RESILENT FLOORING		
EXP	EXPANSION	RH	RIGHT HAND		
EXPO	EXPOSED	RM	ROOM		
EXT	EXTERIOR	RND	ROUND		
		RO	ROUGH OPENING		
F	FIXED POSITION (WINDOW)	R.O.W.	RIGHT OF WAY		
FA	FIRE ALARM	RWD	REDWOOD		
FAU	FORCED AIR UNIT	RWL	RAIN WATER LEADER		
FD	FLOOR DRAIN				
FDN	FOUNDATION	S	SOUTH		
FE	FIRE EXTINGUISHER	S&P	SHELF AND CLOTHES POLE		
FEC	FIRE EXTINGUISHER CABINET	SAD	SEE ARCHITECTURAL DRAWINGS		
FF	FINISH FLOOR OR FACTORY FINISHED	SAFF	SELF-ADHERING FLEXIBLE FLASHING		
FFS	FACTORY FINISHED CLEAR SEALED	SAVD	SEE AUDIO/VISUAL DRAWINGS		
FHC	FIRE HOSE CABINET	SC	SOLID CORE WOOD		
FHMS	FLAT HEAD MACHINE SCREW	SCD	SEE CIVIL DRAWINGS		
FIN	FINISH	SCHED	SCHEDULE		
FIXT	FIXTURE	SCP	SECURITY COMMUNICATION SYSTEM PANEL		
FL	FLOOR	SD	SOAP DISH OR DISPENSER		
FLASH	FLASHING	SECT	SECTION		
FLUOR	FLUORESCENT	SED	SEE ELECTRICAL DRAWINGS		
F.O	FACE OF	SF	SQUARE FEET		
F.O.F.	FACE OF FINISH	SFPD	SEE FIRE PROTECTION DRAWINGS		
F.O.S.	FACE OF STUD	SFRM	SPRAY-APPLIED FIRE-RESISTIVE MATERIAL		
F.O.T.	FACE OF TREAD	SGD	SLIDING GLASS DOOR		
FPL	FIREPLACE	SLD	SEE LANDSCAPE DRAWINGS		
FPRF	FIREPROOF	SLTD	SEE LIGHTING DRAWINGS		
FR	FIRE RESISTIVE	SMD	SEE MECHANICAL DRAWINGS		
FRMG	FRAMING POLYFS FULL SIZE	SNHG	SINGLE HUNG (WINDOW)		
FSK	FLOOR SINK	SH	SHELF		
FT	FEET OR FOOT	SHR	SHOWER		
FTG	FOOTING	SHT	SHEET		
FURR	FURRING	SHTG	SHEATHING		
		SIM	SIMILAR		
GA	GAUGE	SMW	SHEET METAL WATERPROOFING		
GALV	GALVANIZED	SND	SANITARY NAPKIN DISPENSER		
GB	GRAB BAR	SNR	SANITARY NAPKIN RECEPTACLE		
GEN	GENERAL	SP	STANDPIPE		
GFRC	GLASS FIBER REINFORCED CONCRETE	SPD	SEE PLUMBING DRAWINGS		
GFI	GROUND FAULT INTERRUPTED	SPEC	SPECIFICATION		
GI	GALVANIZED IRON	STANDPIPE	OUTLET		
GL	GLASS OR GLAZING	SPRM	SINGLE PLY ROOF MEMBRANE		
GLU	GLUE	SQ	SQUARE		
GND	GROUND	SS	STAINLESS STEEL		
GR	GRADE	SSD	SEE STRUCTURAL DRAWINGS		
GRAN	GRANITE	SSED	SEE SECURITY ELECTRONICS DRAWINGS		
GSM	GALVANIZED SHEET METAL	SSL	STAINLESS STEEL		
GYP	GYPSUM	STA	STATION		
		STD	STANDARD		
H	HIGH	STL	STEEL		
HB	HOSE BIB	STLD	SEE TELECOMMUNICATIONS DRAWINGS		
HC	HOLLOW CORE	STN	STAINLESS		
HCP	HANDICAPPED	STOR	STORAGE		
HD	HEAD	STRL	STRUCTURAL		
HDRY	HAND DRYER	SUSP	SUSPENDED		
HDWD	HARDWOOD	SV	SHEET VINYL		
HDWE	HARDWARE	SYM	SYMMETRICAL		
HM	HOLLOW METAL				
HO	HOPPER (WINDOW)	T	TREAD		
HORIZ	HORIZONTAL	T&B	TOP AND BOTTOM		
H.P.	HIGH POINT	T&G	TONGUE AND GROOVE		
HR	HOUR	TB	TOWEL BAR		
HT	HEIGHT	TC	TRASH COMPACTOR		
HVAC	HEATING VENTING & AIR CONDITIONING	TDS	TOWEL DISPENSER		
HWH	HOT WATER HEATER	TEL	TELEPHONE		
		TEMP	TEMPERED		
		TEMPOR	TEMPORARY		

ARCHITECTURAL SYMBOLS



MATERIAL DESIGNATIONS

	CONCRETE MASONRY UNIT		PLYWOOD
	EARTH		GLASS
	GYPSUM BOARD		WOOD: FINISH
	CEMENT PLASTER		WOOD: ROUGH- CONTINUOUS
	STEEL		WOOD: ROUGH- BLOCKING
	ALUMINUM		

PROJECT INFORMATION

APN: 412-0031-093

PROJECT: ALAMEDA COUNTY FIRE DEPARTMENT STATION 22
587 PASEO GRANDE
SAN LORENZO, CA, 94580

DESCRIPTION: FIRE STATION, SITE APPARATUS BUILDING AND TRASH ENCLOSURE

BUILDING AREAS 9,875 SF SITE COVERAGE
10,507 SF BUILDING AREA W/ OVERHANGS

TOTAL BUILDING AREA FOR TENANT IMPROVEMENTS PER THIS PERMIT: 9,875 SF *(7,722 SF + 1,924 SF + 229 SF)*

SITE: 40,433 SF (0.928 ACRES) TOTAL SITE AREA
24.5% LOT COVERAGE

BUILDING FLOOR AREA RATIO: 24.5%

FIRE SPRINKLERED: YES (FIRE STATION)
APP. BAY STORAGE BUILDING (TO BE DETERMINED BY D.B.E.)

T.I. USE/OCCUPANCY: B (OFFICE), R-2 (RESIDENTIAL), S-1 (STORAGE)

ZONING: SLZSP-C1
SLZSP: SAN LORENZO VILLAGE CENTER
C1: RETAIL BUSINESS

GENERAL PLAN LAND USE DESIGNATION: EAGP-SLVSP
GENERAL PLAN LAND USE: SLVSP: SAN LORENZO VILLAGE SPECIFIC PLAN
GENERAL PLAN: EAGP: EDEN AREA GENERAL PLAN

TOTAL BUILDING STORIES: 1

DEFERRED SUBMITTALS: FIRE SPRINKLERS
FIRE ALARMS

CODE COMPLIANCE

Conform to all applicable codes, regulations, laws and standards including:

APPLICABLE CODES:
2022 California Building Standards Code
(Title 24, California Code of Regulations)

2022 California Building Standards Administrative Code
(Title 24, California Code of Regulations, Part 1)

2022 California Building Code
(Title 24, California Code of Regulations, Part 2)

2022 California Electrical Code
(Title 24, California Code of Regulations, Part 3)

2022 California Mechanical Code
(Title 24, California Code of Regulations, Part 4)

2022 California Plumbing Code
(Title 24, California Code of Regulations, Part 5)

2022 California Energy Code
(Title 24, California Code of Regulations, Part 6)

2022 California Fire Code
(Title 24, California Code of Regulations, Part 9)

2022 California Existing Building Code
(Title 24, California Code of Regulations, Part 10)

2022 Green Building Code
(Title 24, California Code of Regulations, Part 11)

2022 California Reference Standards Code
(Title 24, California Code of Regulations, Part 12)

UNIFORM FIRE CODE WITH APPROVED CALIFORNIA AMENDMENTS

TITLE 19 - PUBLIC SAFETY, STATE FIRE MARSHAL CALIFORNIA CODE OF REGULATIONS

TITLE 24 - CALIFORNIA CODE OF REGULATIONS, AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) UNIFORM ACCESSIBILITY STANDARDS

APPLICABLE STANDARDS

UL - UNDERWRITERS LABORATORIES FIRE RESISTANCE DIRECTORY
UL - UNDERWRITERS LABORATORY BUILDING MATERIALS DIRECTORY
SMACNA - FIRE, SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS

See also A0.10

SHEET INDEX

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A0.02	GENERAL REQUIREMENTS AND GENERAL NOTES
A0.04a	DESIGN INTENT ILLUSTRATIONS - EXTERIOR
A0.04b	DESIGN INTENT ILLUSTRATIONS - INTERIOR
A0.04c	DESIGN INTENT ILLUSTRATIONS - INTERIOR
02 CODE	
A0.10	CODE ANALYSIS
A0.21	EGRESS PLAN
A0.30	ACCESSIBILITY AND SIGNAGE
A0.31	ACCESSIBILITY DETAILS - TYPICAL
03 CIVIL	
C0.01	COVER SHEET
C0.10	EXISTING SITE PLAN
C1.00	PRELIMINARY SITE, GRADING, AND DRAINAGE PLAN
C2.00	PRELIMINARY UTILITY PLAN
C3.00	CONCEPTUAL STORMWATER MANAGEMENT PLAN
C4.00	CIVIL CONSTRUCTION DETAILS
04 LANDSCAPE	
L1.10	LANDSCAPE SITE PLAN
L1.20	PLANTING LIST AND IMAGERY
05 ARCH	
A1.10	SITE DIMENSION PLAN
A1.20	SITE STRUCTURES - APPARATUS BUILDING
A1.21	SITE STRUCTURES - WASTE ENCLOSURE
A2.10	SLAB AND CURB PLAN
A2.11	GROUND FLOOR DIMENSION PLAN
A2.12	GROUND FLOOR KEYNOTE PLAN
A2.20	ROOF PLAN
A2.70	FINISH AND DOOR SCHEDULES
A2.71	WINDOW AND EQUIPMENT SCHEDULE
A3.10	BUILDING ELEVATIONS- EAST & SOUTH
A3.11	BUILDING ELEVATIONS- WEST & NORTH
A3.12	DESIGN INTENT ILLUSTRATIONS - SITE ELEVATIONS
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A3.41	BUILDING WALL SECTIONS
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FS.005	DIESEL AST PIPING PLAN (ACFD FIRE STATION 7 FOR REFERENCE ONLY)
FS.006	FUEL SYSTEM P&ID (ACFD FIRE STATION 7 FOR REFERENCE ONLY)
FS.007	FUEL SYSTEM PANEL SCHEDULE AND ELECTRICAL DETAILS (ACFD FIRE STATION 7 FOR REFERENCE ONLY)

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SAN LORENZO FIRE STATION

587 PASEO GRANDE
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No.	Description	Date

BRIDGING DOCUMENTS

Sheet Title

PROJECT INFORMATION AND SHEET INDEX

Drawn By Author Checked By Checker

Scale:
1/4" = 1'-0"

Date:
DECEMBER 4, 2024

Project No. Project Number

A0.01
Drawing No.

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4'H colored concrete wall, dual purpose public art wall and monument sign. 4'-0" height is low enough to maintain line of sight for fire apparatus

Public art wall in the form of porcelain enamel on steel panelized cladding to be inset into wall, face of artwork flush with wall finish.



STREET VIEW FROM SOUTH EAST TO FRONT ENTRY

Monument sign with lighting

Pedestrian bollard lights to be factory finished in red color to match the apparatus bay doors.

Design/build Station Logo, 2 layers laser cut 1/4" steel, mount 1" off wall.

DESIGN INTENT NARRATIVE FOR MASSING & MATERIALS:

The foundational design intent for the exterior of this one-story fire station is to evoke a tradition of fire station architecture utilizing a contemporary design language. Materials, assembly details, building articulation, colors and relationships have been refined to meet this primary objective. Individual building components--such as a glass-and-steel canopy that defines the building entry Apparatus Bay openings and create a "porch" space, window frames, headers, parapet caps, bases, and brick details--are part of a ACFD program-wide "kit of parts," providing continuity from one station to another; although individual stations will differ in their overall design arrangements, these individual elements are to be detailed to be consistent and harmonious with the comparable components on the partner stations.

The primary building volume material is to be smooth porcelain tile, providing a key reference to fire station tradition. This primary "pop-up" Apparatus Bay (garage) volume is to be contrasted by two brick veneer lower volumes. The composition of these two materials provides the characteristic civic identity for the station, with the brick providing the "anchor," and the porcelain tile offering a ceremonial contrast.

These two materials are complemented two additional materials: fire-engine red metal doors and lobby glazing at the apparatus and building entries, and dark-charcoal window detailing. These elements all constitute the "kit-of-parts" referenced above.

Porcelain tile "pop-up" volume and building base are to match in color and detail, providing continuity of this material gesture.

Overhead canopy is a bolted and/or welded steel frame, dark charcoal high performance coating painted, with a transparent clear and/or translucent glass infill panel so that light/view is available when standing below the canopy, and the entry area is not in deep shade. The canopy is also to provide weather protection for the apparatus bay doors and building entry.



AERIAL VIEW FROM NORTH EAST



PERSPECTIVE FROM SOUTH WEST TO FRONT ENTRY

Station identification lettering is an upstand from the front edge of the canopy, providing dynamic visual interest for the signage.

Firefighter company identification for each bay.

Brick veneer includes strategic and subtle articulations such as this soldier course (vertical) of bricks corresponding to the window header and sill locations. This is to provide a subtle visual variety to the overall brick surface.

Dark charcoal exterior louver and steel window frame with dark charcoal high performance coating finish.

Dark charcoal prefinished metal parapet cap provides horizontal continuity around the building.

Rooftop equipment to be located strategically in roof wells with drains to not interfere with sightlines.

Clerestory windows to provide ambient light source and reduce glare

Thin brick veneer and white smooth porcelain tile base on the lower volumes create a visual solidity, upon which the "pop-up" App Bay volume rests

Headers accent the rhythm of individual openings

Steel and glass canopy connects the east and west lower volumes, and creates a sense of entry and a visual "podium" for the high roof

Depth of dark charcoal parapet cap (at lower roof) to match depth of canopy framing to create horizontal continuity around the building

Recessed **RED** opening at App Bay rear to mimic the fire station front entry opening.

Dark charcoal openings window walls create a indoor/outdoor connection at the social spaces (Fitness and Living rooms)

Dual color painted fence creates a visual base around the site

Vunerable windows along the main street are screened by landscape



PERSPECTIVE FROM NORTH TO REAR ENTRY



AERIAL VIEW FROM SOUTH WEST

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DESIGN INTENT ILLUSTRATIONS - EXTERIOR

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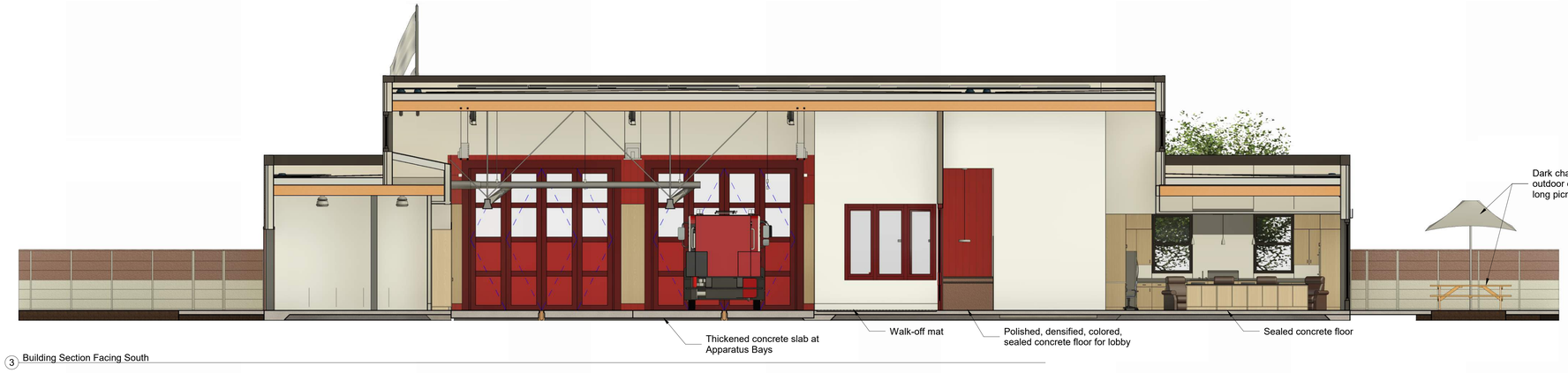
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Project No. Project Number

A0.04a
Drawing No.

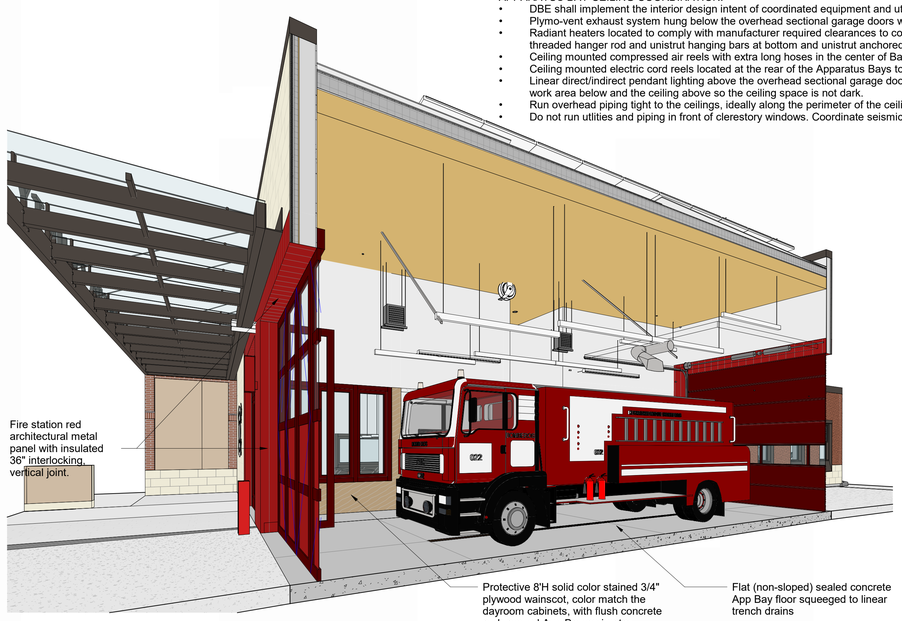
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3 Building Section Facing South

APPARATUS BAY CEILING COORDINATION:

- DBE shall implement the interior design intent of coordinated equipment and utilites in the Apparatus Bay ceiling:
- Plymo-vent exhaust system hung below the overhead sectional garage doors when in the open position, to the side of the vehicles
- Radiant heaters located to comply with manufacturer required clearances to combustibles, vehicles and people. Suspend heaters with threaded hanger rod and unistrut hanging bars at bottom and unistrut anchored to ceiling at top.
- Ceiling mounted compressed air reels with extra long hoses in the center of Bays to reach front and rear tires.
- Ceiling mounted electric cord reels located at the rear of the Apparatus Bays to reach electric outlets on the rear of the Appartus vehicles.
- Linear direct/indirect pendant lighting above the overhead sectional garage doors when in the open position. Provide even illumination to the work area below and the ceiling above so the ceiling space is not dark.
- Run overhead piping tight to the ceilings, ideally along the perimeter of the ceiling and the exterior wall, and in a neat and orderly fashion.
- Do not run utilities and piping in front of clerestory windows. Coordinate seismic bracing for all ceiling equipment and utilities.



1 App Bay Section View Facing West



2 Lobby Section View Facing South



5 PERSPECTIVE VIEW - WATCH OFFICE



4 PERSPECTIVE VIEW - LOBBY

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DESIGN INTENT ILLUSTRATIONS - INTERIOR

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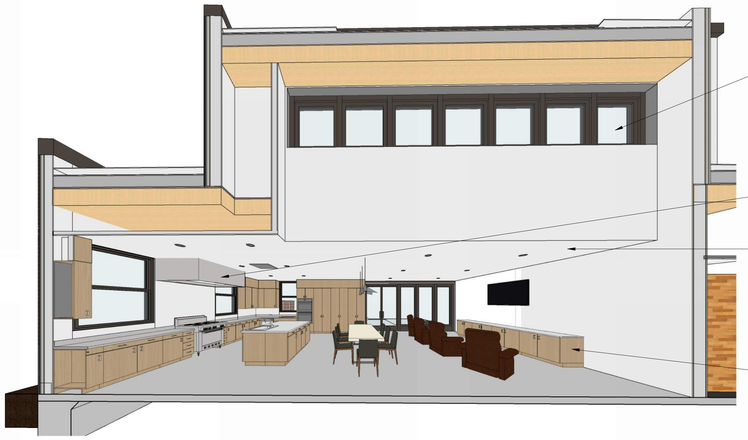
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Project No. Project Number

A0.04b
Drawing No.

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Dark charcoal prefinished aluminum clerestory windows bring natural sunlight and views into the dayroom

Ceiling soffit aligns with the cabinets below and conceals mechanical distribution

Dark charcoal painted stainless steel shroud to conceal kitchen hood and exhaust duct

9'-6"High Dropped ceiling (align the top of the window),

Plastic laminate credenza with stainless steel countertop below the TV, match kitchen cabinets and counter material.

3 PERSPECTIVE VIEW - DAYROOM TO OUTSIDE

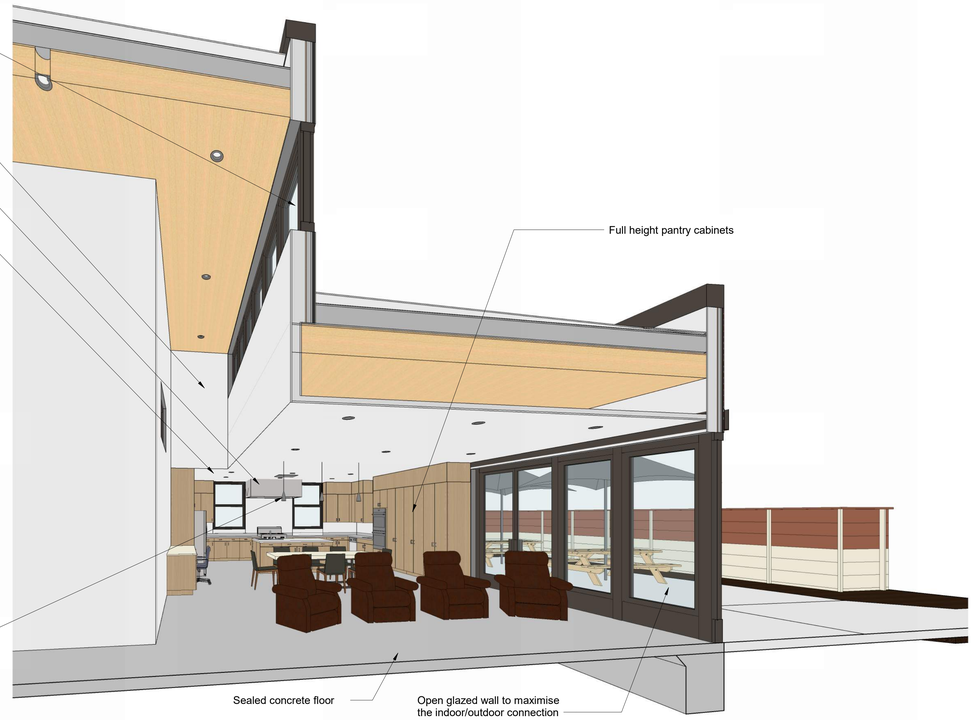


LED pendant fixture above dining table

Provide adequate swing clearance for refrigerator doors, see plans

37"-38" standing height work surface, exception to accessibilty requirements shall be requested from building department

1 PERSPECTIVE VIEW - DAYROOM TO APP



Full height pantry cabinets

Sealed concrete floor

Open glazed wall to maximise the indoor/outdoor connection

2 PERSPECTIVE VIEW - DAYROOM TO KITCHEN



Dark Charcoal color 9'-0" square outdoor canvas umbrella and 8'-0" long picnic table

4 Outdoor Patio facing to North

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DESIGN INTENT ILLUSTRATIONS - INTERIOR

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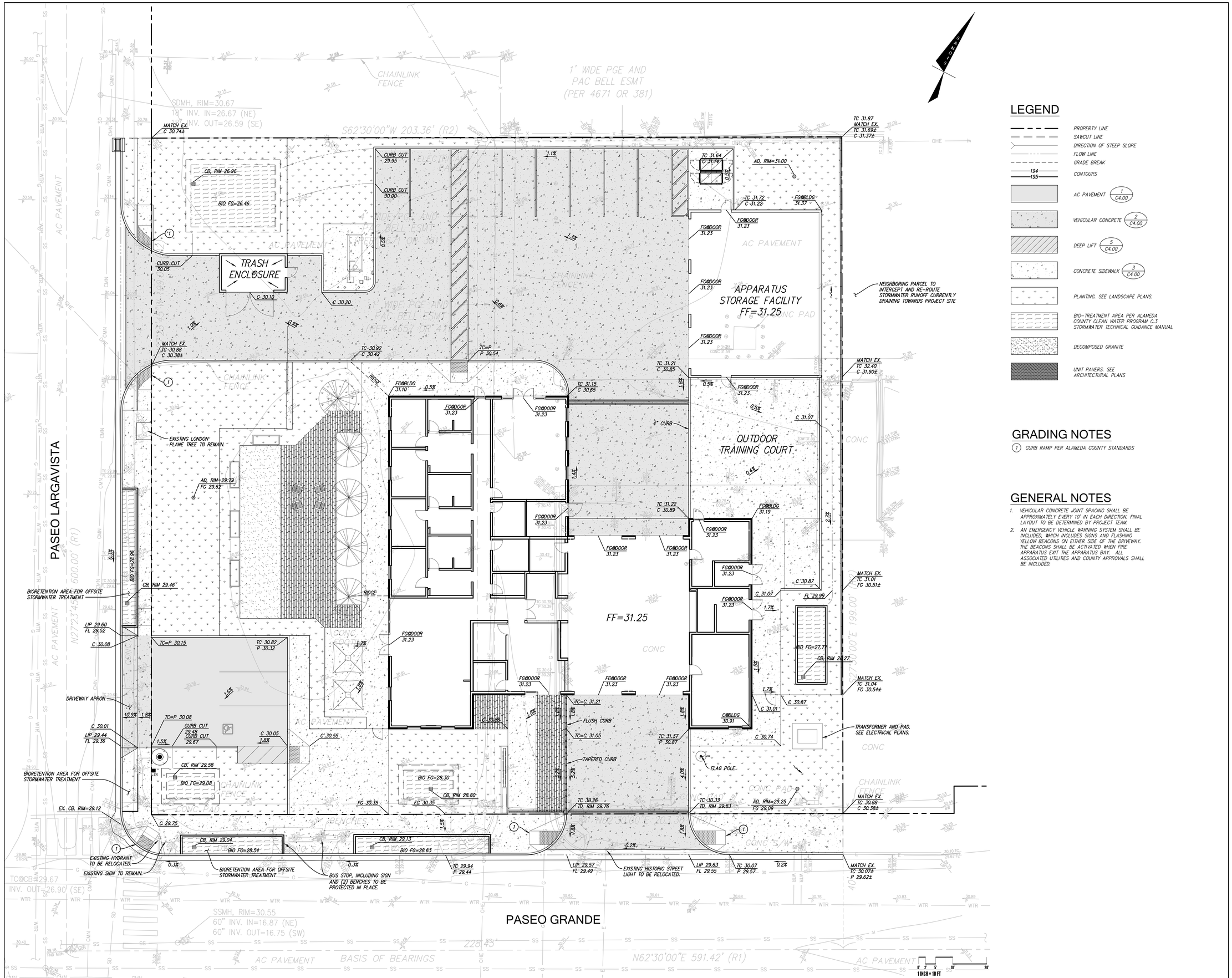
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A0.04c
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LEGEND

- PROPERTY LINE
- SAWCUT LINE
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- GRADE BREAK
- 194 / 195 CONTOURS
- AC PAVEMENT (1 / C4.00)
- VEHICULAR CONCRETE (2 / C4.00)
- DEEP LIFT (5 / C4.00)
- CONCRETE SIDEWALK (3 / C4.00)
- PLANTING. SEE LANDSCAPE PLANS.
- BIO-TREATMENT AREA PER ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL
- DECOMPOSED GRANITE
- UNIT PAVERS. SEE ARCHITECTURAL PLANS

GRADING NOTES

(1) CURB RAMP PER ALAMEDA COUNTY STANDARDS

GENERAL NOTES

1. VEHICULAR CONCRETE JOINT SPACING SHALL BE APPROXIMATELY EVERY 10' IN EACH DIRECTION. FINAL LAYOUT TO BE DETERMINED BY PROJECT TEAM.
2. AN EMERGENCY VEHICLE WARNING SYSTEM SHALL BE INCLUDED, WHICH INCLUDES SIGNS AND FLASHING YELLOW BEACONS ON EITHER SIDE OF THE DRIVEWAY. THE BEACONS SHALL BE ACTIVATED WHEN FIRE APPARATUS EXIT THE APPARATUS BAY. ALL ASSOCIATED UTILITIES AND COUNTY APPROVALS SHALL BE INCLUDED.

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SANDIS
BUILD ON.
SANDIS.NET

DATE _____, 2024

RONALD EDMUND SANZO III
R.C.E. NO. 79305, EXPIRES 3-31-26

SAN LORENZO FIRE STATION
587 PASEO GRANDE
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No.	Description	Date

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Sheet Title

PRELIMINARY SITE, GRADING, AND DRAINAGE PLAN

Drawn By GL | Checked By SU

Scale: 1"=10'

Date: DECEMBER 04, 2024

Project No.

C1.00
Drawing No.

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Preliminary Design. Not For Construction Purposes.

LANDSCAPE HARDSCAPE MATERIAL LEGEND

- COLORED CONCRETE PAVING
- LINEAR UNIT PAVERS, 3"X18", CHARCOAL COLOR TO MATCH BUILDING COLORS
- 12X24 STEP STONE CONCRETE PAVERS WITH STABILIZED DECOMPOSED GRANITE JOINTS BETWEEN PAVERS, OR SET IN PLANTING AREAS AS SHOWN ON PLAN
- STABILIZED DECOPOSED GRANITE PAVING
- GRAVEL MULCH FOR STORAGE AREAS

LANDSCAPE SOFTSCAPE MATERIAL LEGEND

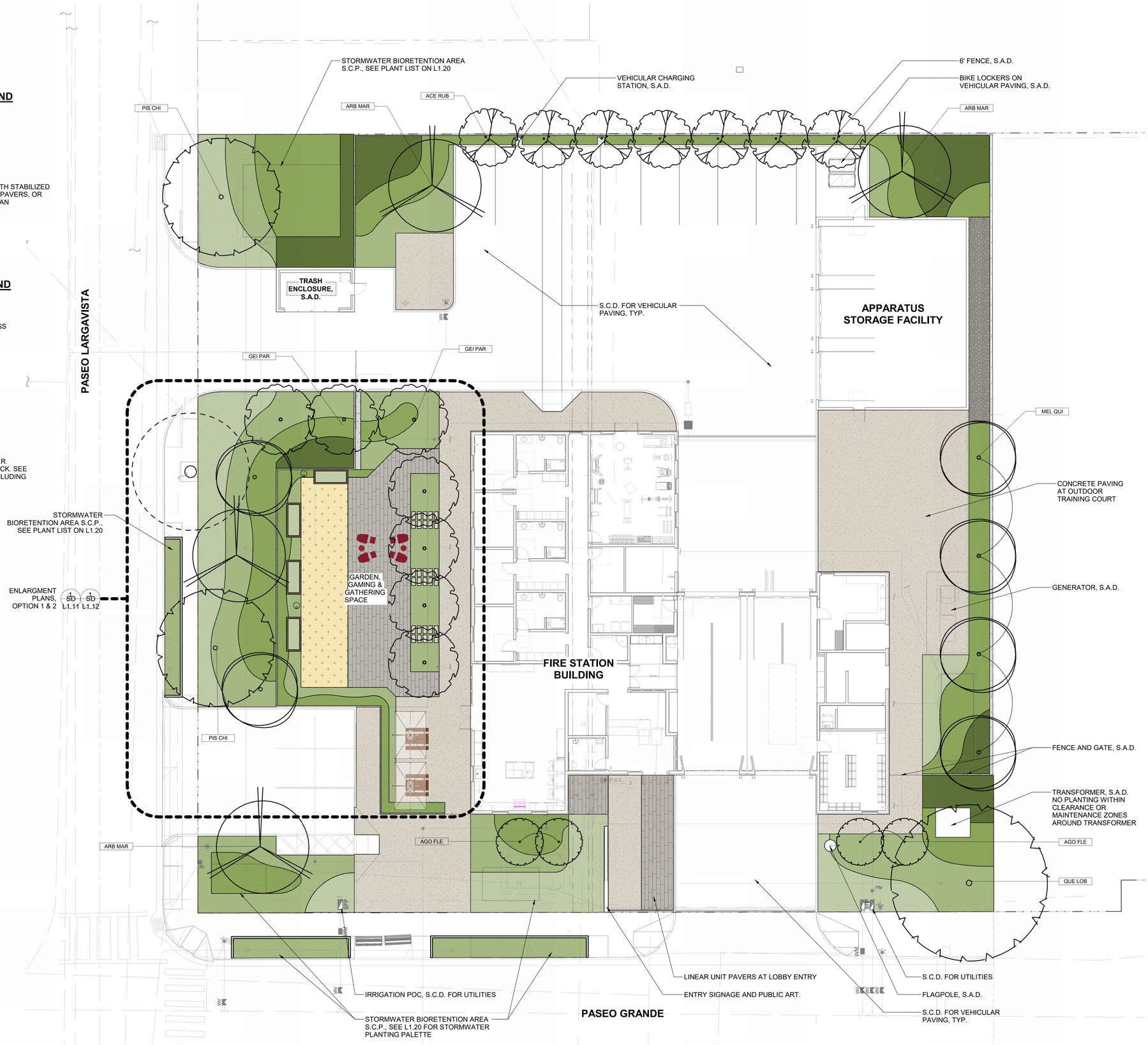
- LOW GROUND COVER PLANTING AREA, LESS THAN 9" HEIGHT
- PLANTING AREA, 1'-0" TO 2'-6" HEIGHT
- PLANTING AREA, 3'-0" TO 4'-6" HEIGHT
- PLANTING AREA, 5'-0" TO 8'-0" HEIGHT

NOTE:
1. PLANTING DESIGN TO BE TO BE 'LAYERED' WHERE THE LOWER GROWING PLANTS ARE IN FRONT AND GET TALLER IN THE BACK. SEE L.20 FOR PLANTING DESIGN INTENT NARRATIVE & NOTES, INCLUDING MAINTENANCE AND SPACING.

GENERAL SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
- CENTERLINE

POC	POINT OF CONNECTION
TYP.	TYPICAL
QTY.	QUANTITY
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS



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PGAdesign
LANDSCAPE ARCHITECT

San Lorenzo Fire Station

587 PASEO GRANDE
SAN LORENZO, CA
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No.	Description	Date

SCHEMATIC DESIGN

Sheet Title

LANDSCAPE SITE PLAN

DRAFT

Drawn By CH Checked By CK

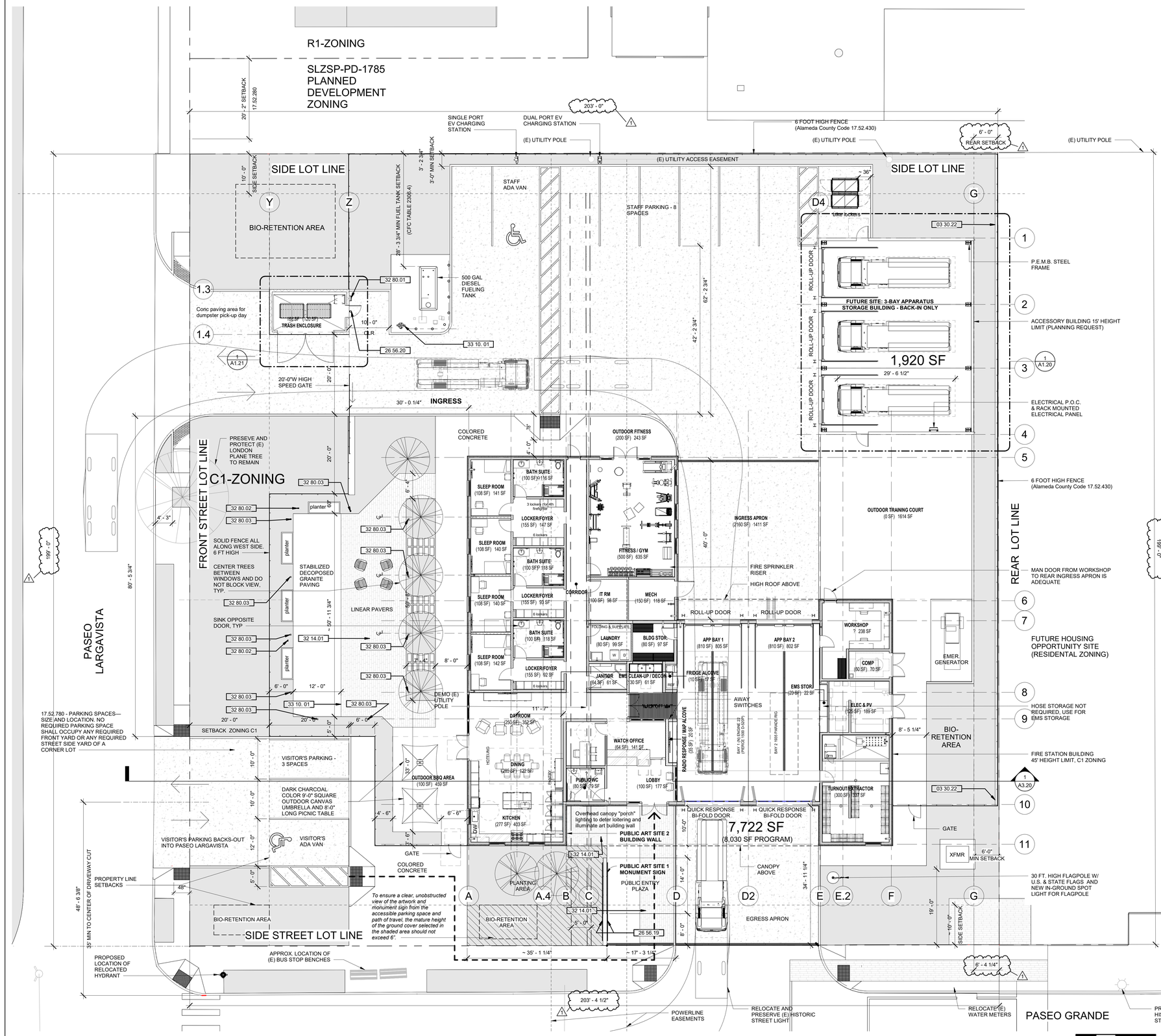
Scale: **1" = 10'-0"**

Date: **10/28/2024**

Project No. 0001

Drawing No. **SD L1.10**

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1 SITE REDESIGN LAYOUT C
1" = 10'-0"

GENERAL SHEET NOTES

SHEET KEYNOTE LEGEND

03 30.22	CONTINUOUS 8" WIDE CONCRETE CURB ALONG EAST PROPERTY LINE TO PREVENT RUN-OFF FROM ADJACENT PROPERTY FROM FLOWING ONTO THE SITE
26 56.19	CONTINUOUS LINE OF IN-GRADE LINEAR LIGHT TO ILLUMINATE THE LETTERING AND ART ON BOTH EAST AND WEST FACES. BEGA 88 303 K27 OR SIMILAR.
26 56.20	TROY RLM RETRO INDUSTRIAL ALUMINUM SHADE WITH GLASS OPTIONS RI5 (NO SHADE), RED COLOR, OR EQUAL
32 14.01	LINEAR UNIT-PAVERS: 3"X18", THICKNESS- 100MM, SMOOTH. MICRO CHAMFER MANUFACTURER-ACKERSTONE; PAVER COLOR DARK CHARCOAL, OR EQUAL
32 80.01	IRRIGATION CONTROLLER, WALL MOUNT ON EXTERIOR WALL OF DUMPSTER ENCLOSURE
32 80.02	HOSEBIB
32 80.03	BEGA 77 276 GARDEN BOLLARD 2 3/4"W X 9 7/8"H X 3 1/2"D, TYPICAL OF (11)
33 10. 01	FIRE HYDRANT, S.C.D.

FIRE STATION BUILDING AREA: 7,722 S.F.
PREFAB GARAGE BUILDING AREA: 1,920 S.F.
WASTE ENCLOSURE: 229 S.F.
FIRE STATION SITE AREA: 40,433 S.F. (0.928 ACRE)

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REVISIONS

No.	Description	Date
1	Revision 1	Date 1

BRIDGING DOCUMENTS

Sheet Title

SITE DIMENSION PLAN

Drawn By Author | Checked By Checker

Scale: **1" = 10'-0"**

Date: **DECEMBER 4, 2024**

Project No. Project Number

A1.10
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GENERAL SHEET NOTES

1. SEE SHEET A0.11 FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES.
2. INTERIOR OF STUD WALL AND COLUMN BOX DIMENSIONS MEASURED TO FACE OF FRAMING, U.O.N.
3. EXTERIOR WALL DIMENSIONS MEASURED TO FACE OF FINISH, U.O.N.
4. CONCRETE AND CMU WALL DIMENSIONS MEASURED TO FACE OF CONCRETE OR BLOCK, U.O.N.
5. FOR COMPLETE STAIR COMPONENT DIMENSIONS AND LOCATIONS, REFER TO ARCH. SHEET SERIES A7
6. REFER TO SHEET A8.00 FOR WALL TYPES
7. FOR DETAIL CALLOUTS, SEE WALL SECTIONS, ENLARGED PLANS, AND INTERIOR ELEVATIONS REFERENCED IN THE A2 SERIES
8. FOR LOCATION AND DETAILED INFORMATION ON SIGNAGE, REFER TO "VOLUME 5 CONSTRUCTION DOCUMENT DRAWINGS (SIGNAGE)"
9. "ALIGN" ANNOTATIONS AT WALLS REFER TO FACE OF FINISH, U.O.N.
10. SEE PLUMBING DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS

LEGEND - FIRE PROTECTION

COORDINATED FIRE RATED WALL LOCATION WITH A0.21-A0.22, SEE ARCH SHEET A8.00 FOR WALL ASSEMBLY

NON-FIRE RATED WALL ASSEMBLY

0.5 HR FIRE RATED WALL ASSEMBLY

1HR FIRE RATED WALL ASSEMBLY

WINDOW AND DOOR WITHIN WALL SHALL MATCH THE ASSOCIATED FIRE RATED WALL ASSEMBLY PER CBC TABLES 716.5 AND 716.6, SEE DOOR/WINDOW SCHEDULE FOR MORE INFORMATION.

1 GROUND FLOOR DIMENSION PLAN
3/16" = 1'-0"

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GROUND FLOOR DIMENSION PLAN

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Scale:
As indicated

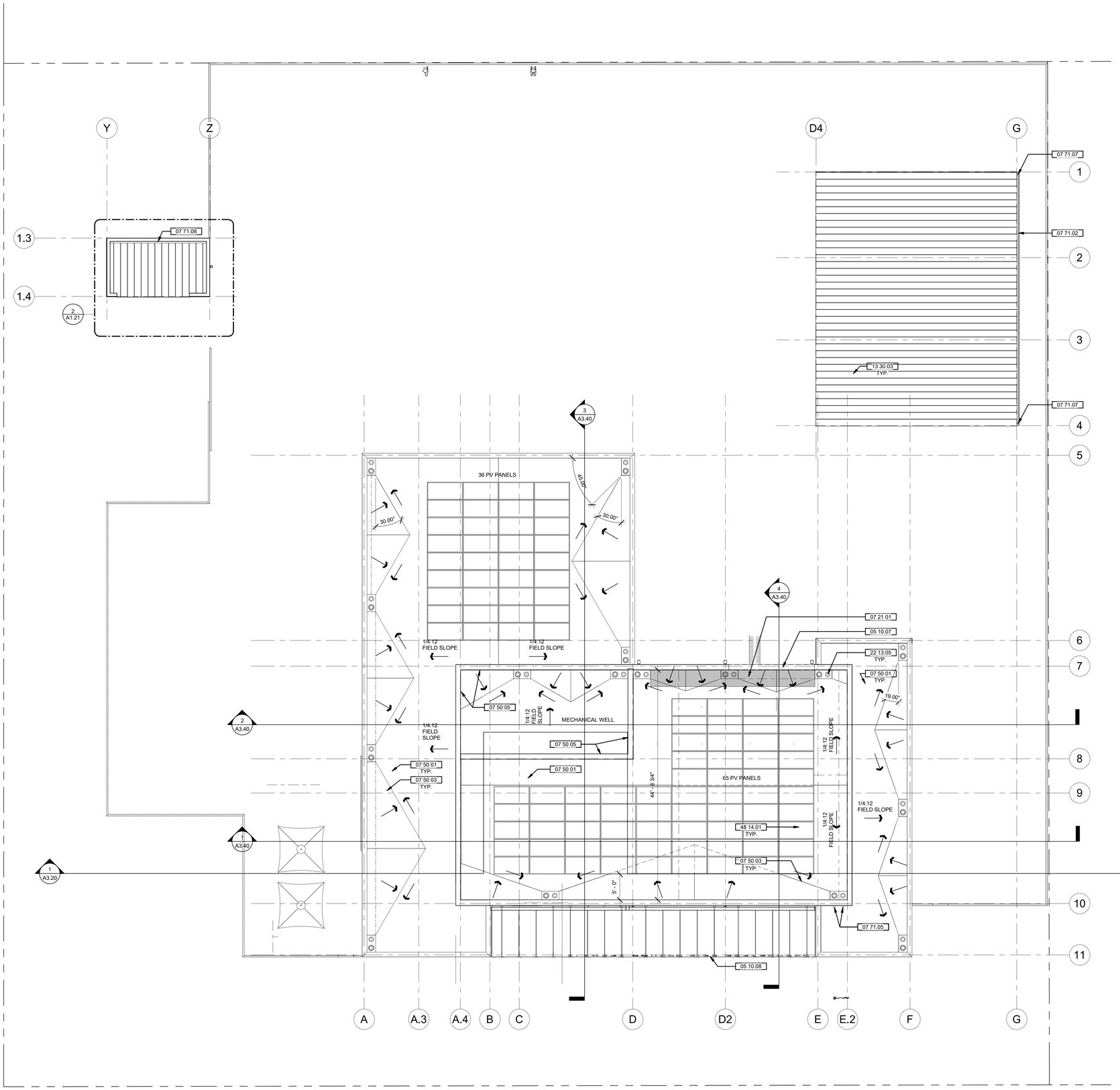
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Project No. Project Number

A2.11
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1 SITE REDESIGN LAYOUT C
1/8" = 1'-0"

SHEET KEYNOTE LEGEND

05 10.07	INVERTED MC-SHAPE FASTENED TO WALL ASSEMBLY FLUSH WITH LOW PARAPET LEVEL AND PAINTED TO MATCH COLOR OF PARAPET COPING. PARAPET COPING TO TERMINATE @ MC-SHAPE ON EITHER END. PROVIDE CONT. SEALANT @ ENDS
05 10.08	DARK CHARCOAL COLOR, FIELD-PAINTED ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL (AESS); STEEL AND MINIMUM 1/2" LAMINATED GLASS CANOPY. SUBMIT FINISH SAMPLES FOR CLIENT APPROVAL. HIGH PERFORMANCE COATING SYSTEM BASIS OF DESIGN: APV COATINGS NEVERFADE UMBRA GRAY CC-16-213
07 21 01	39" WIDE THERMOPLASTIC HEAT WELDED WALKWAY
07 50 01	SINGLE PLY ROOFING O/ 5/8" COATED, FIBERGLASS MAT, COVER BOARD O/ R-30 TAPERED POLYISOCYANURATE INSULATION
07 50 03	TAPERED INSULATION CRICKET, TYP
07 50 05	SINGLE PLY ROOFING TO BE CONTINUED UP THE MECHANICAL WELL WALLS AND OVER TOP OF CURB TO CREATE A CONTINUOUS WATERPROOFING SYSTEM
07 71.02	PRE-FINISHED METAL GUTTER. PROVIDE METAL GUTTER COVER TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER W.U.I. REQUIREMENTS
07 71.05	CONCEALED RAINWATER LEADER WITH BRONZE DOWNSPOUT NOZZLE WITH STAINLESS STEEL BIRD SCREEN (CONNECTED TO ROOF AND OVERFLOW DRAIN FROM HIGH ROOF)
07 71.07	4 INCH DIAMETER GALVANIZED METAL DOWNSPOUT, MINIMUM G120 COATING, TYP.
07 71.08	CONCEALED 4" SQUARE METAL GUTTER WITH INTERNAL DOWNSPOUT
13 30.03	STRUCTURAL STANDING SEAM METAL ROOF, DARK CHARCOAL COLOR
22 13.05	ROOF AND OVERFLOW DRAIN, TYP
48 14.01	FLAT ROOF SOLAR PANELS, 445 WATT. PROVIDE PANELS TO COVER THE AVAILABLE ROOF AREA, AND NO LESS THAN 25% OF ANNUAL ENERGY USE. COORDINATE PANEL LOCATIONS WITH ROOF PENETRATIONS AND EQUIPMENT.

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Sheet Title

ROOF PLAN

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Date:
DECEMBER 4, 2024

Project No. Project Number

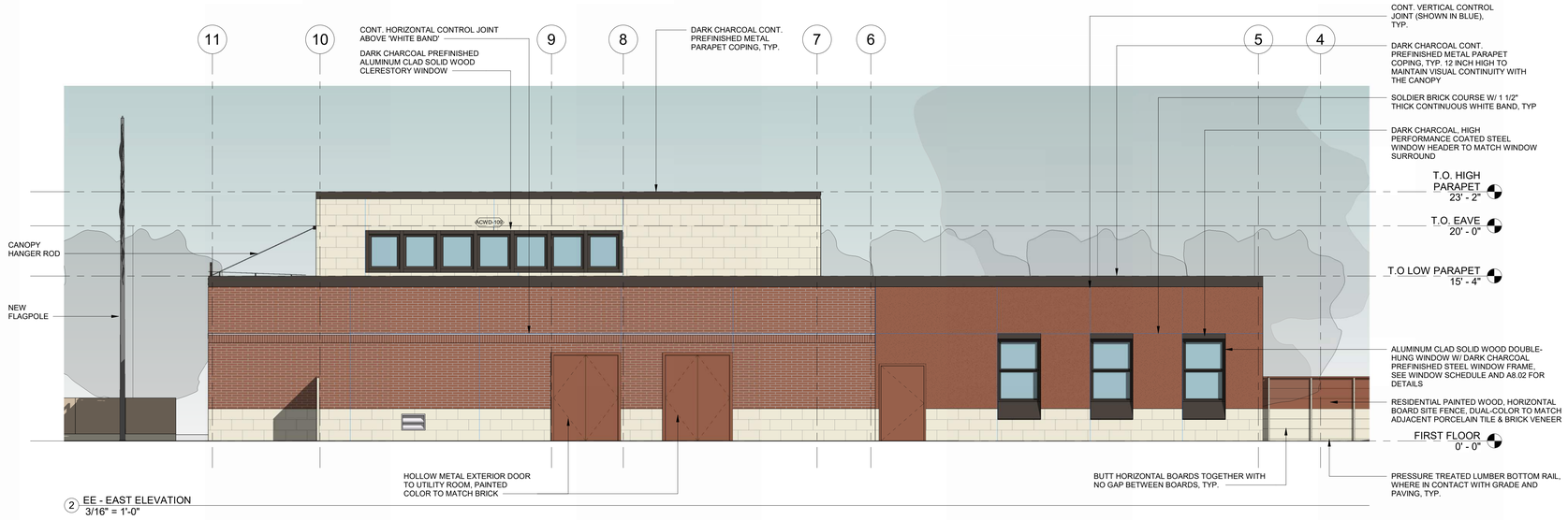
A2.20
Drawing No.

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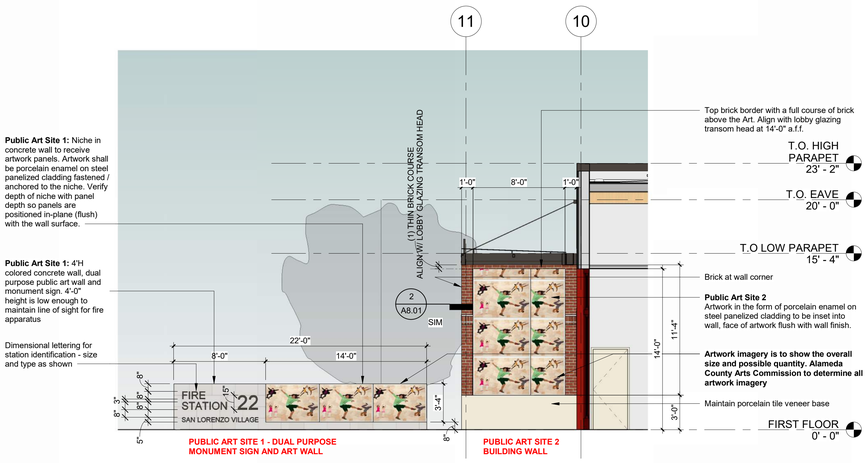
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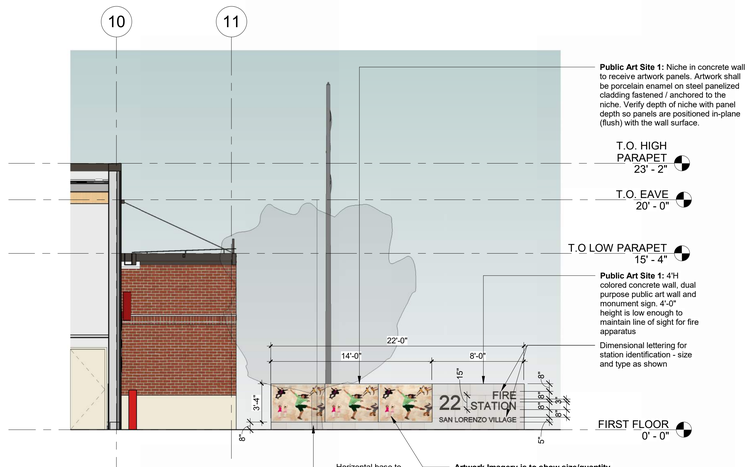
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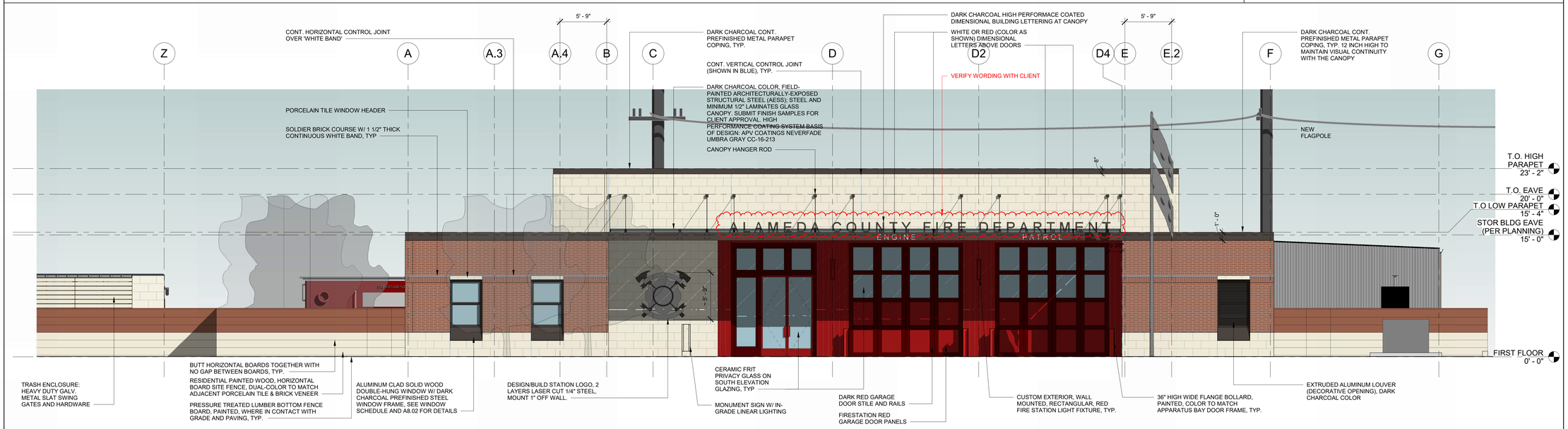
2 EE - EAST ELEVATION
3/16" = 1'-0"



3 EE - EAST ELEVATION - AT PUBLIC ART
3/16" = 1'-0"



4 EE - WEST ELEVATION - AT PUBLIC ART
3/16" = 1'-0"



1 EE- SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

SEE WALL SECTIONS/WALL TYPES/DETAILS FOR SUBSTRATE INFORMATION

PORCELAIN TILE VENEER
12"X24" PORCELAIN TILE VENEER , TYP. (U.O.N., SEE DETAILS FOR ADDTL. INFO) (COLOR: SAND ; FINISH: MATTE); SEE 7/A8.00 FOR TYPICAL TILE JOINT INFO.

PORTLAND CEMENT PLASTER W/ ELASTOMERIC COATING
PORTLAND CEMENT PLASTER WITH 3-STAGE ACRYLIC-MODIFIED FINISH COAT, STEEL TROWELED SMOOTH, FINISH: ELASTOMERIC, MATTE. COLOR: TO MATCH PORCELAIN TILE

ADHERED EXTERIOR THIN BRICK VENEER
THIN BRICK, DARK VARIEGATED SURFACE, 12" x 2-1/4" x 5/8". SEE 9/A8.01 FOR TYPICAL BRICK VENEER COURSING INFO.

PORTLAND CEMENT PLASTER W/ ELASTOMERIC COATING
PORTLAND CEMENT PLASTER WITH 3-STAGE ACRYLIC-MODIFIED FINISH COAT, STEEL TROWELED SMOOTH, FINISH: ELASTOMERIC, MATTE. COLOR: TO MATCH BRICK

ADHERED EXTERIOR THIN SOLDIER BRICK VENEER
THIN SOLDIER BRICK, DARK VARIEGATED SURFACE, 12" x 2-1/4" x 5/8". SEE 9/A8.01 FOR TYPICAL BRICK VENEER COURSING INFO.

PLASTER/BRICK/TILE CONTROL/DRIFT JOINT

ARCHITECTURAL METAL PANEL
INSULATED 36" INTERLOCKING, HORIZONTAL JOINT, RED, COLOR PER SPECIFICATIONS AND ARCHITECT'S SAMPLE

EXTERIOR PAINTED STEEL (AESS)
DARK PAINTED STEEL, COLOR FIELD-PAINTED ARCHITECTURALLY EXPOSED STEEL, HIGH PERFORMANCE COATING SYSTEM, COLOR PER SPECIFICATIONS AND ARCHITECT'S SAMPLE

GENERAL NOTES

1. WINDOW / DOOR / LOUVER FOR ILLUSTRATIVE PURPOSE ONLY, SEE A2.71 FOR WINDOW / DOOR/ LOUVER SCHEDULES AND GLAZING TYPE.

2. PROVIDE ANTI-GRAFFITI COATING AT NORTH EXTERIOR BUILDING FACADE AND FENCING FACING VILLAREAL DRIVE (ON THE PUBLIC SIDE OF THE FENCE), AND PROVIDE ON ALL FOUR SIDES OF THE WASTE ENCLOSURE

TILE /BRICK VENEER COURSING/JOINT GENERAL NOTES

1. SEE 7/A8.02 FOR TYPICAL TILE JOINT /BRICK VENEER COURSING CRITERIA

PUBLIC ART PROCUREMENT

STATION 22 – PUBLIC ART SITE 1
- PROVIDE PORCELAIN ENAMEL ON STEEL PANELIZED CLADDING TO BE INSET INTO WALL, FACE OF ARTWORK FLUSH WITH WALL FINISH. PROVIDE ART ON BOTH SIDES OF WALL.
- THE WALL IS A DUAL-PURPOSE MONUMENT SIGN AND "LOW ART WALL" ALONG THE LOBBY ENTRANCE WALKWAY (PARALLEL TO DRIVEWAY).
- PROVIDE IN-GRADE LIGHTING TO ILLUMINATE THE LETTERING AND ART ON BOTH SIDES OF WALL.
- THE BASE SCOPE INCLUDES ALL FOUR ELEMENTS: THE MONUMENT SIGN AND "LOW ART WALL," THE PORCELAIN ENAMEL ON STEEL PANELIZED CLADDING ARTWORK, AND IN-GRADE LIGHTING.
- D.B.E. SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE PORCELAIN ENAMEL ON STEEL PANELIZED CLADDING SYSTEM THRU THE PREFERRED VENDOR/INSTALLER, DESIGN OF THE STRUCTURE AND ANCHORAGE TO SUPPORT THE ARTWORK, AND COORDINATION WITH THE REST OF THE PROJECT.
- ARTS COMMISSION WILL SUPPLY THE ARTWORK DIGITAL FILES TO D.B.E. TO BE USED TO PRINT IMAGES ONTO PORCELAIN ENAMEL ON STEEL PANELIZED CLADDING SYSTEM.
- D.B.E. SHALL PROVIDE A BREAKOUT COST FOR THE ARTWORK.

STATION 22 – PUBLIC ART SITE 2
- ARTWORK IN THE FORM OF PORCELAIN ENAMEL ON STEEL PANELIZED CLADDING TO BE INSET INTO WALL, FACE OF ARTWORK FLUSH WITH WALL FINISH.
- ARTWORK LOCATION IS ON WEST BUILDING WALL APPROACHING LOBBY; AREA IS NOTED ON THE DESIGN INTENT RENDERINGS AND EXTERIOR ELEVATIONS.
- PROVIDE OVERHEAD CANOPY "PORCH" LIGHTING IN THE LOBBY EXTERIOR ENTRY AREA TO DETER LOITERING AND PROVIDE ADJUSTABLE LIGHT SOURCE TO PROVIDE EVEN ILLUMINATION ACROSS ENTIRE ART WALL.
- D.B.E. SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE PORCELAIN ENAMEL ON STEEL PANELIZED CLADDING SYSTEM THRU THE PREFERRED VENDOR/INSTALLER, DESIGN OF THE STRUCTURE AND ANCHORAGE TO SUPPORT THE ARTWORK, AND COORDINATION WITH THE REST OF THE PROJECT.
- ARTS COMMISSION WILL SUPPLY THE ARTWORK DIGITAL FILES TO D.B.E. TO BE USED TO PRINT IMAGES ONTO PORCELAIN ENAMEL ON STEEL PANELIZED CLADDING SYSTEM.
- D.B.E. SHALL PROVIDE A BREAKOUT COST FOR THE ARTWORK.

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REVISIONS

No.	Description	Date
1	Revision 1	Date 1

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Sheet Title

BUILDING ELEVATIONS- EAST & SOUTH

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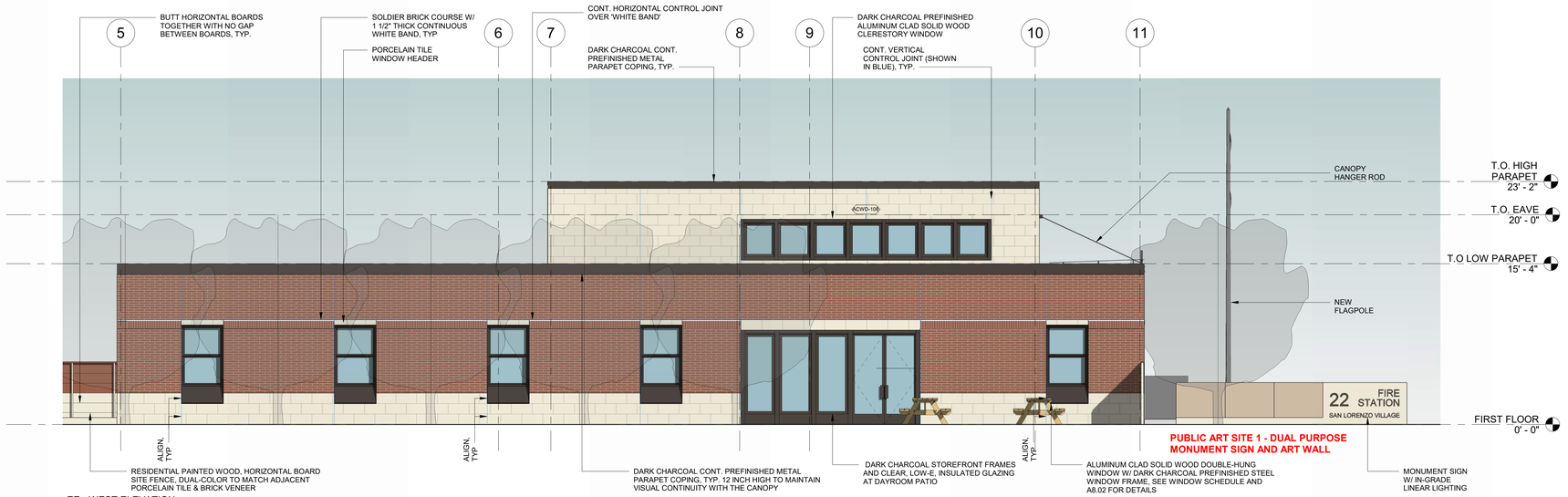
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2 EE - WEST ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

SEE WALL SECTIONS/WALL TYPES/DETAILS FOR SUBSTRATE INFORMATION

PORCELAIN TILE VENEER
12"X24" PORCELAIN TILE VENEER , TYP. (U.O.N., SEE DETAILS FOR ADDTL. INFO) (COLOR: SAND ; FINISH: MATTE); SEE 7/A8.00 FOR TYPICAL TILE JOINT INFO.

PORTLAND CEMENT PLASTER W/ ELASTOMERIC COATING
PORTLAND CEMENT PLASTER WITH 3-STAGE ACRYLIC-MODIFIED FINISH COAT, STEEL TROWELED SMOOTH, FINISH: ELASTOMERIC, MATTE. COLOR: TO MATCH PORCELAIN TILE

ADHERED EXTERIOR THIN BRICK VENEER
THIN BRICK, DARK VARIEGATED SURFACE, 12" x 2-1/4" x 5/8". SEE 9/A8.01 FOR TYPICAL BRICK VENEER COURSING INFO.

PORTLAND CEMENT PLASTER W/ ELASTOMERIC COATING
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THIN SOLDIER BRICK, DARK VARIEGATED SURFACE, 12" x 2-1/4" x 5/8". SEE 9/A8.01 FOR TYPICAL BRICK VENEER COURSING INFO.

PLASTER/BRICK/TILE CONTROL/DRIFT JOINT

ARCHITECTURAL METAL PANEL
INSULATED 36" INTERLOCKING, HORIZONTAL JOINT ,RED, COLOR PER SPECIFICATIONS AND ARCHITECT'S SAMPLE

EXTERIOR PAINTED STEEL (AESS)
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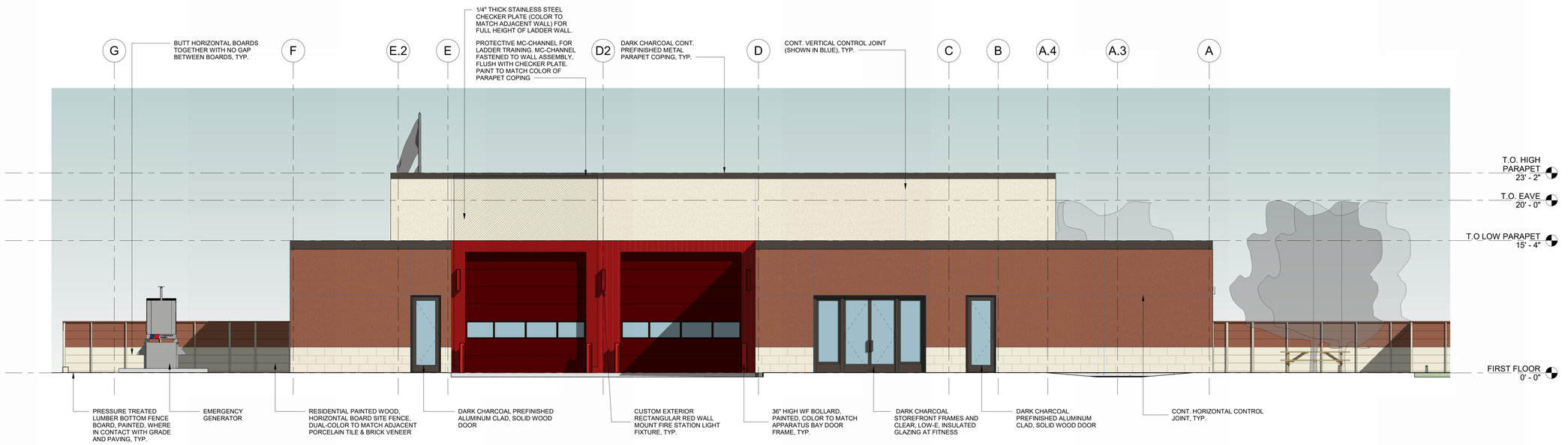
GENERAL NOTES

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2. PROVIDE ANTI-GRAFFITI COATING AT NORTH EXTERIOR BUILDING FACADE AND FENCING FACING VILLAREAL DRIVE (ON THE PUBLIC SIDE OF THE FENCE), AND PROVIDE ON ALL FOUR SIDES OF THE WASTE ENCLOSURE

TILE /BRICK VENEER COURSING/JOINT GENERAL NOTES

1. SEE 7/A8.02 FOR TYPICAL TILE JOINT /BRICK VENEER COURSING CRITERIA



3 EE - NORTH ELEVATION
3/16" = 1'-0"

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BUILDING ELEVATIONS- WEST & NORTH

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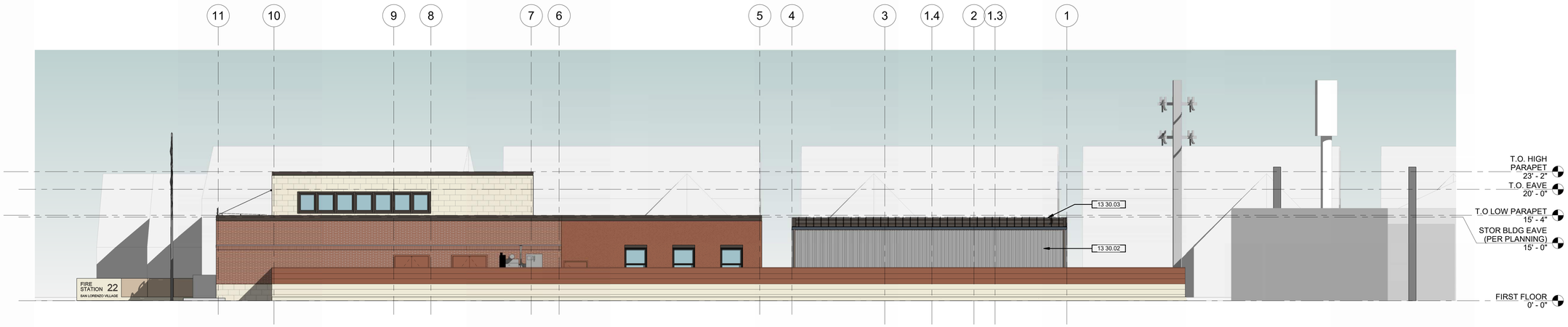
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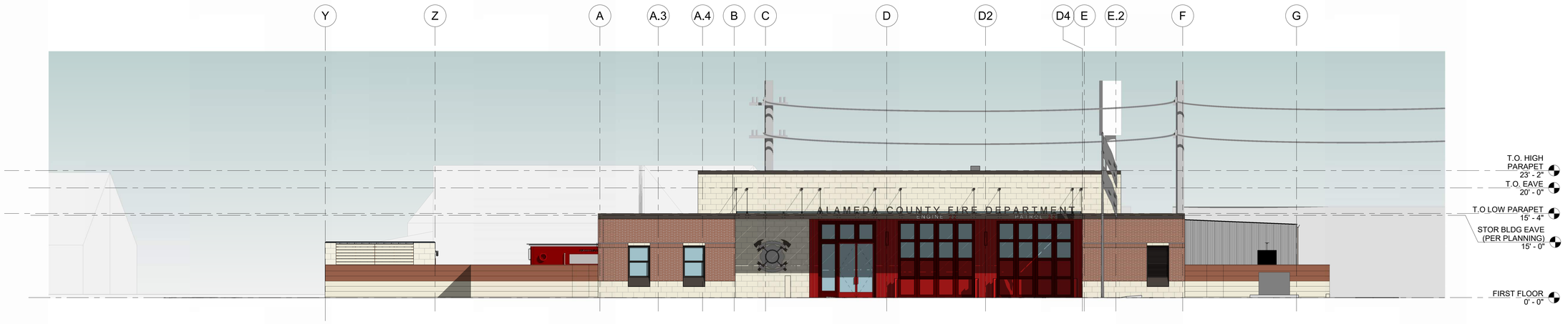
Project No. Project Number

A3.11
Drawing No.

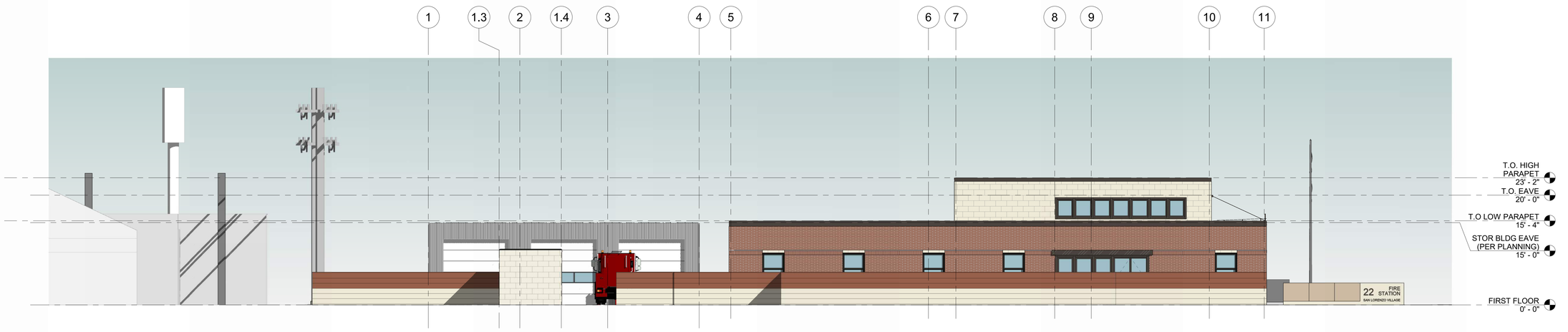
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1 DESIGN INTENT ILLUSTRATION - EAST SITE ELEVATION
1/8" = 1'-0"



2 SE- SOUTH SITE ELEVATION
1/8" = 1'-0"



3 SE - WEST SITE ELEVATION
1/8" = 1'-0"

SHEET KEYNOTE LEGEND

13 30.02	22 GA. CONCEALED FASTENER METAL WALL PANEL; 2.4 MIL DURAGARD PLUS (OR EQUIVALENT) FINISH @ EXPOSED EXTERIOR AND NON-EXPOSED INTERIOR SIDES. 0.5 MIL PRIMER/BACKER FINISH NOT ALLOWED. BASIS-OF-DESIGN PANEL PROFILE: CENTRIA CONCEPT CS-680 ARCHITECTURAL CONCEALED FASTENER SINGLE-SKIN METAL PANEL, VERTICAL ORIENTATION
13 30.03	STRUCTURAL STANDING SEAM METAL ROOF, DARK CHARCOAL COLOR

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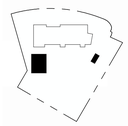
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DESIGN INTENT ILLUSTRATIONS - SITE ELEVATIONS



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TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	PART NUMBER	LAMPING	CRI	LUMENS	WATTS	POWER SUPPLY / CONTROLS	VOLTAGE
F1	4" Recessed downlight with hyperbolic wide distribution.	Recessed, Gyp Hardlid	Alphabet	NU4-RH-SW-30LM-35K-90-WHD50-WH-NC-UNV-DIM10	3500K LED	90	1,971	26	0-10v Dimming to 1%	120-277
F1A	4" Recessed downlight with 30 degree distribution and hexcell louver.	Recessed, Gyp Hardlid	Alphabet	NU4-RDDR-SW-20LM-35K-90-30D-HCL-WH-WH-NC-UNV-DIM10	3500K LED	90	1,271	17	0-10v Dimming to 1%	120-277
F1B	4" Recessed downlight with high output and med distribution for double height ceiling.	Recessed, Wood Ceiling	Alphabet	NU4-RDTMWDR-SW-35LM-35K-90-30D-SBL-WH-NC-UNV-DIM10	3500K LED	90	2,550	34	0-10v Dimming to 1%	120-277
F2	4" Recessed downlight with wide distribution, and shower rated lens.	Recessed, Gyp Hardlid	Alphabet	NU4-RDDR-SW-20LM-35K-90-50D-SBL-WH-WH-NC-UNV-DIM10	3500K LED	90	1,396	17	0-10v Dimming to 1%	120-277
F2A	4" Recessed downlight with wide distribution, low output, and wet-rated for outdoor canopy.	Recessed, Gyp Hardlid	Alphabet	NU4-RDDR-SW-15LM-30K-90-50D-SBL-WH-WH-NC-UNV-DIM10	3000K LED	90	1,075	13	0-10v Dimming to 1%	120-277
F3	Recessed 2x2 troffer with decorative or low-glare lens.	Recessed, T-Grid	HE Williams	AT1-2-2-L40/935-P-EQCLIS-DIM-UNV	3500K LED	90	2,907	37.2	0-10v Dimming	120-277
F3A	Recessed 2x2 troffer with flush, cleanable lens.	Recessed, T-Grid	HE Williams	BP-22-LS/8CS-KIT-DIM-UNV	3500K LED	80	4,351	40	0-10v Dimmable / Varies - see Lighting Drawings	120-277
F4	12" Diameter, Decorative surface mounted ound with glass diffuser and acrylic bottom.	Surface, Ceiling	AFX	TRBF12LAJD1-FINISH	3500K LED	90	1,415	20	ELV, Triac Dimming	120
F4A	15.75" Diameter, Decorative surface mounted round with glass diffuser and acrylic bottom.	Surface, Ceiling	AFX	TRBF15LAJD1-FINISH	3500K LED	90	2,387	31	ELV, Triac Dimming	120
F5	Slim profile, adjustable, 2' linear wall mounted task light.	Surface, Wall 4' AFF to CoF	Vode	WingRail 107-WG-01-3'-36-WA-3-IP-AE-2-0-Z-LO-309-WB-0-FINISH-0	3500K LED	90	502	7.6	0-10v Dimming to 1%	120-277
F6	20" Diameter, decorative pendant. Architect to select fixture finishes.	Suspended, Ceiling 7'-0" AFF to BoF	TMS Lighting	343B-20-30LED-35K-UNI-WCFINISH-ACCENT-DIML	3500K LED	90	2,391	30	0-10v Dimming to 1%	120-277
F6A	10" Diameter, decorative pendant. Architect to select fixture finishes.	Suspended, Ceiling 7'-0" AFF to BoF	TMS Lighting	343B-10-20LED-35K-UNI-WCFINISH-ACCENT-DIML	3500K LED	90	1,789	20	0-10v Dimming to 1%	120-277
F7	12" Diameter, high-bay with low uplight and wide distribution.	Surface, Ceiling	Signify	SVPG-A08-830-5RD-SUR-UNV-FINISH	3000K LED	80	9,493	90	0-10v Dimming	120-277
F8	2.25" Wide x 24', direct/indirect suspended linear with widespread optic.	Suspended, Deck 10'-6" AFF to BoF	HE Williams	MX2UD-24'-L4/830U/L8/930D-FW-FW-AD/D48-DIM-UNV	3000K LED	90	318/FT UP 574/FT DN	242.4	0-10v Dimming	120-277
F8A	2.25" Wide x 8', Surface mounted linear with widespread optic.	Surface, Ceiling	HE Williams	MX2S-8'-L8/935-FW-DIM-UNV	3500K LED	90	4,734	53.6	0-10v Dimming	120-277
F8B	2.25" Wide x 4', Surface mounted linear with widespread optic.	Surface, Ceiling	HE Williams	MX2S-4'-L8/935-FW-DIM-UNV	3500K LED	90	2,367	26.8	0-10v Dimming	120-277
F9	Undercabinet Task light. Refer to architectural casework for exact fixture lengths required.	Surface, Casework	HE Williams	1SF-LENGTH-LXX/835-DMA-DIM-UNV	3500K LED	80	600/FT	5.9/FT	0-10v Dimming	120-277
F10	NOT USED.									
F11	Wet-rated outdoor strip light, with integral motion sensor.	Surface	Signify	FSX-4-40L-830-UNV-DIM-MD360W-IP65	3000K LED	80	3,955	32	0-10v Dimming / Motion Sensor, Timeclock	120-277
F12	4" Wide x 4" deep continuous LED slot cove light. Match fixture length to length of lighted wall.	Recessed, Gyp Hardlid	Finelite	HP-WS-4W-4D-LENGTH-B-935-SW-120-SC-FC-10%-WB-SF-ENDCAPS-SW	3500K LED	90	399 / FT	4.6 / FT	0-10v Dimming	120
FX	Universal mount exit sign with field-selectable chevrons.	Surface, Ceiling	Evenlite	TLX-AC-GU-W	GREEN LED	N/A	N/A	2	N/A	120/277
FXW	Universal mount, wet rated exit sign with field-adjustable chevrons. Select single or double face as required.	Surface, Wall	Evenlite	TWL-AC-G-FACE-W	GREEN LED	N/A	N/A	3.5	N/A	120/277
L1	37.5" tall bollard with symmetric distribution.	At Grade 37.5" Tall	Bega	B88261-K3-FINISH	3000K LED	80+	1,577	20.6	0-10V Dimmable / Timeclock	120-277
L1A	Slim profile, 39.5" tall asymmetric bollard.	At Grade 39.5" Tall	Bega	B84415-K3-FINISH	3000K LED	80+	1,145	15	0-10V Dimmable / Timeclock	120-277
L2	13" Wide step light.	Recessed, Wall 3' AFG to CoF	Bega	B33058-K27-FINISH + BB24060	2700K LED	80+	1,100	15	0-10V Dimmable / Timeclock	120-277
L3	5.75" Diameter adjustable flood light with 180 degree glare shield.	Surface, Wall Varied Heights	Bega	B84210-K3-FINISH + B71118	3000K LED	90+	1,950	20	0-10V Dimmable / Manual Dimming	120-277
L4	6"Wide x 10" Deep wall mounted sconce with red acrylic diffuser. Fixture to be IP65 wet listed.	Surface, Wall Top of fixture to align with top of apparatus bay doors	TMS Lighting	CUS32684	4000K LED BEHIND RED ACRYLIC	N/A	TBD	25	Timeclock	120-277
L5	12" tall x 2.25" diameter grade-mounted adjustable flood light. Confirm final mounting requirements with flagpole base area.	At grade	B-K Lighting	AR-LED-TR-X53-FL-FINISH-12-11-A-8"-010-MT-MOUNTING	3000K LED	80	1,230	10	0-10V Dimmable / Timeclock	120-277
L6	Low output linear sign uplight	Surface uplight in front of signage	QTL Lighting	ALTA-03-SW-4.0-30-ENC-TL-WIRE-WH-WIRE TYPE-SST-FINISH-LENGTH-O	3000K LED	90	191 / FT	4 / FT	0-10V Dimmable / Timeclock	120-277
L7	Mid output wall washing linear downlight. Mount 1'-6" from face of wall to CL of fixture	Recessed in canopy	QTL Lighting	KCKR-03-SW-4-30-ENC-TL-FEED-WH-WIRE TYPE-832-ST-LENGTH-O	3000K LED	90	199 / FT	4 / FT	0-10V Dimmable / Timeclock	120-277
L8	4" dia. exterior rated recessed LED downlight.	Recessed in canopy	DMF Lighting	MD-12-9-30-GA-O + M4TRS-WH-VP	3000K LED	90	1,250	14.3	0-10V Dimmable / Timeclock	120-277
L9	In-grade linear wall uplight. Mount 9" from face of artwork to CL of fixture.	In grade Uplighting signage	Bega	B777646-K3	3000K LED	90	3,446	48	0-10V Dimmable / Timeclock	120-277
L10	10" Tall garden bollard with remote power 300W Transformer.	At grade	Bega	B77276-K3 + B536	3000K LED	90	183	3.4	Timeclock	12v Primary 120v Secondary
L11	Large profile, decorative, barn-style sconce in red.	Surface, Wall +8'-0" AFF	TMS Lighting	2W-0-15LED-30K-120-WM-F10-DIML OR Troy Lighting, RLM Retro industrial shade with Glass Options R15 (No Shade), Red Color, or equal	3000K LED	90	1,351	15	0-10V Dimmable / Timeclock	120

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www.silvermanlight.com

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REVISIONS

No.	Description	Date
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BRIDGING DOCUMENTS

Sheet Title

LIGHTING FIXTURE SCHEDULE

Drawn By Author | Checked By Checker

Scale: **1/4" = 1'-0"**

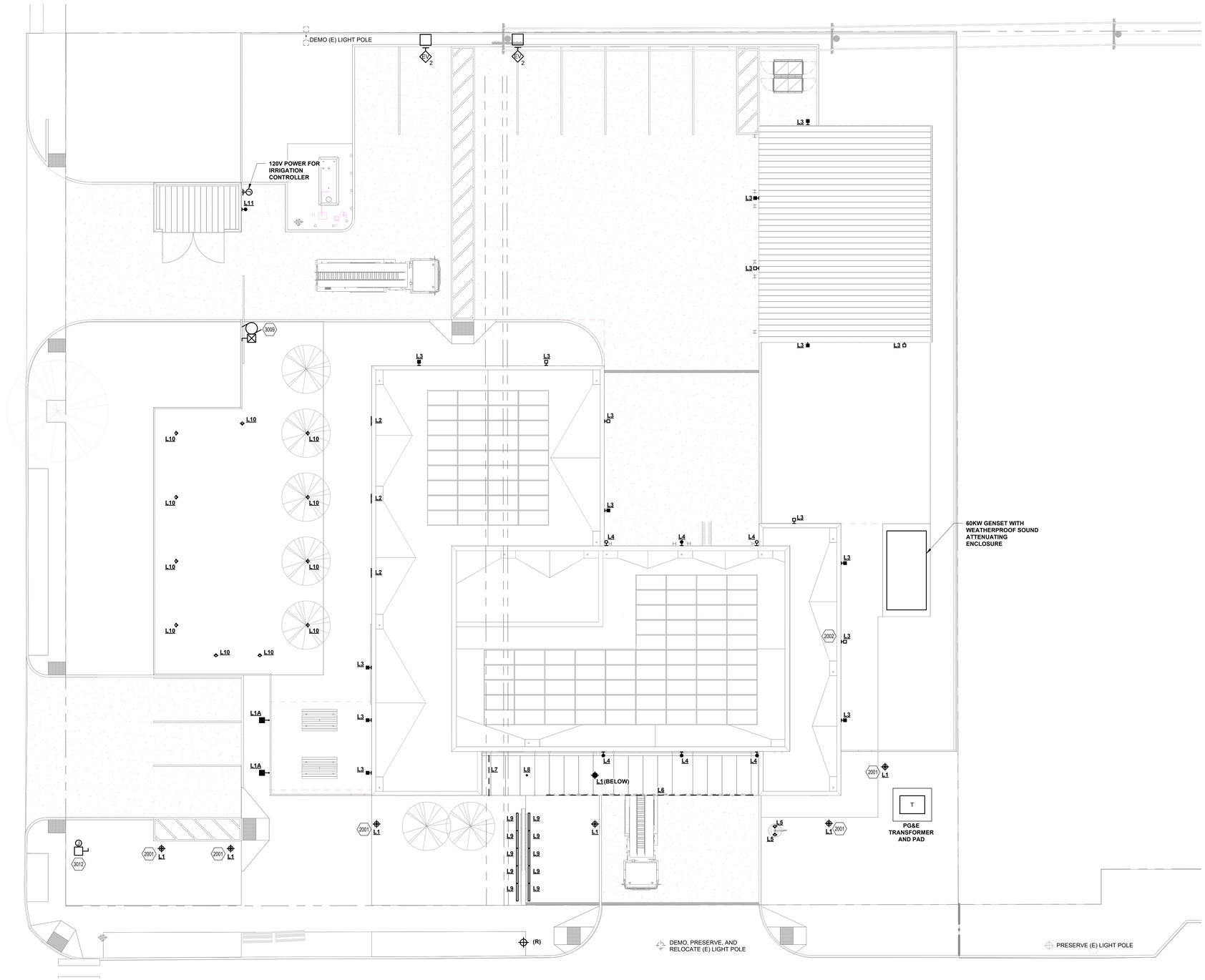
Date: **DECEMBER 4, 2024**

Project No. Project Number

E0.10

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1 OVERALL SITE PLAN
1" = 10'-0"

GENERAL NOTES

1. BUILDING LIGHTING CONTROL SYSTEM TO BE WATTSTOPPER DLM OR SIMILAR LOW-VOLTAGE, DIGITAL CONTROL SYSTEM THAT CONNECTS BACK TO A CENTRAL BUILDING MANAGEMENT SYSTEM WITH INTEGRATED TIMECLOCK. EXTERIOR SITE LIGHTING TO BE PROVIDED WITH NETWORKED CONTROLS TO ALLOW FULL REMOTE DIMMING AND MANUAL SHUTOFF FOR INDIVIDUAL SITE FIXTURES (BY TYPE OR AREA) AS REQUIRED FOR TRAINING EXERCISES. OWNER TO VERIFY PREFERRED CONTROL ZONES. PROVIDE ALL CONTROL SYSTEM COMPONENTS FOR A FULLY CONNECTED SITE.
2. PER 2022 CALIFORNIA CODE OF REGULATION T24 PART 9 - CALIFORNIA FIRE CODE, SECTION 1008.3: PROVIDE UL-924 RELAY OR OTHER MEANS TO AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS, IN THE EVENT OF A POWER SUPPLY FAILURE: CORRIDORS, AISLES, INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EGRESS PATHWAYS, ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTER, FIRE PUMP ROOMS, AND GENERATOR ROOM. ILLUMINATION UNDER EMERGENCY POWER SHALL BE NOT LESS THAN 1 FOOTCANDLE AVERAGE AND A MINIMUM OF 0.1 FOOTCANDLE ALONG THE PATH OF EGRESS AT FLOOR LEVEL; WITH A UNIFORMITY RATIO OF 40:1 MAX:MIN OR BETTER.
3. DBE ELECTRICAL ENGINEER SHALL ENSURE COORDINATION AND INTEGRATION OF G2 SYSTEM INTO LIGHTING CONTROL DESIGN. LIGHTING CONTROL SYSTEM MUST SUPPORT THE INTEROPERABILITY FOR G2 SYSTEM TO AUTOMATICALLY ADJUST LIGHTING BEHAVIOR.

NUMBERED NOTES

2001	BOLLARDS TO BE PLACED IN MOW-BAND AND NOT CONCRETE.
2002	PROVIDE MANUAL DIMMING CONTROL STATION FOR OVERRIDE OF SITE LIGHTING DURING TRAINING. STATION TO PROVIDE SEPARATE DIMMING BY AREA AND FIXTURE TYPE.
3009	PROVIDE POWER COMPLETE WITH DISCONNECT FOR MOTORIZED GATE
3012	20A 208V 3PH CONNECTION FOR LIFT STATION ON EMERGENCY POWER.

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Sheet Title

ELECTRICAL SITE PLAN

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Scale:
1" = 10'-0"

Date:
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