

**CITY OF WALNUT CREEK  
ORDINANCE NO. 2196**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WALNUT CREEK  
REZONING THE PROPERTIES LOCATED AT 1487, 1493, and 1500 CARMEL  
DRIVE (APNs 178-261-011, 178-261-032, and 178-261-033) FROM MULTIFAMILY  
RESIDENTIAL (M-1) TO A NEW PLANNED DEVELOPMENT (P-D) ZONING  
DISTRICT, PLANNING APPLICATION NO. Y18-090: CARMEL TOWNHOMES**

The City Council of the City of Walnut Creek does ordain as follows:

**Section 1. Recitals.**

1. The development of the Carmel Townhomes project by Blue Mountain Communities represents a unique opportunity to establish a high-density, multi-family residential use that promotes larger, primarily three- and four-bedroom, for-sale condominium units adjacent to downtown amenities.
2. The Project will continue to remain under the Multifamily Very High (MFVH) General Plan land use designation and will remain consistent with all aspects and requirements of General Plan 2025. Approval of the Project is in the best interest of the public health, safety and general welfare, as the Project is consistent with aspects and requirements of General Plan 2025, and satisfies several of its policies and goals related to quality of life, built environment, and transportation, including that the Project encourages housing development that helps to reduce the increase in traffic congestion. The Project provides 17 dwelling units onsite, which represents a net increase of 11 units over existing conditions, and helps the City achieve its regional housing goals, as established by the Association of Bay Area Governments.
3. The Project encourages and supports the health benefits and promotion of alternative modes of transit. The Project provides a new pedestrian pathway connecting Carmel Drive to N. Broadway, improving connectivity within the existing neighborhood. The project also provides a total of 21 bicycle parking racks, one within each of the 17 units, and four additional bicycle parking spaces onsite for guests. The project also includes frontage improvements along Carmel Drive including a new sidewalk.

**Section 2. Rezoning.**

The property shown in “Exhibit A – Carmel Townhomes,” as incorporated herein by reference, is hereby rezoned from Multifamily Residential (M-1) to a new Planned Development zoning district, subject to the following land use and property development regulations:

1. Development
  - a. The property shall be developed substantially the same as shown on the plan labeled, “Exhibit A: Carmel Townhomes, Application No. Y18-090.”

2. Land Uses

- a. The 0.54-acre area containing the multi-family residential land use shall be developed with a maximum of 17 dwelling units, as indicated in Exhibit A.
- b. Use regulations for home occupations and childcare facilities shall be permitted pursuant to the M-1, Multifamily Residential District. No additional accessory structures are allowed on this site.

3. Property Development Standards

- a. All development standards including, but not limited to, building footprints and setbacks for primary structures, building height, and landscape areas as established on the adopted Development Plan, included within Exhibit A, shall constitute the established P-D zoning standards for the project site. Any additional development standards, not specifically noted within the Development Plan, shall be governed by the M-1, Multifamily Residential District regulations.
- b. The proposed Carmel Townhomes development shall be constructed in substantial compliance with the attached site plans, dated May 15, 2019, and as may be revised during City Council, Planning Commission and Design Review Commission review.
- c. Development within the project site shall comply with conditions of approval for the Condominium Map, Final Design Review, and other generally applicable City requirements.
- d. All mitigation measures contained within the Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program are incorporated into the project as conditions of approval. No deviation from the proposed mitigation is permitted without Planning Division review and approval.
- e. The proposed four-story structures shall not exceed an overall height of 50 feet, with allowances for the exclusion of housing for elevators and stairs from the calculation of building height provided such housing does not exceed a height of 12 feet above the roof. The proposed roof shade structures shall not have a solid roof element if they exceed the 50-foot height requirement.
- f. The project shall provide twenty-six (26) standard parking stalls in addition to nine (9) vertical mechanical tandem stalls, which are to be located within the nine (9) individual garages identified on Exhibit A. All mechanical tandem stalls shall be of a size and dimension to accommodate two (2) "full-size" vehicles, as described in the Project plans, and shall otherwise be of a quality and functionality reasonably acceptable to the City's Traffic Engineer.
- g. Any fencing for any of the lots shall be reviewed and approved by the Design Review Commission with particular consideration to its overall size, placement, and visual openness and material type. The fence located along the north elevation of Units 1 and 2 shall have a maximum height of 42-inches.

4. Conditions

- a. Prior to the recordation of a parcel map or issuance of initial building permits for the project, whichever occurs first, applicant shall (a) grant the City an irrevocable pedestrian access



easement covering the public access path shown on applicant's submitted plans, which begins at Carmel Drive and continues westbound across applicant's parcel until meeting the adjacent City-owned parcel, (b) enter into a revocable license agreement with the City requiring the applicant to construct and maintain improvements upon, and authorizing applicant's future use of, the adjacent City-owned parcel. The revocable license shall contain standard provisions, including but not limited to indemnification and insurance requirements, and shall otherwise be in a form authorized by and acceptable to the City Attorney.

- b. Development of the project is subject to all Engineering Division and Building Division conditions of approval determined through the site development permit and building permit processes. Development of the property shall comply with the City's Planning Commission and Design Review approvals, conditions, and any other City requirements, as applicable. The development shall adhere to the City Council's standards and requirements set forth herein and the mitigation measures contained within the Mitigated Negative Declaration that the City Council adopted pursuant to Resolution No.19-40.
- c. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, indemnify, defend with counsel selected by the City (unless the parties agree upon joint defense counsel to be funded by the applicant), protect, release, and hold harmless the City and any agency or instrumentality thereof, including any of its officers, employees, commissions, and agents, from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of this Project, the purpose of which is to attack, set aside, void, or annul the approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the indemnitees, arising out of or in connection with the approval of this Project, whether or not there is concurrent, passive, or active negligence on the part of the indemnitees. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement on joint defense counsel, the City may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the City for all such court costs, attorney fees, and time referenced herein.
- d. In the event that any condition contained herein imposing a fee, exaction, dedication, or other requirement currently required by law is challenged by the applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, the approval of this ordinance shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
- e. Prior to the recordation of a parcel map for the project, the applicant shall submit its Covenants, Conditions and Restrictions ("CC&Rs") to the City's Planning Manager for review and approval in order to ensure that the following language/notifications are included in such CC&Rs:

- i. The Homeowners Association shall be solely responsible for the maintenance of any City-owned property which is the subject of the revocable license agreement;
- ii. All City-owned property covered by the revocable license agreement is subject to the City’s right to retake such property at any time;
- iii. The parking lifts shall be maintained and remain operable at all times;
- iv. In the event a vehicle needs to be accessed from the upper level of the lift, the lower car must be removed and temporarily parked off-site;
- v. Residents with only one car shall reserve the remaining lift space for future car purchase and/or interim storage use; and
- vi. Residents shall not use guest parking stalls to park their own vehicles.

**Section 3. Amendment of the Zoning Maps.**

The Director of Community and Economic Development is hereby directed to make the changes to Sheet 1 of 2 of the Zoning Maps of the City of Walnut Creek, as follows: the property identified in Exhibit A shall be rezoned as a Planned Development District.

**Section 4. Effective Date.**

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk’s Office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk’s Office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This Ordinance shall become effective on the 31<sup>st</sup> day after its adoption.

**PASSED AND ADOPTED** by the City Council of the City of Walnut Creek at a regular meeting thereof held on the 2nd day of July, 2019 by the following called vote:


**AYES:** Councilmembers: Francois, Wedel, Wilk, Haskew, Mayor Silva

**NOES:** Councilmembers: None

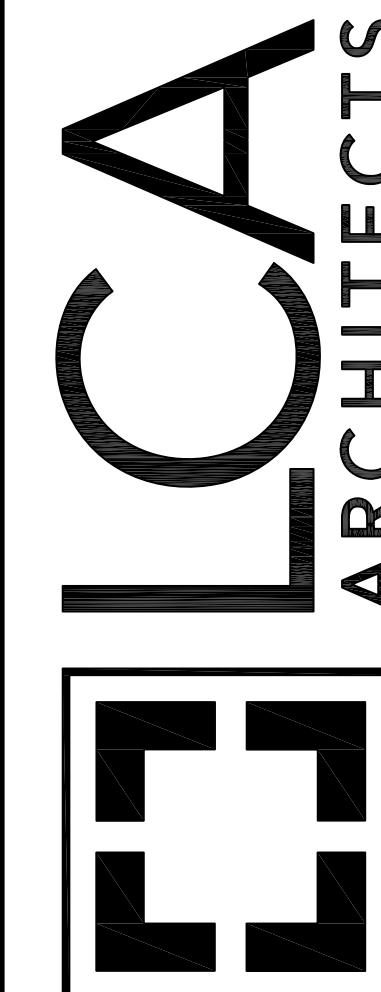
**ABSENT:** Councilmembers: None

Attest:

  
 \_\_\_\_\_  
 Cindy Silva  
 Mayor of the City of Walnut Creek

  
 \_\_\_\_\_  
 Suzie Martinez, MMC  
 City Clerk of the City of Walnut Creek





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CARL E. CAMPOS  
DAVID BOGSTAD  
PETER STACKPOLE

590 YGNACIO VALLEY ROAD, SUITE 310  
WALNUT CREEK, CALIFORNIA 94596  
(925) 944-1626

1970 BROADWAY, SUITE 800  
OAKLAND, CALIFORNIA 94612  
(510) 272-1900

CARMEL TOWNHOMES  
BLUE MOUNTAIN COMMUNITIES  
WALNUT CREEK, CA

LCA ARCHITECTS

RESTRICTED ARCHITECTURAL DRAWINGS  
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

PROJECT INFORMATION

SCALE:  
DATE: 5 / 15 / 19

REVISIONS:

PROJECT NO. 18001

**G1.1**  
SHEET OF

PROJECT TEAM

APPLICANT: BLUE MOUNTAIN COMMUNITIES  
707 ALDRIDGE ROAD, SUITE B  
VACAVILLE, CA 95688  
PH: 707.451.8111  
CONTACT: MIKE HOWL

OWNER: THE BYPASS TRUST OF THE LOVING TRUST  
323 SHADY GLEN ROAD  
WALNUT CREEK, CA 94596  
PH: 916.876.4808  
CONTACT: JERRY LOVING, TRUSTEE

ARCHITECT: LCA ARCHITECTS, INC.  
590 YGNACIO VALLEY ROAD, STE. 310  
WALNUT CREEK, CA 94596-4025  
PH: 925.944.1626  
CONTACT: CARL CAMPOS

CIVIL ENGINEER: BKF ENGINEERS  
1646 N. CALIFORNIA BLVD, SUITE 400  
WALNUT CREEK, CA 94596  
PH: 925.940.2200  
CONTACT: CHRIS MILLS

LANDSCAPE: CAMP AND CAMP ASSOCIATES  
2520 CAMINO DIABLO ROAD  
WALNUT CREEK, CA 94597  
PH: 925.941.6490  
CONTACT: TERRY CAMP

ARBORIST: TRAVERSO TREE SERVICE  
3354 FREEMAN ROAD  
WALNUT CREEK, CA 94595  
PH: 925.930.7901  
CONTACT: JOHN TRAVERSO

DRAWING INDEX

ARCHITECTURAL

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LIGHTING

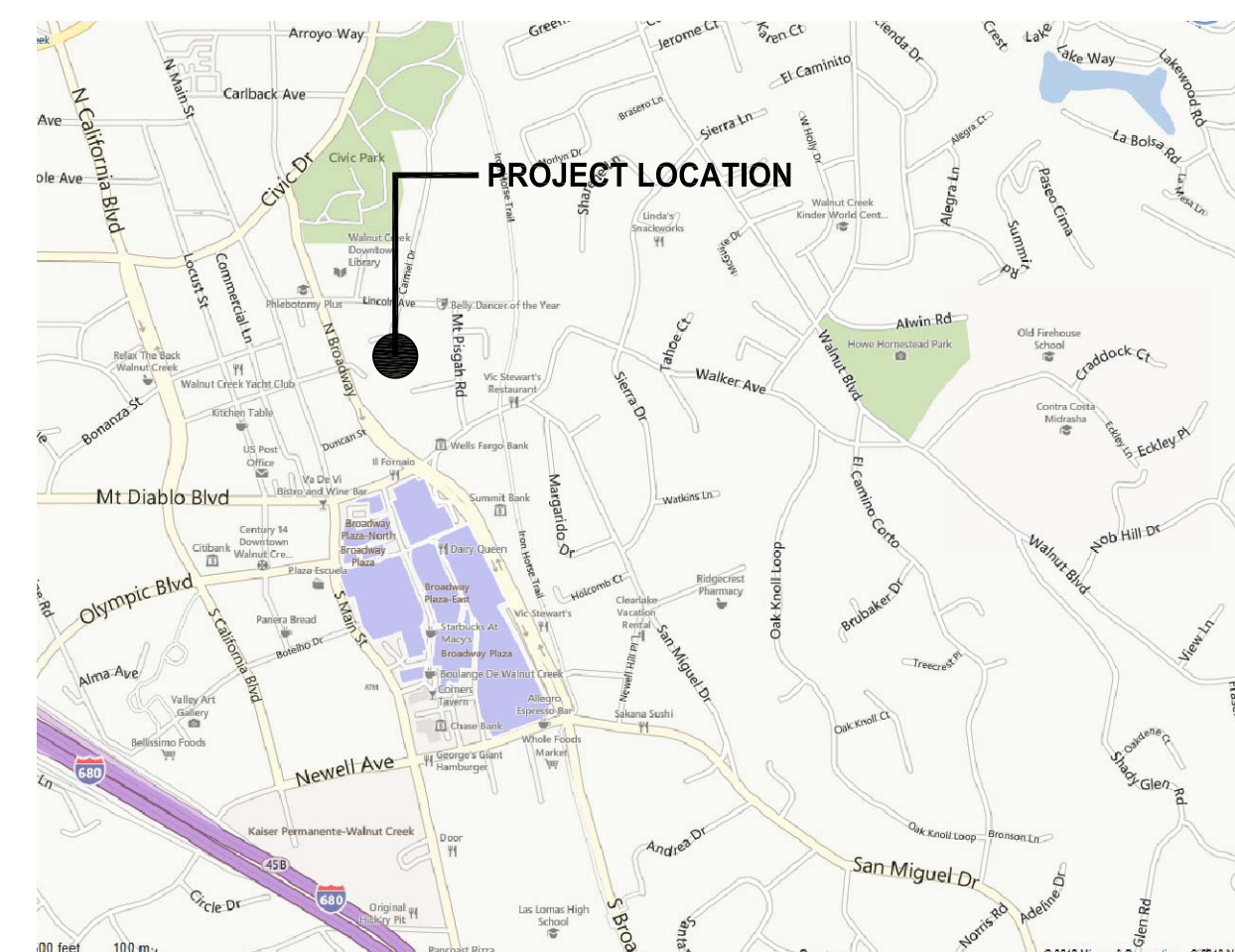
- E1 PHOTOMETRIC PLAN
- E2 PHOTOMETRIC PLAN

PARKING DATA

PARKING REQUIRED:  
ONE BEDROOM UNITS: 3 UNITS AT 1.5 PER UNIT = 4.5 STALLS  
TWO BEDROOM UNITS: 3 UNITS AT 2 PER UNIT = 6 STALLS  
THREE BEDROOM UNITS: 4 UNITS AT 2.25 PER UNIT = 9 STALLS  
FOUR BEDROOM UNITS: 7 UNITS AT 2.25 PER UNIT = 15.75 STALLS  
TOTAL PARKING REQUIRED: 35.25 STALLS

PARKING PROVIDED:  
COVERED STANDARD PARKING STALLS: 14 STALLS  
(9) COVERED DEPENDENT PARKING LIFTS: 18 STALLS  
UNCOVERED PARKING STALLS: 3 STALLS  
TOTAL PARKING PROVIDED: 35 STALLS

VICINITY MAP



NOT TO SCALE

PROJECT INFORMATION

ADDRESS: 1487, 1493, & 1500 CARMEL DRIVE  
A.P.N. # 178-261-011, -032, & -033

SITE DATA

EXISTING GENERAL PLAN: MFVH - MULTIFAMILY VERY HIGH  
EXISTING ZONING: M-1 MULTIFAMILY RESIDENTIAL 1,000  
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT  
MAXIMUM HEIGHT: 50 FT  
EXISTING UNITS: 6  
PROPOSED UNITS: 17 (7 BUILDINGS)  
LOT GROSS AREA: 9,364 + 6,828 + 7,093 = 23,285 SF± (.54 ACRES)  
LOT NET AREA: 23,285 SF± (.54 ACRES)  
TOTAL UNITS: 17 UNITS  
DENSITY: 31.8 DU/A

EASEMENT TO DEVELOPMENT (LANDSCAPE): 4,000 SF±  
EASEMENT TO CITY (TRAIL): 600 SF±

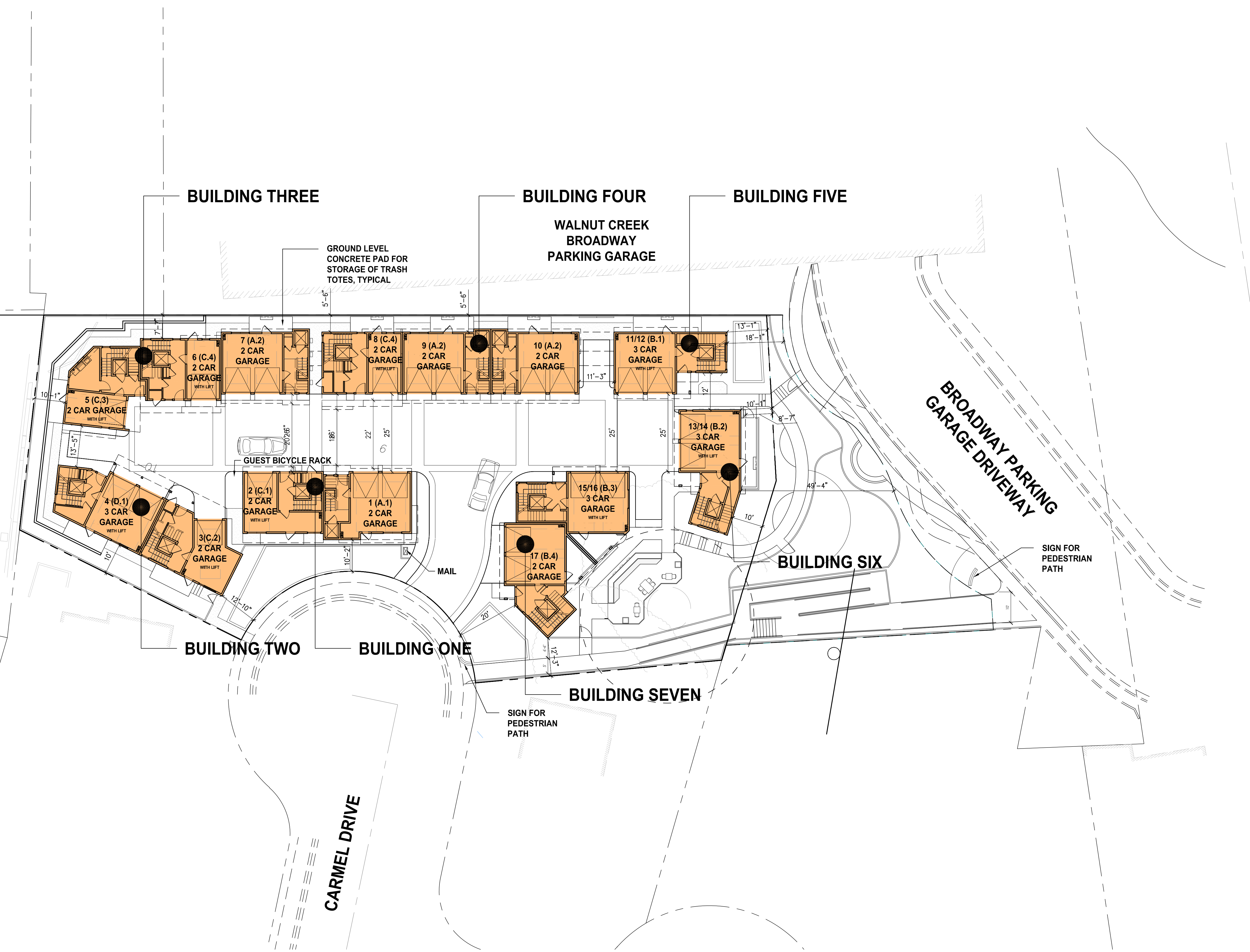
PROPOSED BUILDING DATA

UNIT	TYPE	BEDROOMS	UNIT AREA	GARAGE AREA	PRIVATE ROOF DECK
UNIT 1	A.1	3 BEDROOM	2,481 SF±	395 SF±	435 SF±
UNIT 2	C.1	4 BEDROOM	2,355 SF±	220 SF±	403 SF±
UNIT 3	C.2	4 BEDROOM	2,513 SF±	298 SF±	470 SF±
UNIT 4	D.1	4 BEDROOM	2,646 SF±	396 SF±	541 SF±
UNIT 5	C.3	4 BEDROOM	2,399 SF±	220 SF±	430 SF±
UNIT 6	C.4	4 BEDROOM	2,359 SF±	220 SF±	431 SF±
UNIT 7	A.2	3 BEDROOM	2,430 SF±	395 SF±	435 SF±
UNIT 8	C.4	4 BEDROOM	2,374 SF±	220 SF±	431 SF±
UNIT 9	A.2	3 BEDROOM	2,430 SF±	395 SF±	435 SF±
UNIT 10	A.2	3 BEDROOM	2,430 SF±	395 SF±	435 SF±
UNIT 11/12	B.1	----	338 SF±	398 SF±	----
UNIT 11	B.1	2 BEDROOM	1,700 SF±	----	498 SF±
UNIT 12	B.1	1 BEDROOM	545 SF±	----	----
UNIT 13/14	B.2	----	370 SF±	398 SF±	----
UNIT 13	B.2	2 BEDROOM	1,763 SF±	----	537 SF±
UNIT 14	B.2	1 BEDROOM	585 SF±	----	----
UNIT 15/16	B.3	----	338 SF±	398 SF±	----
UNIT 15	B.3	2 BEDROOM	1,767 SF±	----	538 SF±
UNIT 16	B.3	1 BEDROOM	587 SF±	----	----
UNIT 17	B.4	4 BEDROOM	2,713 SF±	397 SF±	543 SF±
TOTAL			35,123 SF±	4,745 SF±	6,562 SF±

TOTAL BUILDING FOOTPRINT: 9,733 SF±  
LOT COVERAGE: 9,862 / 23,285 = 42.4% ±  
LANDSCAPE AREA: 8,297 / 23,285 = 35.6% ±  
LANDSCAPE AREA WITH EASEMENT: 12,297 / 27,285 = 45.1% ±

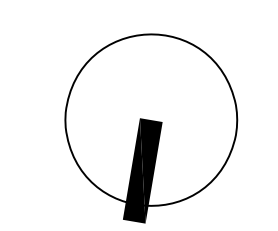
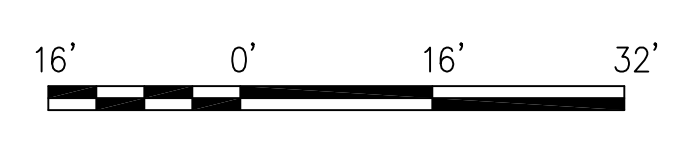
OCCUPANCY: R-2 RESIDENTIAL AND U PRIVATE GARAGES  
TYPE OF CONSTRUCTION: TYPE IIIA  
SPRINKLER: NFPA 13 SYSTEM PER CBC SECTION 903.3.1.1



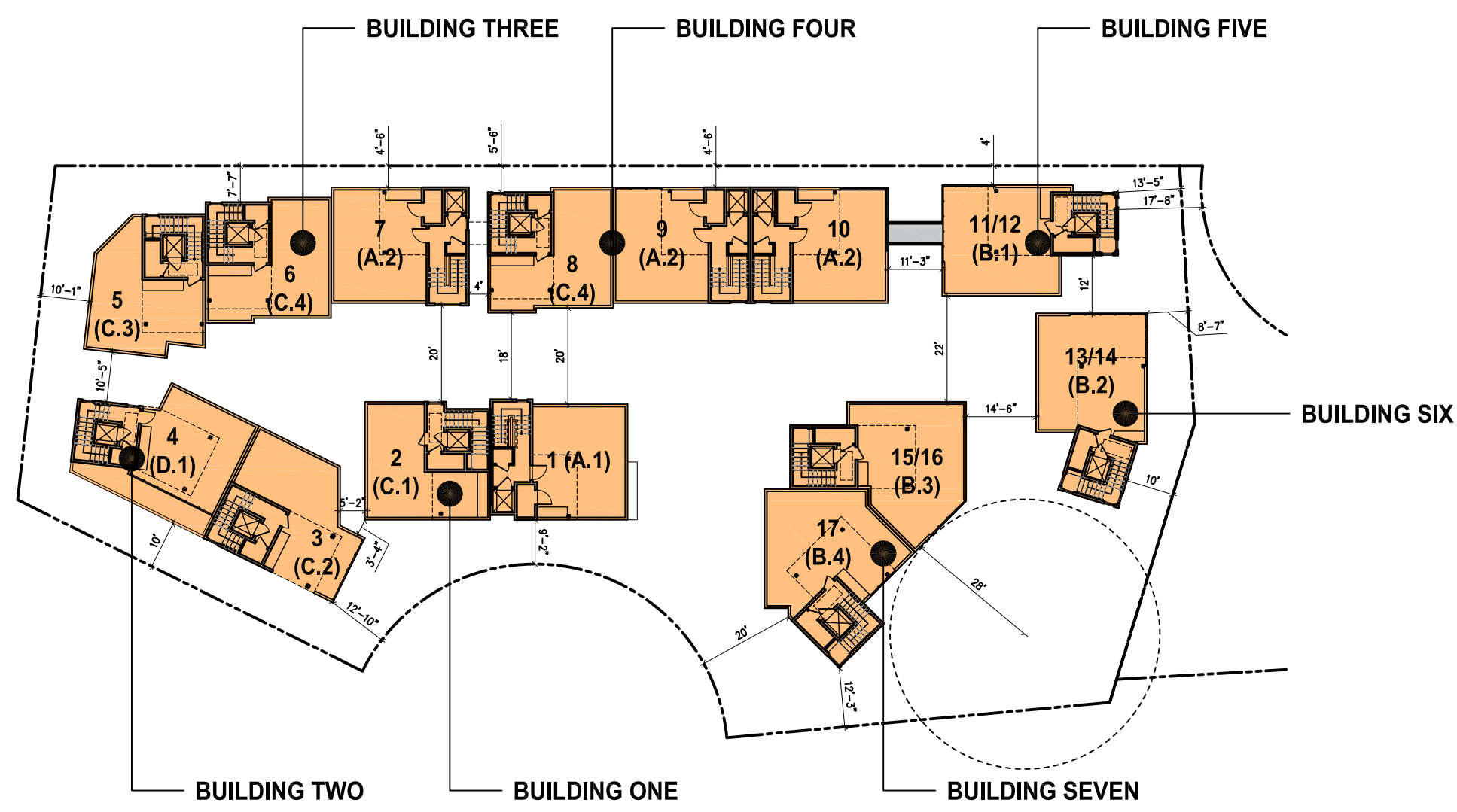


**PARKING PROVIDED:**  
**STANDARD GARAGE PARKING STALLS:** 14 STALLS  
**(9) COVERED DEPENDENT PARKING LIFTS:** 18 STALLS  
**UNCOVERED PARKING STALLS:** 3 STALLS  
**TOTAL PARKING PROVIDED:** 35 STALLS

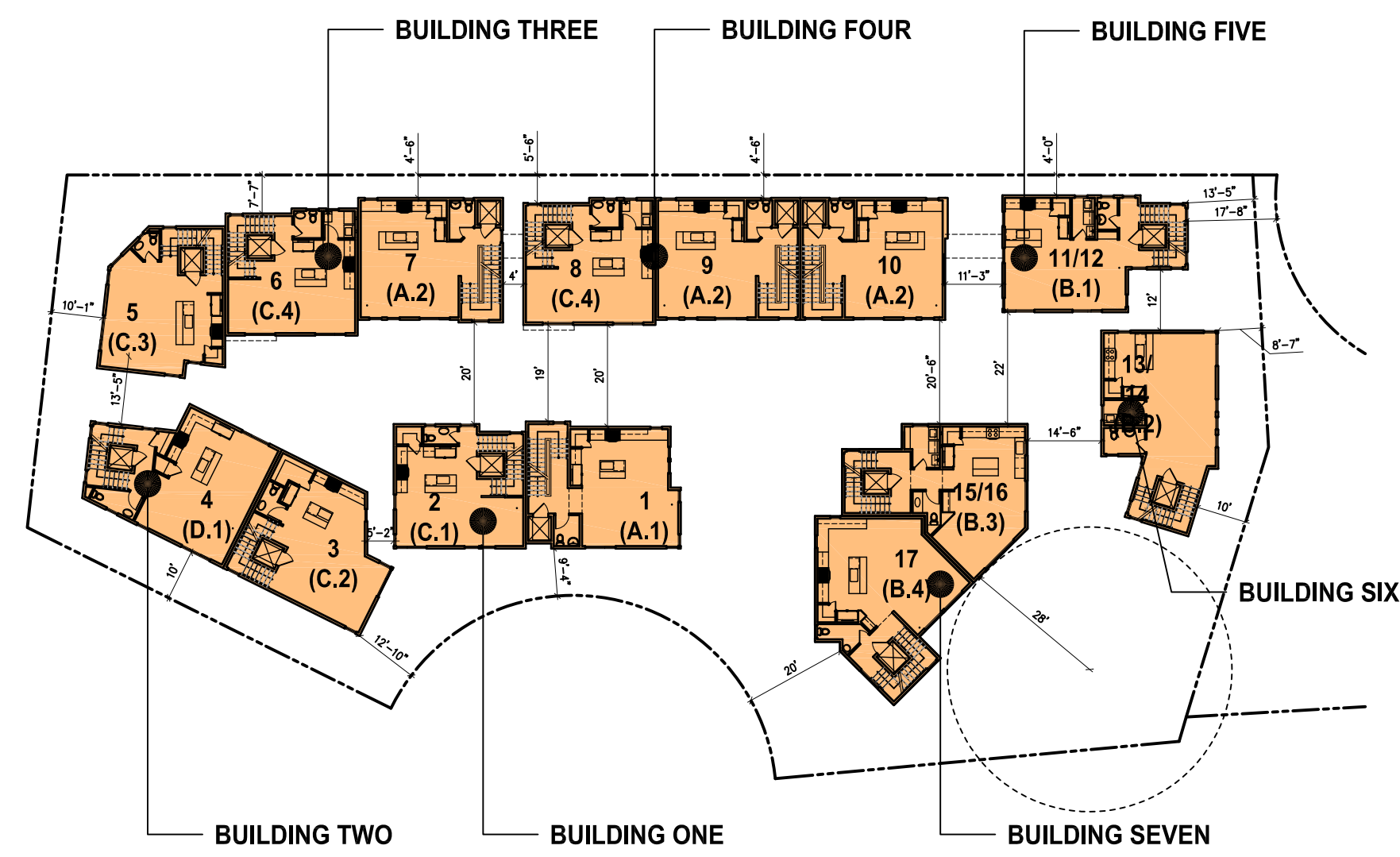
**CONCEPTUAL SITE PLAN**



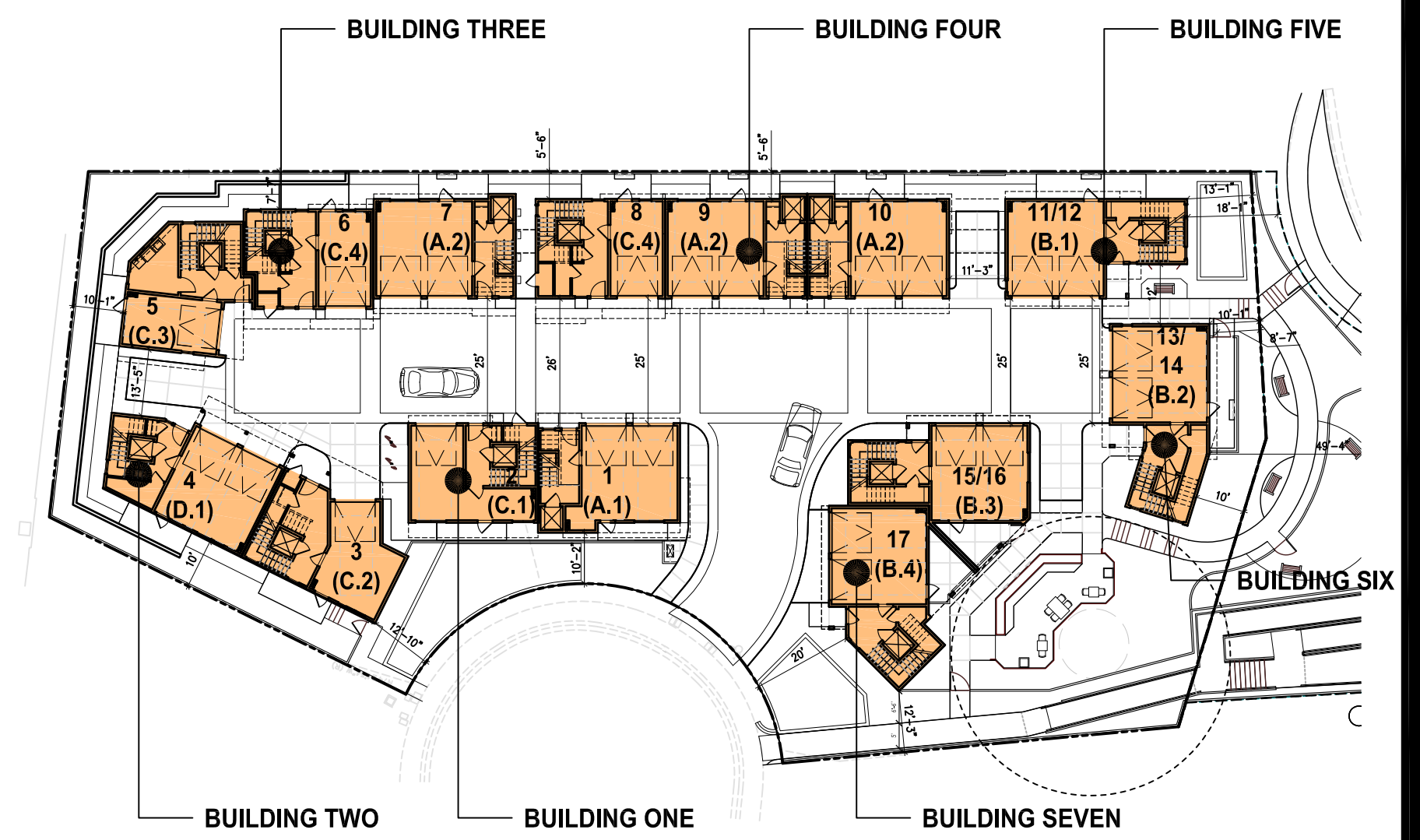




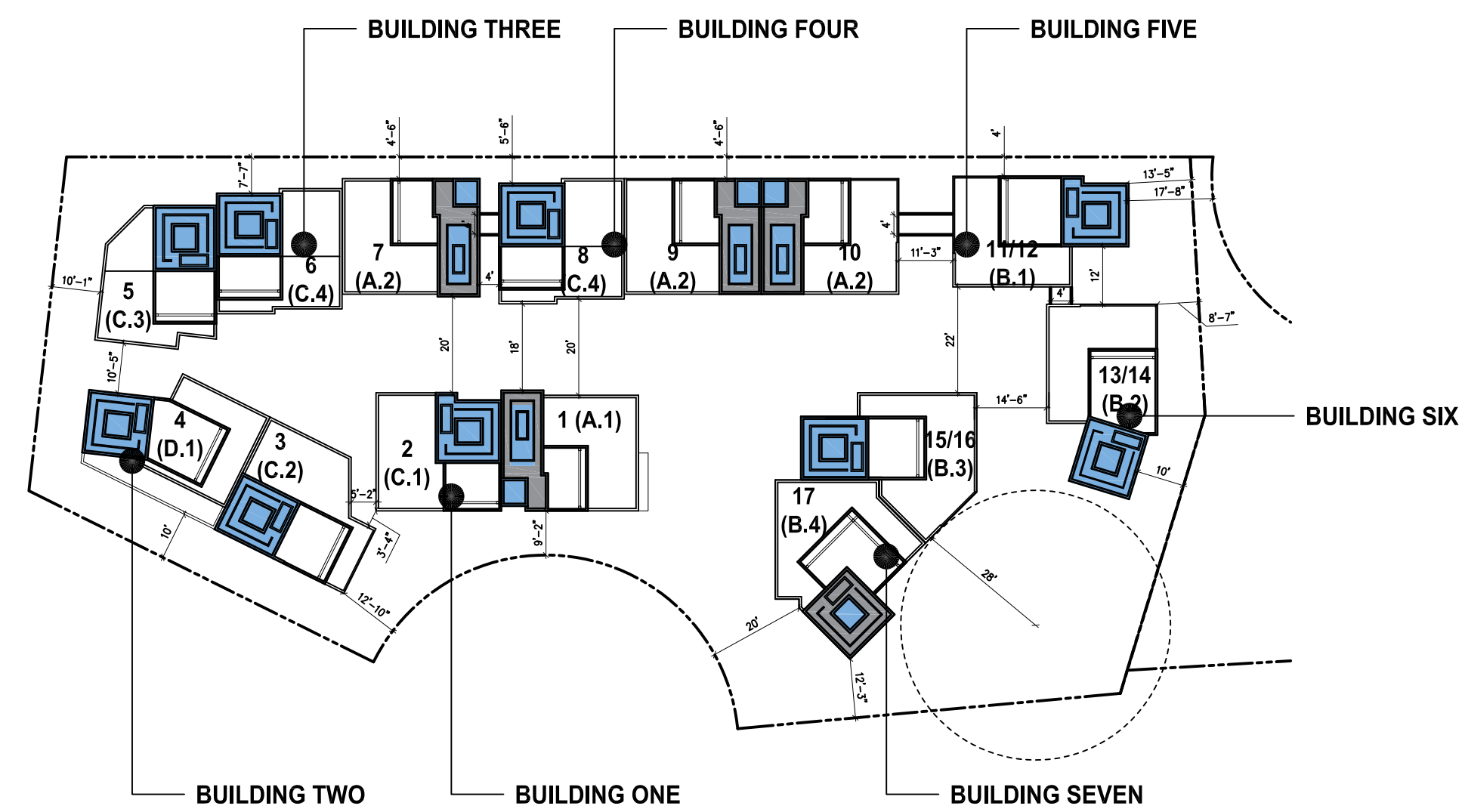
**5 ROOF DECK LEVEL**



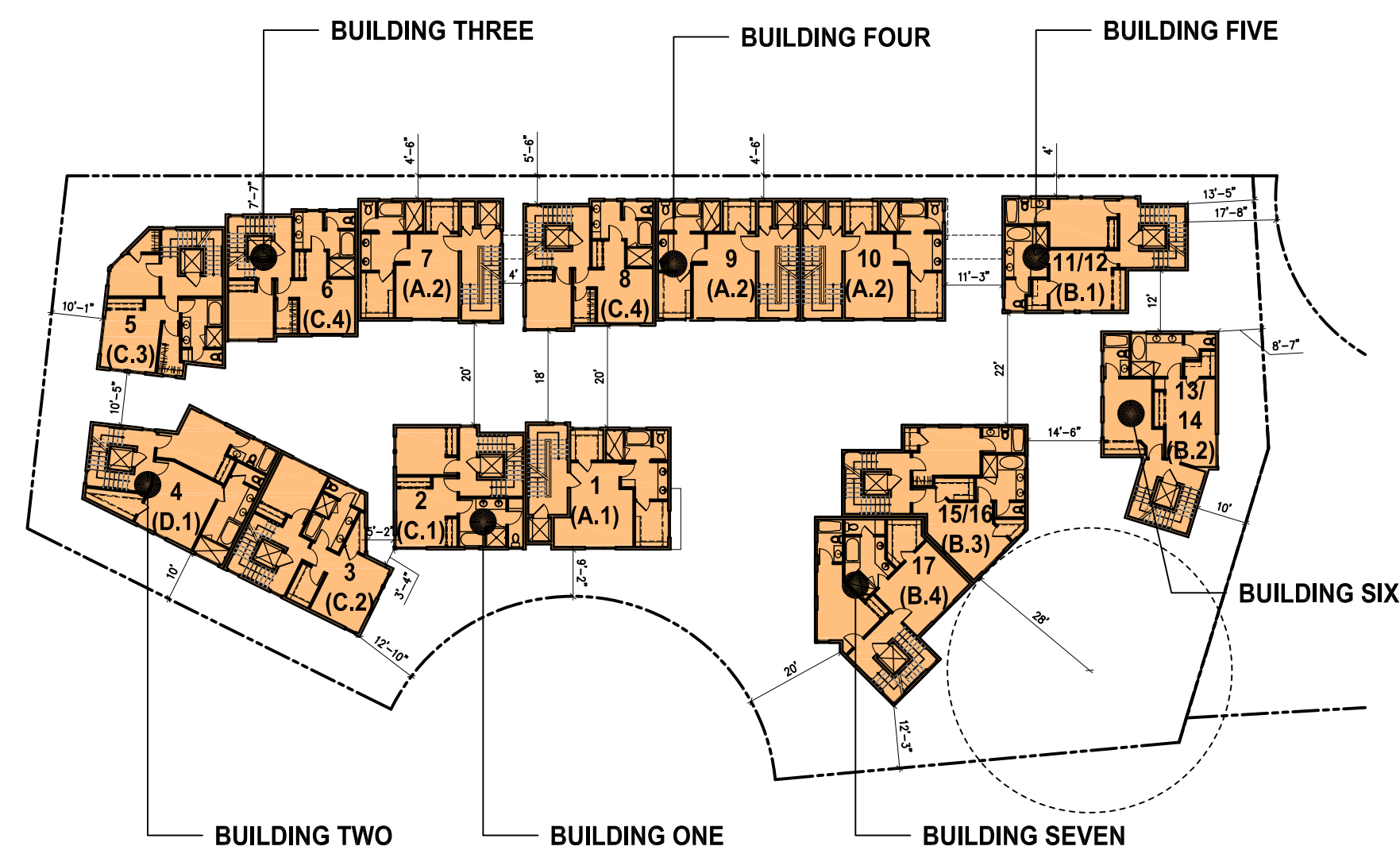
**3 LEVEL THREE**



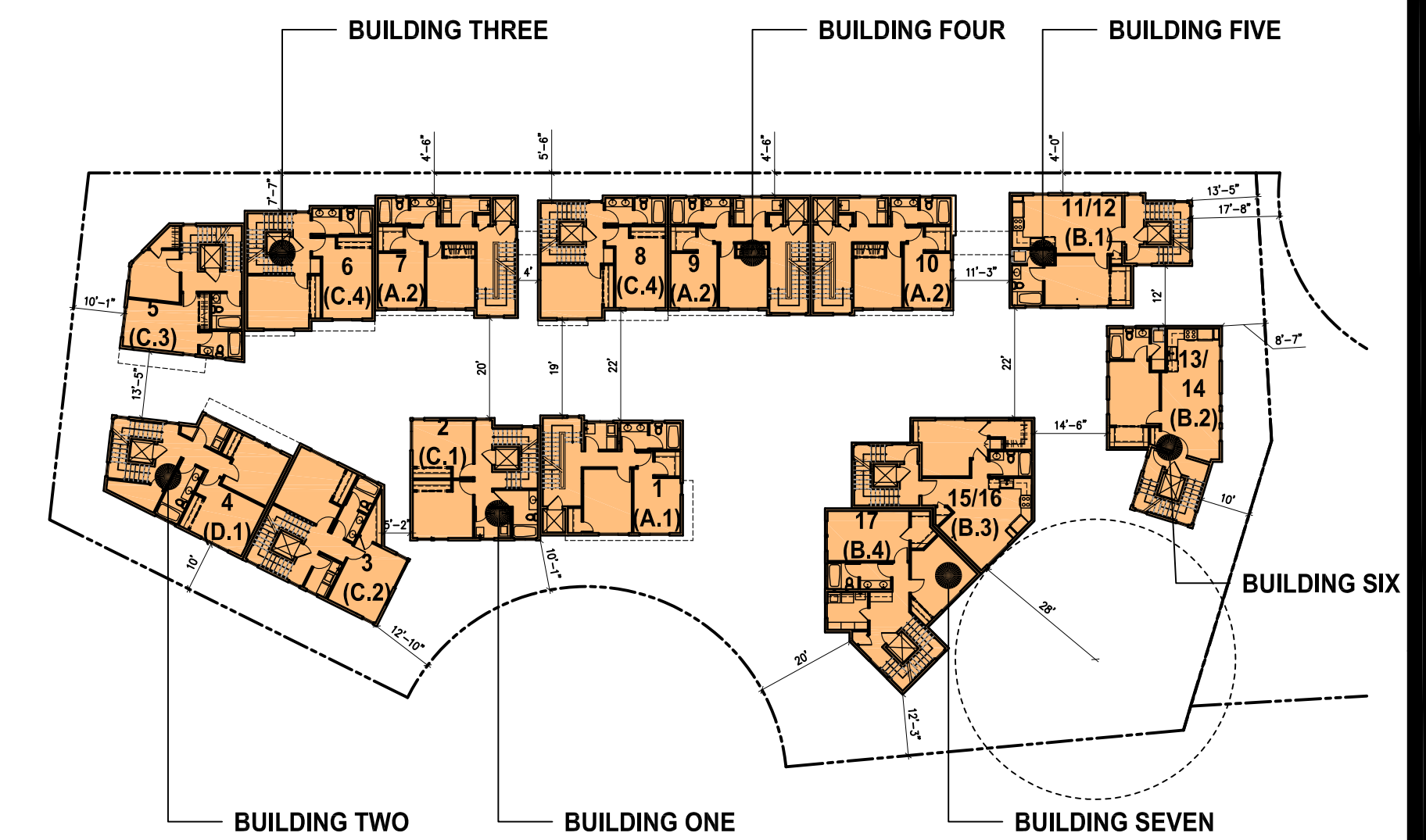
**1 LEVEL ONE**



**6 ROOF  
SEE SHEET A2.3 FOR ENLARGED PLAN**



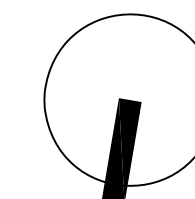
**4 LEVEL FOUR**



**2 LEVEL TWO**

**REFERENCE OVERALL BUILDING PLANS**

30' 0' 30' 60'



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 OR OF INFORMATION SUPPLIED BY OTHERS.

REFERENCE  
 OVERALL  
 BUILDING PLANS

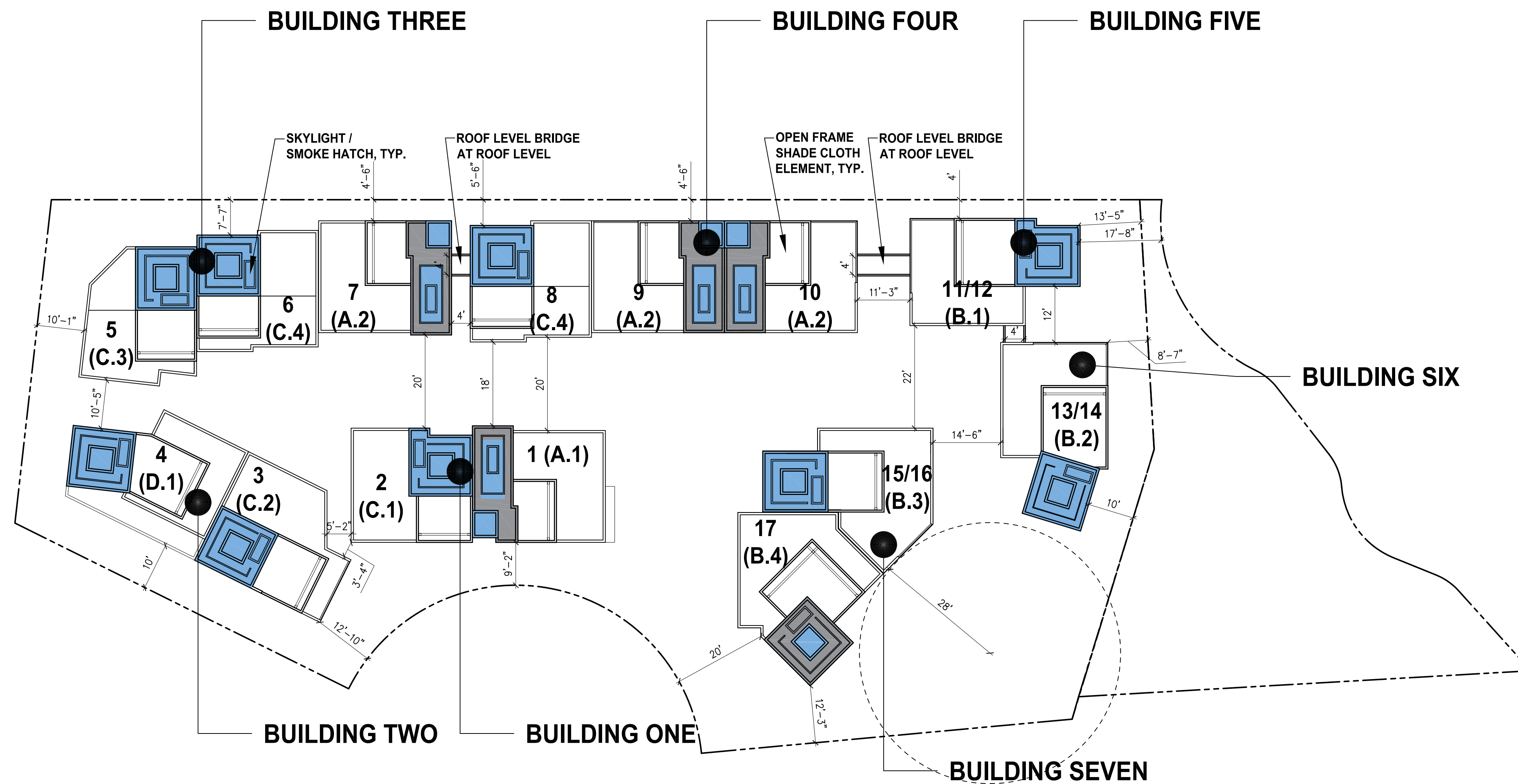
SCALE:  
 DATE: 5/15/19  
 REVISIONS:

PROJECT NO. 18001

**A2.2**

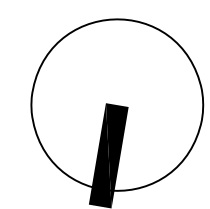
SHEET OF





TOTAL HORIZONTAL ROOF AREA:	9,782 SF±
 PORTION TO EXCEED 50' HEIGHT LIMIT:	2,045 SF±
PERCENTAGE TO EXCEED 50' HEIGHT LIMIT:	20.9%

## CONCEPTUAL ROOF PLAN



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CONCEPTUAL  
 ROOF PLAN

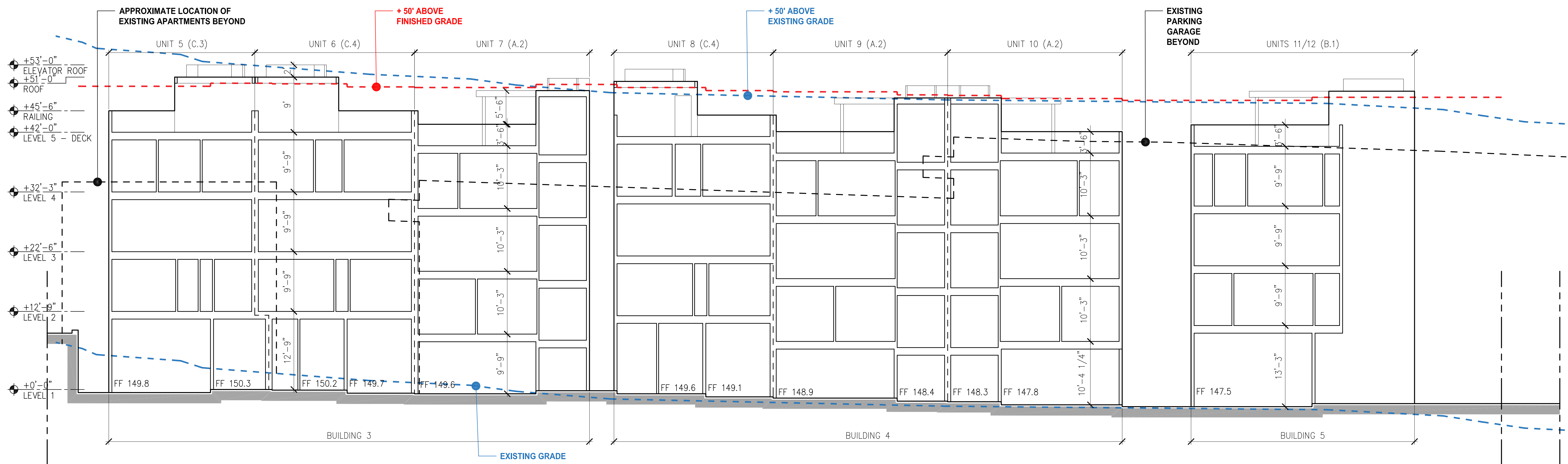
SCALE:  
 DATE: 5 / 15 / 19

REVISIONS:

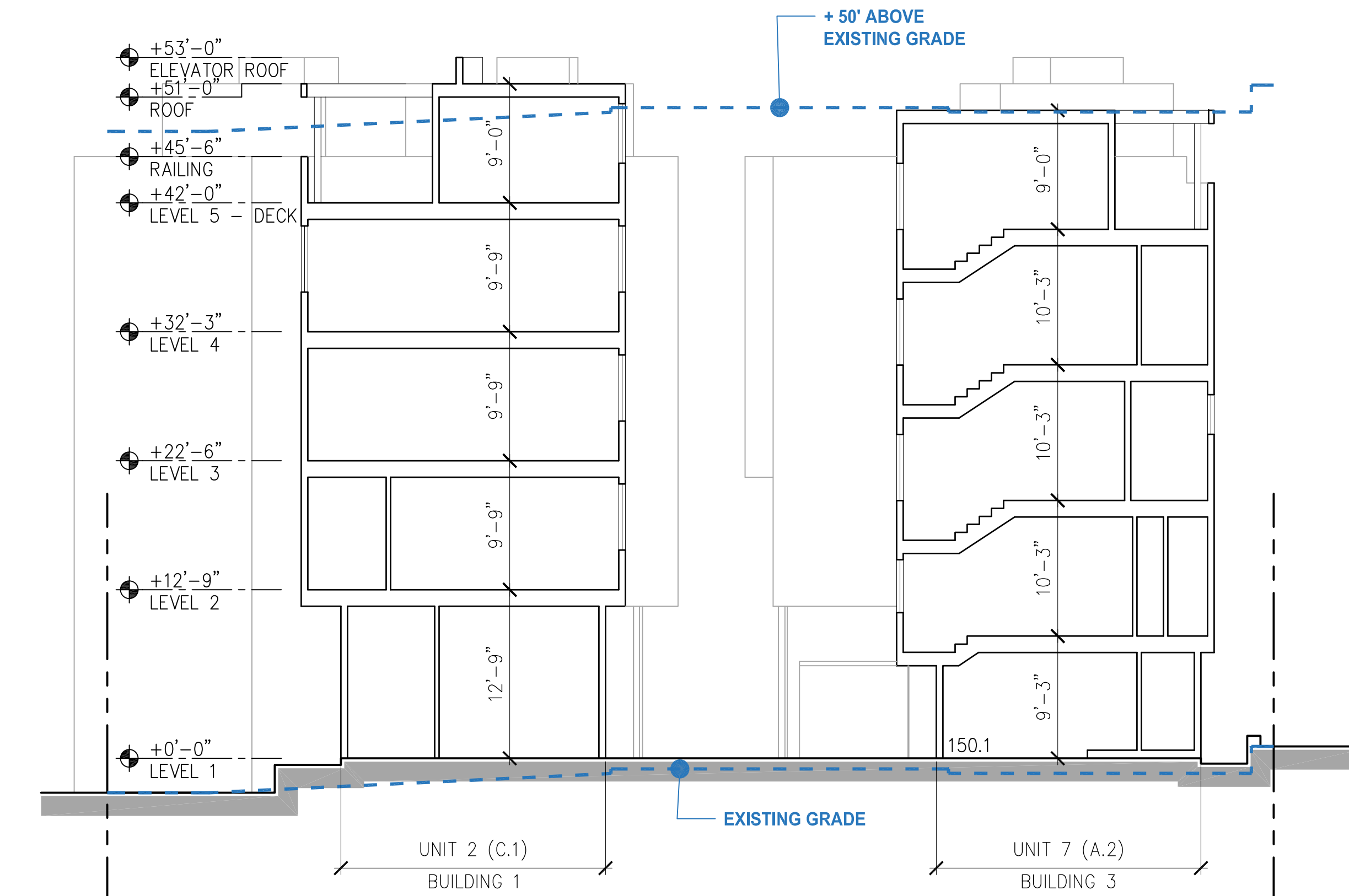
PROJECT NO. 18001

**A2.3**  
 SHEET OF

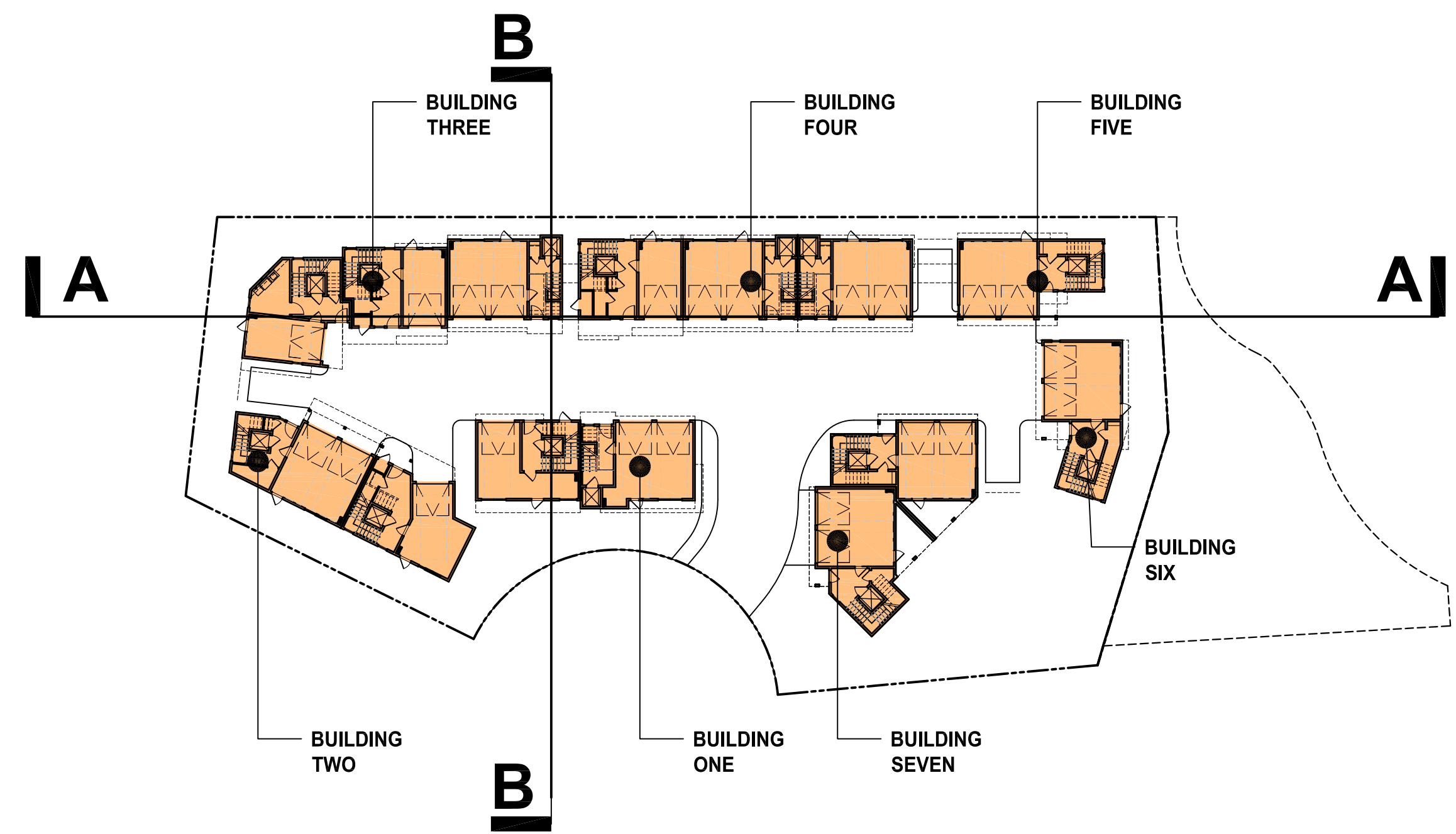




**SECTION AA**

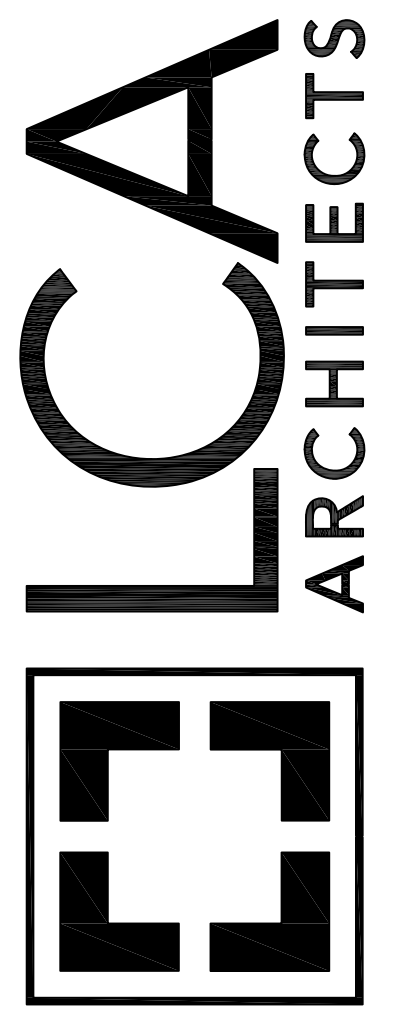


**SECTION BB**



**KEY PLAN**

**CONCEPTUAL SECTIONS**



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 DAVID BOGSTAD  
 PETER STACKPOLE  
 550 YGNACIO VALLEY ROAD, SUITE 310  
 WALNUT CREEK, CALIFORNIA 94596  
 (925) 944-1626  
 1970 BROADWAY, SUITE 800  
 OAKLAND, CALIFORNIA 94612  
 (510) 272-1000

**CARMEL TOWNHOMES**  
**BLUE MOUNTAIN COMMUNITIES**  
 WALNUT CREEK, CA

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**CONCEPTUAL SECTIONS**

SCALE:  
 DATE: 5/15/19

REVISIONS:

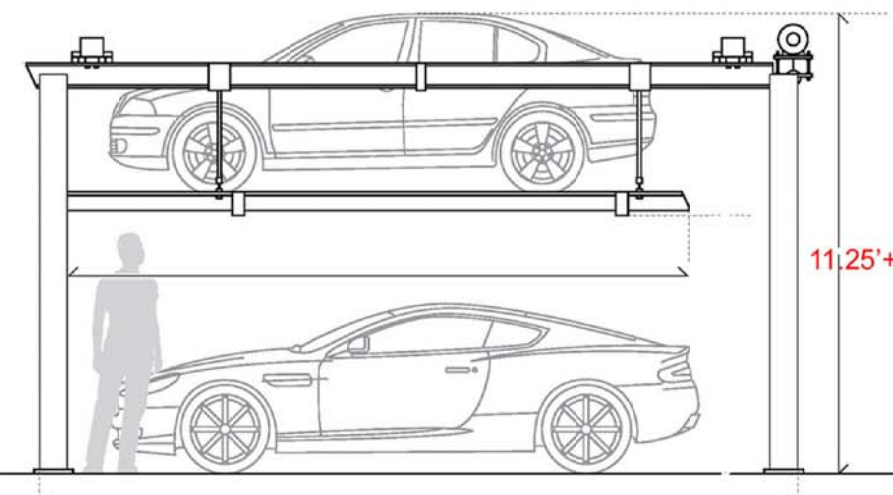
PROJECT NO. 18001

**A5**

SHEET OF

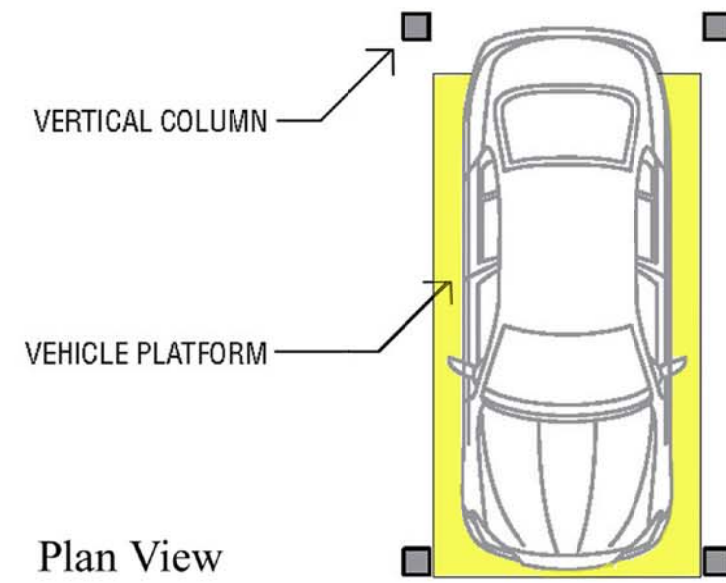


CARLOFT

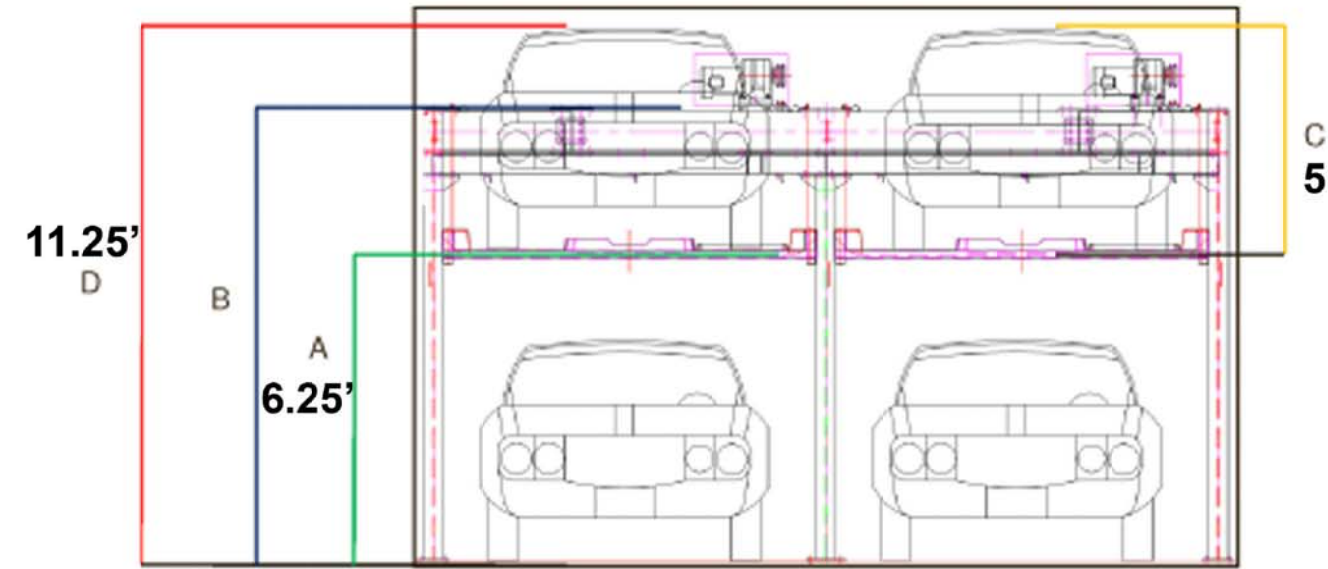


Dimensions can be modified to fit the garage design. This is based on one car above and one car at grade. \*Average vehicle length is 19'6".

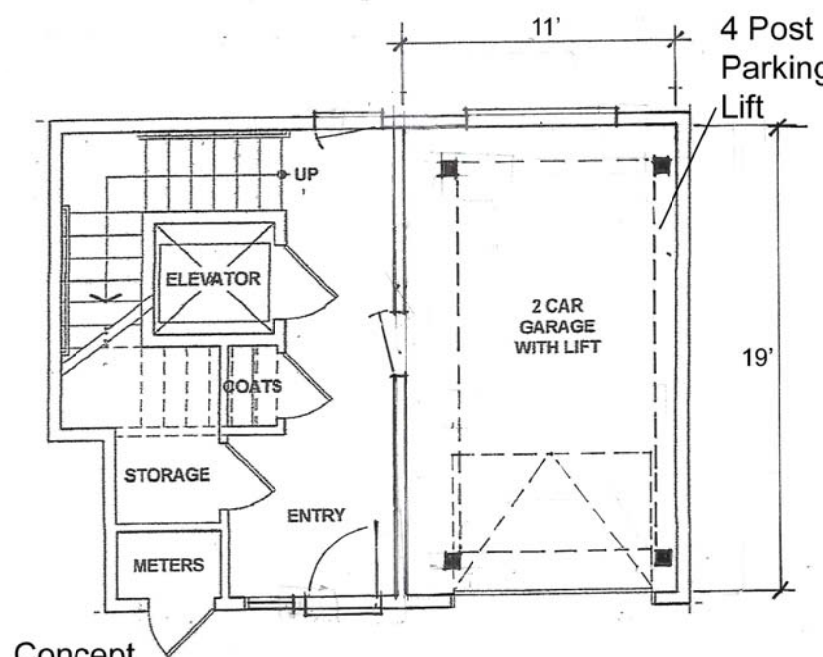
Harding Steel CARLOFT Possible Supplier



Make and Model	Body Style	Height
Honda Odyssey	Minivan	68-70"
Toyota Sienna	Minivan	69-71"
Ford Explorer	SUV	70"
Toyota Sequoia	SUV	77"
Toyota Camry	Sedan	57"
Buick Lacrosse	Sedan	58"
Tesla Model S	Sedan	57"



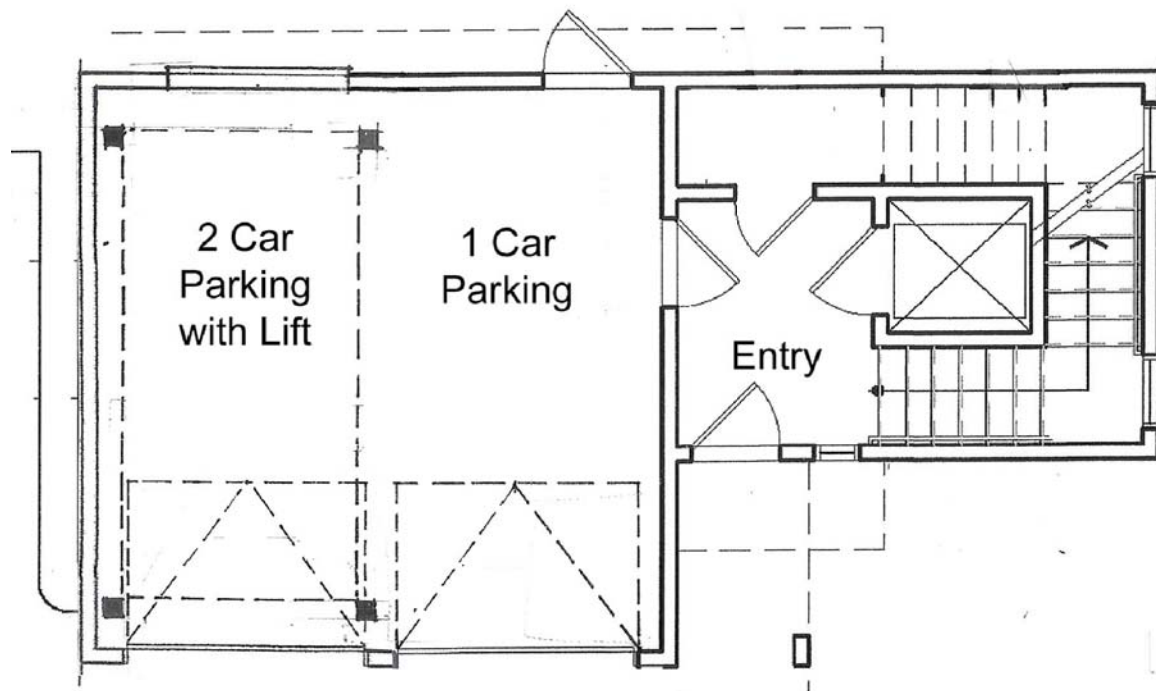
D - Distance from the Floor to the Top of the Upper Car  
 C - Height of the Upper Car  
 B - Distance from the Floor to the Top of the Vertical Post  
 A - Distance from the Floor to the Bottom of the Upper Platform



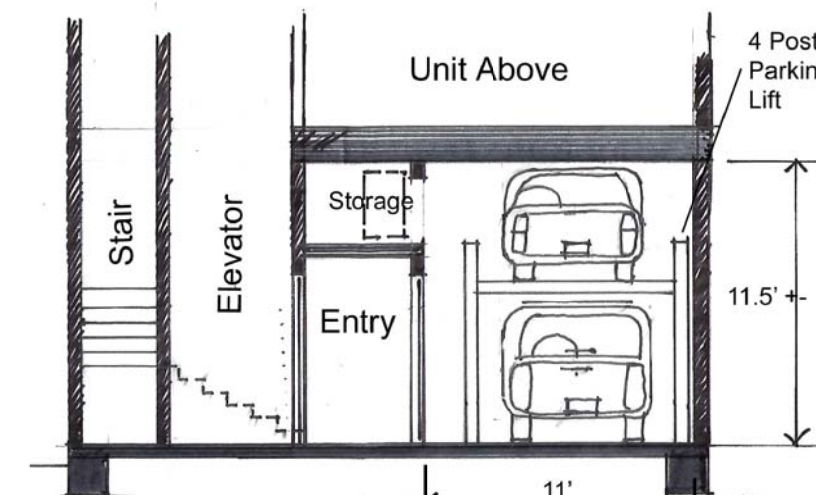
Concept Floor Plan at Single Car Garage with Lift Applicable to Units 2,3,4,5,6, and 8



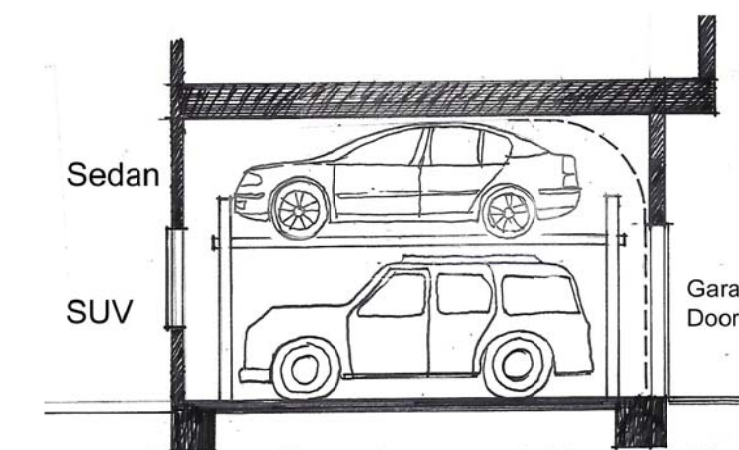
Concept Image



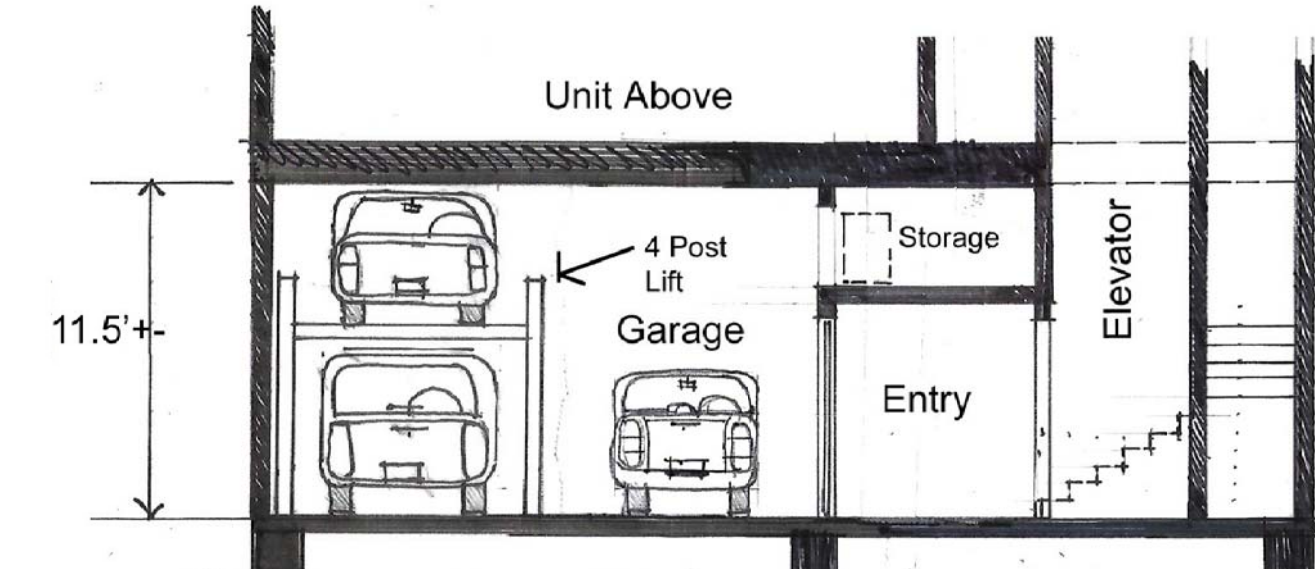
Parking Lift at 3 Car Garage Units



Cross Section at 2 Car Garage Applicable to Units 2,3,4,5,6 and 8



Cross Section at 4 Post Lift Applicable to all Parking Lift Units



Section at 3 Car Garage Units Applicable at Units 11/12; 13/14; and 15/16

## CONCEPTUAL FOUR POST DEPENDENT PARKING LIFTS

### LightMAX™ (Single Door) SMOKE VENT

Providing natural daylighting, the Single Door LightMAX Smoke Vent is engineered with a translucent cover. This smoke vent includes a clear or color tinted multiwall panel or optional domes that are ideal for use in factory, storage and warehouse commercial buildings.

#### FEATURES

**MULTIWALL LIGHT TRANSMISSION** Add optional color panels (pg. 25) to change natural daylighting characteristics.

**OPTIONAL DOME** Add the traditional look of a domed skylight with 1/8 inch thick UV coated polycarbonate available in clear, white or bronze colors.



#### DETAILS

**COVER** Extruded aluminum frame, 11 gage, mill finish, with 5/8 inch 3 layer structural multiwall R-3 in white polycarbonate. Cover withstands a live load of 40psf.

**CURB** Single wall curb with EZ tab counterflash and mounting flange

**INSULATION** 1 inch Polyiso R-6 around curb perimeter

**GASKET** Extruded EPDM adhesive backed gasket seal, continuous around cover

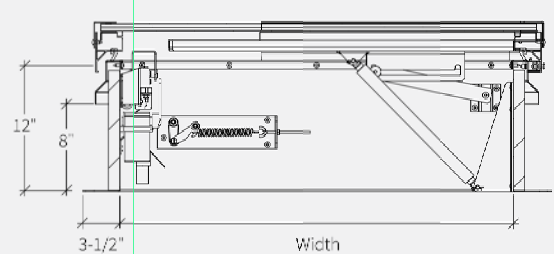
**HINGE** Heavy-duty pintle hinge with stainless steel hinge pin

**SPRING** Gas spring damper opens cover against 10psf snow load

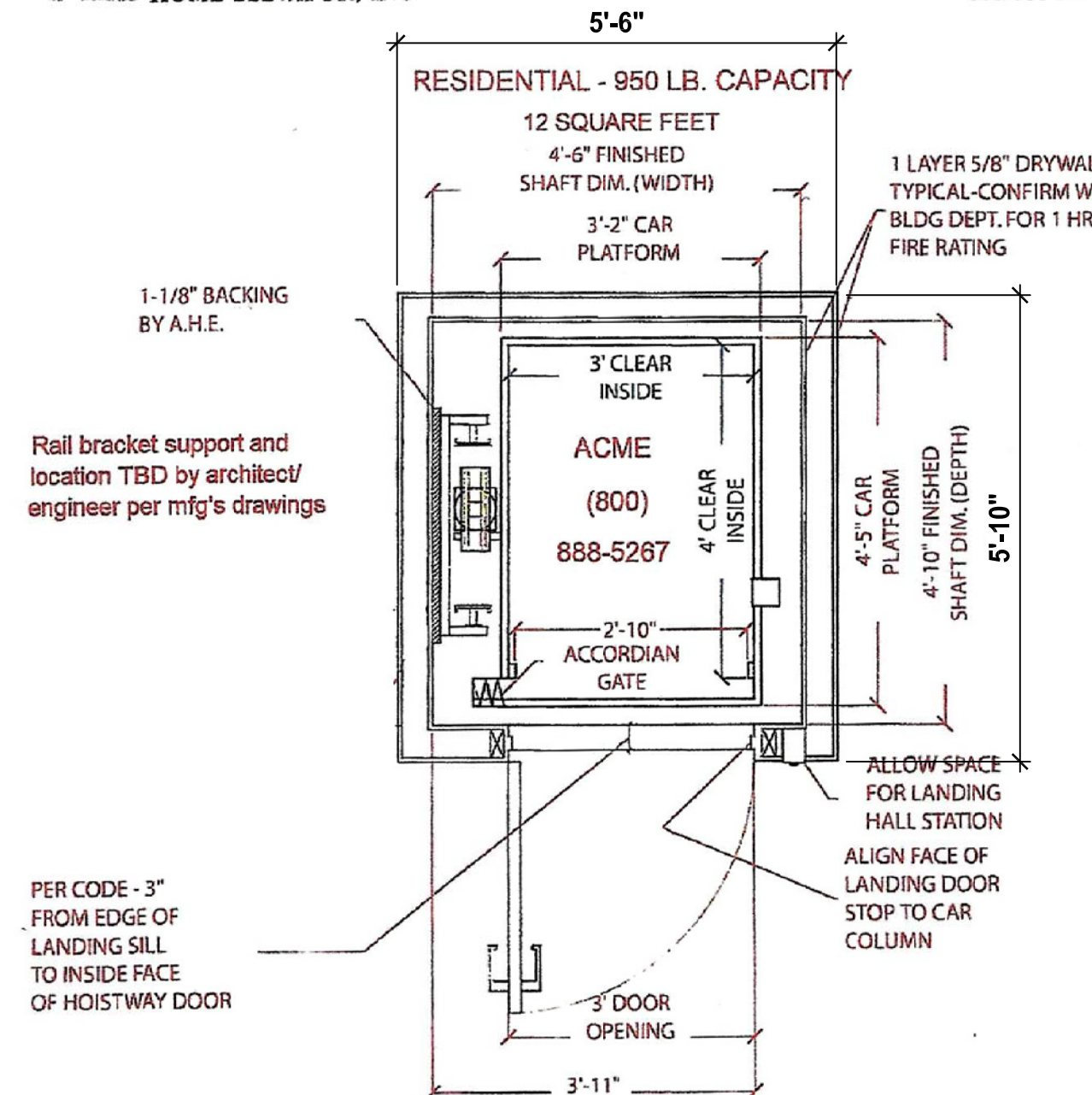
**HOLD OPEN ARM** Zinc plated steel automatic hold open arm locks cover in open position

**LATCH** Zinc plated steel rotary latch designed to hold covers closed against 30psf wind uplift. Opens manually by external and internal pull cables.

**CERTIFICATIONS** UL 793 Listed



## SKYLIGHT / SMOKE VENT

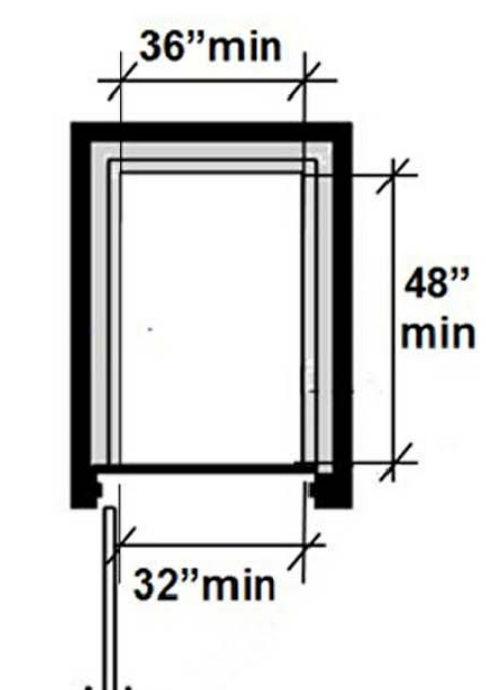


TYPICAL HOME ELEVATOR FLOOR PLAN NO SCALE - NOT FOR CONSTRUCTION

**PRIVATE ELEVATORS EACH TOWNHOME UNIT IS INTENDED TO HAVE A PRIVATE ELEVATOR..OR..THE OPTION TO HAVE A PRIVATE ELEVATOR INSTALLED AT A LATER DATE. THREE UNITS WILL HAVE THE OPTION TO RENT ONE FLOOR. IT IS TO BE DETERMINED IF THIS RENTAL CONSTITUTES A "UNIT" AND IF SO IF A PRIVATE ELEVATOR CAN SERVE THESE UNITS.**

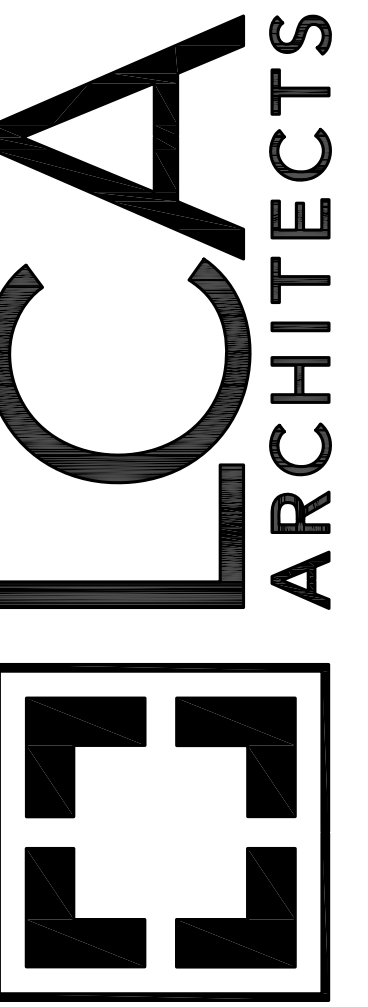
**SECTION 1124A ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS**  
 1124A.1 General. Elevators provided in covered multifamily buildings shall be accessible. Elevators required to be accessible shall comply with this chapter, ASME A17.1 (Safety Code for Elevators and Escalators), Title 8 of the California Code of Regulations, under "Elevator Safety Orders," and any other applicable safety regulations of other administrative authorities having jurisdiction.  
 Exception: Private elevators serving only one dwelling unit.

- General (\$409.1)**
  - Automatic operation
  - Compliance with the referenced ASME A17.1 standard
- Call Buttons (\$409.2)**
  - Compliant as operable parts, including reach range and clear floor space, and 3/4" min. in smallest dimension
- Elevator Doors (\$409.3)**
  - Car and hoistway doors/gates must be power operated and meet the ANSI/BHMA standard for low-energy doors and other applicable provisions for doors in §404 (compliance with maneuvering clearance on push side of doors not required)
  - Manual-open, self-close doors/gates permitted for cars with more than 1 opening
  - Required location on narrow end of car
  - Must remain open for 20 seconds min.



- Elevator Cars (\$409.4)**
  - Inside dimensions: 36" min. by 48" min.
  - Compliant floor surfaces
  - 1 1/2" max. clearance between platform and edge of landing sill (later editions of the ASME A17.1 specify 1 1/2" max)
  - Automatic leveling with floor landing within 1/2" tolerance under rated to 0 loading conditions
  - 5 ft candles min. at platform, controls, threshold, and landing sill
  - Car controls must be raised or flush button, 3/4" min. in smallest dimension, comply as operable parts, and be located within accessible reach range on side wall 12" min. from any adjacent wall
  - Telephone and emergency signal two-way communication device required in car with compliant operable parts, including hardware of closed compartment if provided, telephone cord must be 29" long min.

## PRIVATE ELEVATORS



WWW.LCA-ARCHITECTS.COM  
 CARL E. CAMPOS  
 DAVID BOGSTAD  
 PETER STACKPOLE  
 550 YGNACIO VALLEY ROAD, SUITE 310  
 WALNUT CREEK, CALIFORNIA 94596  
 (925) 944-1626  
 1970 BROADWAY, SUITE 800  
 OAKLAND, CALIFORNIA 94612  
 (510) 272-1000

CARMEL TOWNHOMES  
 BLUE MOUNTAIN COMMUNITIES  
 WALNUT CREEK, CA

LCA ARCHITECTS  
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CONCEPTUAL BUILDING EQUIPMENT

SCALE:  
 DATE: 5/15/19

REVISIONS:

PROJECT NO. 18001

A8 SHEET OF



**Plant Palette**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES:</b>				
ACE RUB	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	24' BOX	M
CER CAN	CERCIS CANADENSIS VAR. MEXICANA	MEXICAN REDBUD	15 GAL	L
CER RIS	CERCIS CANADENSIS 'JUN'	THE RISING SUN REDBUD	15 GAL	L
GIN BIL	GINKGO BILوبا 'JADE BUTTERFLY'	JADE BUTTERFLY MAIDENHAIR TREE	15 GAL	M
LAG IND	LAGERSTROEMIA INDICA 'WHIT II'	DYNAMITE CRAPE MYRTLE	15 GAL	L
MAG GRA	MAGNOLIA GRANDIFLORA	ATLA SOUTHERN MAGNOLIA	15 GAL	L
OLE EUR	OLEA EUROPAEA 'MONHER'	MAJESTIC BEAUTY FRUITLESS OLIVE	24' BOX	L
PYR GAL	PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING PEAR	15 GAL	M
<b>SHRUBS:</b>				
AGA ITE	AGACIA TEAHPHYLLA	WILLOW WATTLE	5 GAL	L
AN1 BIG	ANIGOSANTHOS 'BIG RED'	RED KANGAROO PAW	1 GAL	L
ARB COM	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	L
ATH NIP	ATHYRIUM NIPONICUM 'REGAL RED'	REGAL RED JAPANESE PAINTED FERN	1 GAL	M
AZA LIT	AZALEA 'LITTLE JOHN'	LITTLE JOHN AZALEA	5 GAL	M
AZA RED	AZALEA 'RED RUFFLES'	RED RUFFLES AZALEA	1 GAL	M
AZA MAI	AZALEA 'MAISHICHINEE'	KIMONO HAT SNOW AZALEA	1 GAL	M
BRJ PAU	BRUNBELSIA PAUCIFLORA 'FLORIBUNDA'	'YESTERDAY, TODAY & TOMORROW'	5 GAL	L
CHO TEC	CHONDRROPETALUM TECTORUM	CAPE RUSH	1 GAL	L
FAR RUF	FARGESIA RUFIA	SUNSET GLOW CLUMPING BAMBOO	5 GAL	M
HEL HYB	HELLEBORUS X HYBRIDUS 'APRICOT BLUSH'	APRICOT BLUSH LENTEN ROSE	1 GAL	M
LAG GA1	LAGERSTROEMIA 'GAMAD I'	CHERRY DAZZLE DWARF CRAPE MYRTLE	1 GAL	L
LAV MIN	LAVANDULA MINUTOLLI	GREEN FERN-LEAF LAVENDER	1 GAL	L
LAV BIC	LAVATERA BICOLOR	TREE MALLOW	1 GAL	L
LEU JES	LEUCANDENDRON 'JESTER'	JESTER CONEBUSH	1 GAL	L
LOR CHI	LOROPETALUM CHINENSE 'PEACK'	PURPLE PIXIE FRINGE FLOWER	5 GAL	M
LOR CHA	LOROPETALUM CHINENSE 'CHANG NIAN HONG'	EVER RED FRINGE FLOWER	5 GAL	M
LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L
NEP FAA	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L
PHO RAI	PHORSTIUM 'RAINBOW WARRIOR'	NEW ZEALAND FLAX	5 GAL	L
PHO CDO	PHORSTIUM COOKIANUM 'CREAM DELIGHT'	CREAM DELIGHT MOUNTAIN FLAX	1 GAL	L
PIT TAS	PITTIOSPORUM TENUIFOLIUM 'TASMAN RUFFLES'	TASMAN RUFFLES PITTIOSPORUM	5 GAL	L
PIT TEN	PITTIOSPORUM TENUIFOLIUM 'OLIVER TWIST'	OLIVER TWIST KOHUIU	5 GAL	L
POD MAC	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PODOCARPUS	5 GAL	M
RIB SAN	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 GAL	L
<b>VINES:</b>				
BOU GLA	BOUGAINVILLEA GLABRA 'YANI'S DELIGHT'	YANI'S DELIGHT BOUGAINVILLEA	5 GAL	L
CLE CAR	CLEMATIS X CARTMANI 'BLAAVAL'	AVALANCHE EVERGREEN CLEMATIS	5 GAL	M
FIG PUM	FIGUS PUMILA	CREeping FIG	5 GAL	L
JAS POL	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	M
TRA ASI	TRACHELOSPERMUM ASIATICUM 'OGON NISHIKI'	JAPANESE STAR JASMINE	5 GAL	M

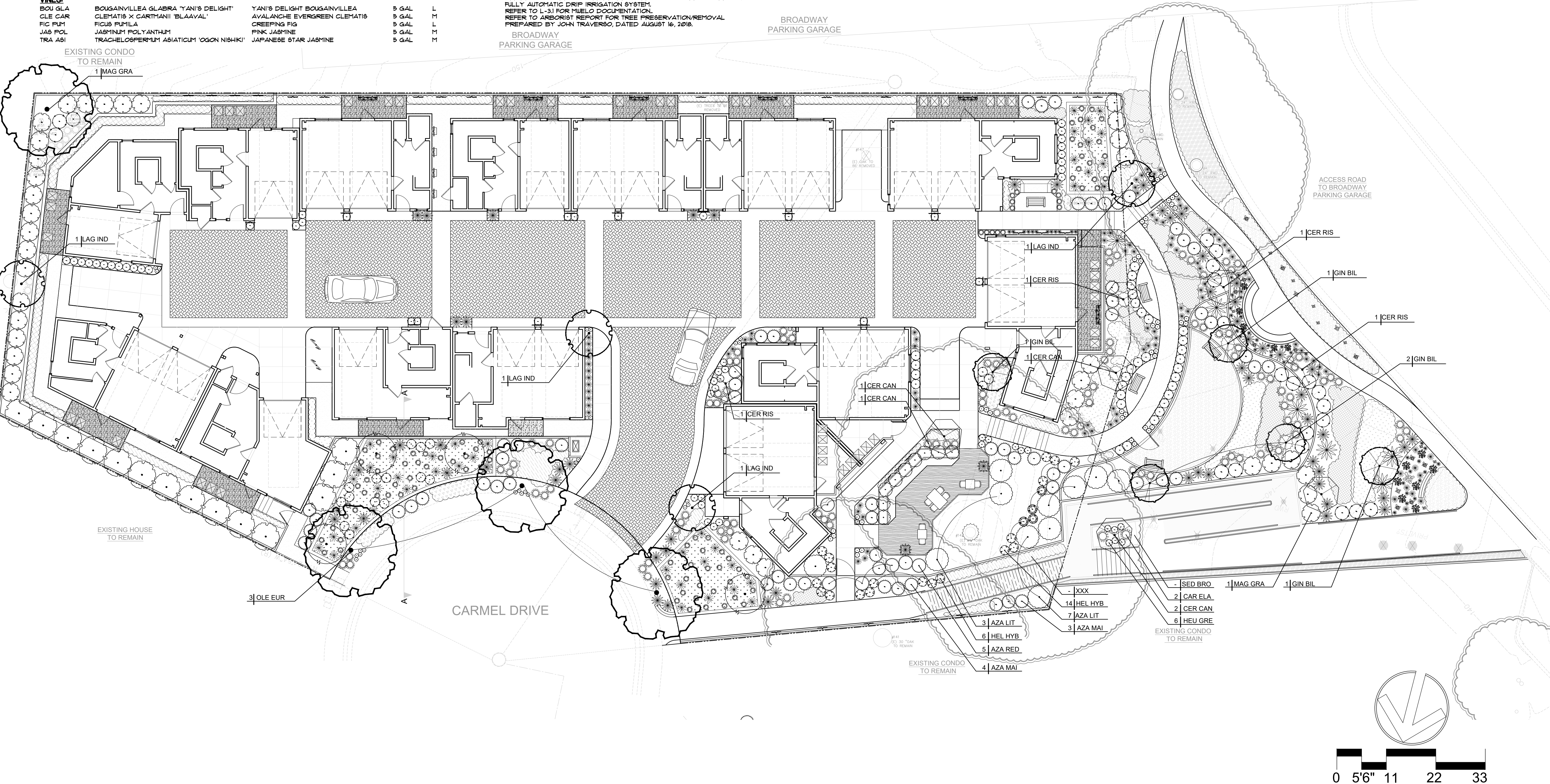
**GROUNDCOVERS:**

CEA DIA	CEANOTHUS GRISEAUS VAR. HORIZONTALIS	DIAMOND HEIGHTS VARIEGATED	1 GAL # 4' O.C.	L
HEU SAN	'DIAMOND HEIGHTS'	CARMEL CREEPER	1 GAL # 24' O.C.	L
	HEUCHERA SANGUINEA	CORAL BELLS		
LOM CON	LOMANDRA CONFERTIFOLIA 'FINESCAPE'	FINESCAPE LOMANDRA	4' POT # 1' O.C.	L
SED RUP	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	4' POT # 2' O.C.	L
NO MOW FINE FESCUE BLEND				
BARK MULCH				

**INFILTRATION PLANTING:**

ARC 100	ARCOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	1 GAL	L
CAR DIV	CAREX DIVILSA	BERKELEY SEDGE	1 GAL	L
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	L
CHO TEC	CHONDRROPETALUM TECTORUM	CAPE RUSH	5 GAL	L
CIS SKA	CISTUS SKANBERGII	CISTUS SKANBERGII	1 GAL	L
COT COG	COTINUS COGGYGIA	SMOKE BUSH	15 GAL	L
DES CES	DESCHAMPBIA CESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	1 GAL	L
ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	L
ERI GIS	ERIGONUM GIGANTEUM	ST. CATHERINES LACE	5 GAL	L
JUN FAT	JUNCUS FATENS	CALIFORNIA RUSH	1 GAL	L
LUP BIC	LUPINUS BICOLOR	MINIATURE LUPINE	1 GAL	L
MAH PIN	MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	5 GAL	L
MUH RIG	MUHLENGERGIA RIGENS	DEER GRASS	5 GAL	L
NAN DOP	NADINA DOPTESTICA	HEAVENLY BAMBOO	1 GAL	L
PER GAR	PERSICARIA CAPITATA	PINK KNOTWEED	1 GAL	L
PIT TEN	PITTIOSPORUM TENUIFOLIUM	PITTIOSPORUM	5 GAL	L
FRU VUL	FRUPELLA VULGARIS	SELF HEAL	1 GAL	L
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	L
RUD CAL	RUDEBECKIA CALIFORNICA	CALIFORNIA CONEFLOWER	1 GAL	L
SIS BEL	SISTYRINKCHIUM BELLUM	BLUE EYED GRASS	1 GAL	L

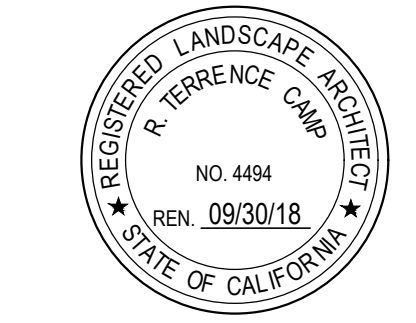
NOTES:  
 ALL PLANTING AREAS SHALL BE IRRIGATED WITH A WATER CONSERVING RULLY AUTOMATIC DRIP IRRIGATION SYSTEM.  
 REFER TO L-31 FOR MUELO DOCUMENTATION.  
 REFER TO ARBORIST REPORT FOR TREE PRESERVATION/REMOVAL PREPARED BY JOHN TRAVERSO, DATED AUGUST 16, 2018.



2520 CAMINO DIABLO  
 WALNUT CREEK, CA 94597  
 P. (925) 941-6490  
 EMAIL: tc@campandcamp.com

**CARMEL DRIVE TOWNHOUSES**  
 1487, 1493 & 1500 CARMEL DR.  
 WALNUT CREEK, CA 94596

**PRELIMINARY LANDSCAPE PLANTING PLAN**



REVISIONS:  
 • 6-6-2018-KS  
 • 8-6-2018-KS  
 • 8-24-2018-KS  
 • 10-19-2018-KS  
 • 11-12-2018-KS  
 • 02-14-2019-KS  
 • 05-15-2019-RA  
 DATE: 11-30-2017  
 SCALE: 3/32" = 1'-0"  
 JOB: 17-053  
 SHEET