

# THE QUARRY RESIDENTIAL PROJECT

## Planned Area Plan

*March 2022*

### INTRODUCTION

The proposed project is an in-fill and reuse housing development of a vacant site formerly used as a rock quarry. The project, commonly known as 'The Quarry', is located on approximately 6.3 acres of the 18.4-acre property in the Point Richmond neighborhood of the City of Richmond, Contra Costa County, California ("Project Site"). Based on geotechnical analysis, areas of the proposed project site have been deemed "unbuildable." Because of these constraints, only 6.3 acres are considered suitable for construction of buildings. The remaining 12.1 acres will remain as open space.

The Planned Area ("PA") Plan envisions development of up to 76 small lot single family houses, 10% of which will be offered at an affordable sales price to low-income households per Richmond Municipal Code Article 15.04.603, Inclusionary Housing, a "tot lot", shared open space, landscaped frontage areas, and pathways. The developer will pay a fee to meet the Percent for Art requirement in lieu of placing art on site.

The PA Plan is consistent with the Richmond General Plan (as amended) and other applicable policies, and is compatible with surrounding development. Implementation of the project would require an amendment of the previously approved PA plan or waivers of development standards pursuant to the state Density Bonus Law. The project is compatible with the adjacent uses and would enable application of development standards consistent with the City's goals in its General Plan, including meeting future housing needs within the PA through infill development already served by community facilities, utilities and transportation systems. Moreover, with the requested waivers of development standards pursuant to the state Density Bonus Law, the project is consistent with applicable, objective provisions of the General Plan and zoning ordinance and is protected by the provisions of the Housing Accountability Act.

Minimum lot areas, setbacks, building heights, other development standards, and similar regulations of the base zoning district may be modified as part of an approved PA district. Most of the proposed development standards are similar to the RM-1, Medium Density Multi-Family Residential district but would allow slight deviations, such as front, side and rear setbacks. See attached pages 6-7 for charts on comparative lot standards and land use regulations

### PLAN ELEMENTS

PA Plan elements include residential development with related amenities and improvements to the Bay Trail along the project site frontage.

#### Residential Uses

The PA Plan includes the development of up to 76 small lot single family houses. The development consists of two-story buildings.

### Amenities

The project includes open space at the middle of the site that contains a small landscaped “tot lot” with play equipment, safety surfacing, picnic tables, trash/recycle receptacles, turf areas and bench seating.

### Landscaping and Bay Trail Improvements

The project will include landscaped common areas that will be maintained by the Homeowners Association (“HOA”).

In addition to project landscaping, the project provides enhancements to the section of the Bay Trail on Seacliff Drive along the project site. The trail will be rebuilt as a 12-foot-wide paved trail with 5-7 feet of landscaping (low ground cover planting) between the trail and Seacliff Drive, and 3 feet of decomposed granite between the trail and the landscape leading up to the project buildings.

### **PROJECT ACCESS AND PARKING**

Access will be provided via a private entrance road from Seacliff Drive. An access for emergency vehicles only will also be provided from Seacliff Drive, at the northern corner of the site.

A total of 186 parking spaces will be provided, of which 152 spaces will be in private garages and 34 spaces will be spaces for guests. Two of the guest spaces will be accessible and two will have electric vehicle (EV) charging stations.

### **UTILITY SERVICES**

The City of Richmond currently provides sewer services to properties in the area. Existing sewer systems in the area have sufficient capacity available to serve the project.

The project can be served by the City of Richmond’s existing water treatment plant. The provision of wastewater services would not require major extensions to the existing system to serve the project site.

All existing utilities are located adjacent to the project site and will have to be extended to serve the proposed development. Major extensions will not be required.

### **PA PLAN**

All requirements set forth in the Richmond Municipal Code Article 15.04.810 apply to the project.

### Allowable Land Uses

The following permitted and conditional uses are allowed in The Quarry PA District.

*Permitted Uses.* The following uses shall be permitted. Similar uses may be permitted by interpretation of the Planning Director or his designee.

*Residential Uses:* Single Family Detached Residential

*Commercial Uses:* Home occupations

*Open Space and Recreational Uses:* Parks, open space, and bike and pedestrian trails

*Accessory Uses:* Accessory uses and buildings shall be limited to those uses that are clearly incidental to the primary use of the property, such as a garden shed or pergola.

### Development Standards

The following development standards shall apply in The Quarry PA District.

*Residential Unit Types.* The following unit types are allowed in The Quarry PA District.

- Single Family Detached Residential

*Density.* The following densities apply to The Quarry PA District.

HOUSING TYPE	GROSS ACREAGE	NET ACREAGE <sup>1</sup>	UNIT RANGE <sup>2</sup>	
			MINIMUM	MAXIMUM
Medium Density Residential	18.4 ±	6.3 ±	10 du/ac x net acreage = 63 units	27 du/acre x net acreage = 170 units

<sup>1</sup> Because a large portion of the site is restricted from development due to steepness, project density is calculated based on the developable “net” acreage (6.3 acres).

<sup>2</sup> The General Plan Medium Density Residential designation permits 10-27 units/net acre. (General Plan Land Use Element.)

*Setbacks and Height.* Specific development standards pertaining to maximum building height and minimum setbacks are as follows:

MAXIMUM BUILDING HEIGHT (IN FEET) <sup>1</sup>	FRONT YARD SETBACK (IN FEET) <sup>2</sup>	SIDE YARDS (L/R) SETBACK (IN FEET) <sup>2</sup>	REAR YARD SETBACK (IN FEET) <sup>2</sup>
35	5	4/4	8

<sup>1</sup> Maximum building height is measured to the average height of the highest gable of a pitched or hipped roof per Richmond Municipal Code Section 15.04.020, Definition 77.

<sup>2</sup> Architectural projections of up to 3'-0" are allowed in setbacks, including but not limited to: bay windows, second floor cantilevers, porch and patio columns with roofs, fire places and chimneys, buttressed and finned walls.

*Architecture.* The residential development shall be constructed in substantial compliance with the final architectural plan set approved by the City Council, including any applicable conditions of approval for The Quarry project.

*Open Space Requirements.* Common open space shall be provided in substantial compliance with the final landscape plan approved by the City Council, including any applicable conditions of approval for The Quarry project. Specific development standards pertaining to open space are as follows:

TYPE	REQUIREMENT
Common Open Space	150 SF/DU
Private Open Space	75 SF/DU

*Performance Standards.* The uses in The Quarry PA District must comply with all applicable performance standards delineated in the Richmond Municipal Code Section 15.04.608.

*Parking Standards.* Except as otherwise provided in this section, all parking must comply with the provisions of Richmond Municipal Code Article 15.04.607. The project will provide 34 guest parking spaces. Two of the guest spaces will be accessible and two will have electric vehicle (EV) charging stations.

*Number of parking spaces.* No less than the minimum number of parking spaces, as required by this subsection, shall be provided for residential uses on the site. Off-street parking spaces may be provided in excess of the minimum number of spaces required per this subsection.

*Parking Stall Length.* For all parking angles more than 30-degrees, the required minimum stall length is 18 feet by 8'-6".

*Landscape.* Landscape shall be installed in substantial compliance with the final landscape plan approved by the City Council, including any applicable conditions of approval for The Quarry project.

*Signs.* All signs must comply with the applicable provisions of the Richmond Municipal Code Section 15.04.609.

*EXCEPTIONS - The project is asking for the following waivers of development standards pursuant to the state Density Bonus Law.*

*Minimum Lot Size* - RM zones have a 5,000 sf lot area minimum standard. We are proposing a 2,100 sf minimum. This smaller lot size is necessary to achieve the minimum density of 12 du/acre

*Minimum Lot Width* - RM zones have a 50' minimum lot width standard. We are proposing a 34' minimum width. This narrower width is necessary to achieve the minimum density of 12 du/acre

*Minimum Front Setback* - RM zones have a 10' minimum front yard setback. We are proposing a 5' minimum setback. We have smaller lot sizes (to achieve the needed density), and with this smaller lot size it is necessary to have a smaller front setback in order to have a buildable area on the lot that can accommodate the required parking and have adequate ground floor living space

*Minimum Interior Side Setback* - RM zones have a 5' minimum interior side yard setback. We are proposing a 4' minimum setback. We have narrower lot widths (to achieve the needed density),

and with this smaller width it is necessary to have a smaller side yard setback in order to have a buildable area on the lot that will have adequate ground floor living space

*Minimum Rear Setback* - RM zones have a 20' minimum rear yard setback. We are proposing a 8' minimum setback. We have smaller lot sizes (to achieve the needed density), and with this smaller lot size it is necessary to have a smaller rear setback in order to have a buildable area on the lot that can accommodate the required parking and have adequate ground floor living space

## **IMPLEMENTATION**

Approval of The Quarry PA Plan will constitute final discretionary land use approval for The Quarry project site.

### *PA Plan Amendments*

The PA Plan provides a general description of the development of the project site. The project includes a tentative map and design review approvals. Final architectural and landscape design and site planning will occur at the time of design review and no formal amendment of this PA Plan will be required as long as the materials submitted for design review approval are in substantial compliance with this PA Plan.

Amendments to the PA Plan shall be subject to the procedures of Richmond Municipal Code Section 15.04.810.070.

### *Administrative and Enforcement Procedures:*

All activities, development and uses allowed in this PA District are subject to the provisions contained in Richmond Municipal Code Section 15.04.803 (Common Procedures). Provisions of this PA Plan will be enforced in accordance with Municipal Code Section 15.04.815 (Enforcement Provisions).

# COMPARATIVE LOT STANDARDS AND LAND USE REGULATIONS

District	RM1	RM2	PROPOSED
Lot and Density Standards			
Density (du/ac)	Min. 10; Max 27	Min. 15; Max. 40	12.1
Minimum Lot Area per Unit (sq. ft.)	1,650	1,100	2,100
Minimum Lot Size (sq. ft.)	5,000	5,000	2,100
Minimum Lot Width (ft.)	50	50	34
Building Form and Location			
Maximum Height (ft.)			
Main Building	35 (A)	35 (A)	35
Accessory Building	12 (B)	12 (B)	12
Maximum Stories	3	3(C)	2
Minimum Setbacks (ft.)			
Front	10 (D)	10	5
Interior Side	5 for the first two stories, 10 thereafter (A)		4
Street Side	10 (E)	10 (E)	
Rear	20	20 (A)	8
Parking, from street facing property line	40 (F)	40 (F)	NA
Minimum Distance Between Buildings (ft.)	6	6	8
Maximum Lot Coverage (% of Lot)	65	75	65

## COMPARATIVE LOT STANDARDS AND LAND USE REGULATIONS

Maximum Upper Story Massing (% of Ground Floor Footprint)			
2nd Story	100		100
3rd Story and Above	80		NA
Open Space, Landscaping and Paving			
Minimum Private Open Space (sq. ft. per unit)	75	60	75
Minimum Total Open Space (sq. ft. unit)	150	120	150
Required additional Open Space for 3 or more Bedrooms (sq. ft. per unit)	100 (common or private)		100
Minimum Amount of Landscaping (% of site)	15	15	15
Maximum Paving in Street-facing Yards (% of required yard)	50	50	50

Accessory Uses and Structures	See Sec. 15.04.601.010 Accessory Uses and Structures
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