

Ohara Apartments

Project Description

July 2023

TA Ohara, LLC, a Texas limited liability company, proposes the Ohara Apartments, a 26-unit multifamily community located at 7460 Lone Tree Way, Brentwood, CA 94513.

Location. The project site is north of Lone Tree Way and west of O'hara Avenue. The project site consists of APN 018-070-017. TA Ohara, LLC, a Texas limited liability company, owns the property.

Site Characteristics. The .078-acre (gross) project site is rectangular in shape and vacant.

- **Surrounding Uses.** A residential subdivision is directly to the north and west of the proposed project. Across O'hara Avenue to the east and Lone Tree Way on the south, is additional residential housing.
- **General Plan and Zoning Designations.** The site is currently zoned C-3 and the General Plan designation is GC General Commercial. Per AB 2011 Standards, apartments are allowed in this zoned area with this General Plan designation. The Apartments are proposed to be aligned with the PA-1 Multifamily Very High-Density requirement.
- **Environmental.** Terracon completed a Phase I Environmental Site Assessment on June 30, 2023 and concluded there were no additional investigations warranted at this time.

Entitlement Request. The following entitlements are requested to implement the project:

- Ministerial AB 2011 of the 26-unit multifamily residential project.
- Density Bonus Request

Proposed Project. The proposed project is an apartment community with 26 total units. A mix of one, two, and three-bedroom units are organized into 1 three-story building on the site. The total conditioned area is 22,930 square feet (sf) (excluding corridors), total non-conditioned area is 6,511 sf (excluding garages), total garage area is 5,418 sf, total deck/patio area is 1,660 sf, total landscaping is 7,200 sf and paving is 13,918 sf.

Residential Units. The project will include a mix of one, two, and three-bedroom apartment homes ranging from 693 to 1,424 gross rentable sf. (642 to 1,306 net rentable sf). The floorplans include a full kitchen, living space, bedroom(s), bathroom(s), indoor storage, and outdoor storage.

Bedroom/Bath	Avg Unit SF	Number of Units
1/1	693	9
1/1	992	13
3/2	1,372	4

Design Concept. In conjunction with the Density Bonus Request, the project design is consistent with the City of Brentwood's Development Standards and Objective Standards as noted in the drawings. The proposed project's design concept consists of a contemporary architecture of horizontal rectilinear forms projecting in multiple planes. The building materials include stucco, fiber-cement board and batten siding, porcelain tile and thin-brick veneer, and painted steel railings.

The main body of the buildings will feature a cement plaster wall finish in various color tones. Porcelain tile and board and batten wall systems will provide accents at key locations. The building base along street frontages will be articulated with thin-brick veneer. Varying roof parapet heights and recessed balconies create interest in the massing and form of the three-story buildings.

The maximum building height will be 40' to the top of the highest parapet. Parapets will screen the building-attached mechanical equipment.

Landscape Concept. The overall landscape concept for Ohara Apartments will be to create a consistent treatment of all landscaped areas consistent with the design guidelines. Landscaping along the street will include ground covers, shrubs and trees that reinforce the overall architectural rhythm of the building and create a green street edge. Landscaping along the interior perimeter will include a combination of stormwater treatment planters, vines, and trees that will provide screening and shade for the parking areas.

Access and Circulation. The main vehicular access to the project will be off both O'hara Avenue and Lone Tree Way. A drive aisle (26-foot width) will connect these entrances and provide internal access throughout the site.

Pedestrian Paths. Accessible pedestrian paths are planned from the public sidewalk and parking areas to the main building entrances.

Parking. AB 2011 does not have a parking requirement. The project includes 42 parking spaces in surface parking areas proximate to building including 16 garages. Short and long-term bicycle parking is planned throughout the site for a total of fifteen provided spaces.

	Brentwood Code	AB 2011 Spaces Req.	Ohara Apartments Spaces Provided
1 bedroom	Per Planning Comm.	0	
2 bedroom	Per Planning Comm.	0	
3 bedroom	Per Planning Comm.	0	
Total		0	42

Sustainability Features. The project design incorporates sustainable features consistent with the California Green Building Standards Code (CALGreen). The project will provide approximately seventeen EV stalls as a combination of EV Charging, EV Ready, and EV Capable stalls with the CALGreen requirements.

Fencing. The project is intended to have a solid 6' high fence or wall along the interior property lines. The street frontages will not be fenced.

Signage. One freestanding community-identification monument sign will be integrated into the site design near the main pedestrian entrance near the intersection of O'Hara Avenue and Lone Tree Way. The monument sign materials and colors will complement the project design style and color palette.

Refuse Collection. There is one trash enclosure on the site within a short distance of the building. Trash enclosure, designed to accommodate trash, recycling dumpsters, and composting bins. It will be constructed of split-face concrete masonry units and metal doors painted to match the building color scheme.

Utilities and Services. Sewer and water service will be extended into the site from existing stubs on either Lone Tree Way or O'Hara Avenue. Electrical service will be from O'Hara Avenue with and will have a ground-mounted transformer along the north property line, screened from the street with a low fence.

Phasing and Construction. The project will be graded and constructed in a single phase and take approximately twelve months to complete.

Project Ownership. The property is owned by TA Ohara, LLC, a Texas limited liability company.