

SEP 26, 2024

**CITY OF BRENTWOOD COMMUNITY
DEVELOPMENT DEPT.**

Project Description

Project Title: Contra Costa County Fire Protection District - Brentwood Fire Station 94

Project Site Context: 739 1st Street, Brentwood, CA 94513

APN: 013-091-017, 013-091-018

Land Use Designation: DT (Downtown) Zone, Public Safety Building

Acreage of Property: 0.31 acres (13,427sf)

Major Roads: 1st street, between Maple and Oak Streets, Diablo Way
behind.

Surrounding Land Uses: Veterans/American Legion building to north (on property also owned by the County), Commercial/Retail building to the south, Bank and other commercial space across the street (1st), Auto repair and other commercial businesses across Diablo way.

Current Condition of Site: Vacant. Previous fire station at same location was demolished in 2022.

Site Development: Number of Lot's proposed: (1) Lot with portion of lot 25 (013-091-018) added. Additionally, a lot line adjustment from lot 27 was incorporated into 013-091-017 from 013-091-016 (also County Owned) via previous lot adjustment. See attached Plat & Legal.

Hours/days of Operation: 24 hours a day, 7 days a week.

Number of Buildings Proposed: (1) with trash enclosure.

Demolition Proposed: None other than street frontage – the curb cut will be reduced.

Onsite Circulation: Staff parking lot at rear of station, ingress/egress from Diablo way. Fire Apparatus drive through and maneuver on site.

Ingress/Egress: Staff parking ingress and egress via Diablo Way. Fire Apparatus enters from Diablo Way and egresses onto 1st street. Public access only from 1st street (no public parking, only street parking).

Interaction with abutting uses/right of way: None, other than public parking on 1st street via existing parking spaces.

Outdoor Storage Areas, Loading/Unloading Areas: No outdoor storage anticipated. Van accessible parking stall loading aisle as required per code.

Trash Enclosure: At SW corner of site, accessed directly from Diablo way. 7'-2" high CMU walls on 3 sides with large lockable swing gates facing Diablo way and a pedestrian gate from the secure fire station side. Design and location confirmed with Brentwood Solid Waste Division

Lighting Plan: See design review drawings for fixtures and types to prevent glare and light pollution.

Use:

Proposed Use: Fire Station. No use permit required as the site was previously used for the same function.

Hours/Days of Operation: 24 hours a day, 7 days a week.

Number of Employees: 3-4 typical fire crew.

Number of Guests/Customers: None expected. Fire station is for fire personnel only.

Other licenses/approvals required: BAAQMD permit required, for operation of emergency generator and apparatus fueling.

Compatibility with Surrounding Uses: Fire station replaces a previous fire station at same location. Public safety building. No conflict with surrounding uses.

City's Affordable Housing Ordinance: Not applicable

Design:

The projects design is based on using compatible materials, massing, and detailing to fit with the downtown Brentwood historic character. The fire house design is influenced by traditional two story stations of the east coast with a brick façade, arched opening to the apparatus bays, a plinth, stone like pre-cast concrete lintels and sills at openings and a similar cornice. Openings are recessed into the façade to allow for recesses and the façade jogs at the apparatus bay to differentiate the 3 distinct masses centered on the taller apparatus bay. Storefronts are dark with smaller lites in keeping with historic precedents. Steel canopies further breakdown the massing at the outdoor ground floor and 2nd floor patios, as well as at the entrance, which is further recessed into the front façade. Brick veneer is a full brick unit and acts as a rainscreen assembly, for enhanced envelope performance. Vertical cement fiberboard panels occur as wainscot infill panels at the street level storefront and continue on the site to wrap around the north side patio. The rear of the station has a stucco finish and a banded concrete masonry unit wall on the north and west sides for security, privacy and screening of vehicles, generator, fuel tank, transformer, and other electrical equipment from the neighboring properties. All on-site generated stormwater is treated on site, via vegetated bioswales at the 1st street side as well as Diablo way in the form of raised planters, due to the limited size of the site. Planting is in keeping with the neighborhood and California native species and the street trees follow City standards. Outdoor uses occur at the rear of the station and are screened from view of pedestrians walking along 1st street. Planting is also used at the 1st street facing 2nd floor patio as screening. Pedestrian access on 1st street and Diablo way is unobstructed. However, as an active fire station with

trucks ingressing (diablo way) and egressing (1st street) throughout the day, pedestrian warning lights (rotating amber beacon's) are located at either side of the apparatus bays fronting 1st street at the sidewalk and automatically activate when the front folding apparatus bay doors open to alert pedestrians of fire truck crossing. Additional public parking spaces have been added on 1st street in front of the station. The design has been reviewed via the planning department during a few pre-application meetings and we have addressed concerns in the final design. We have incorporated the Brentwood design guidelines for the downtown core into the project as noted above and as follows: Built to front and side property line like other infill buildings; Curb cuts are required for apparatus but they have been reduced in the current design; Off-street vegetated courtyards have been provided (1st and 2nd floor patios); Scale relates to the surrounding buildings; Cornice provided on parapet, and parapets are stepped; Materials (brick, cast concrete lintels/sills) relate to existing historical downtown buildings; Large sections of blank walls avoided along 1st street frontage; Roof equipment is screened/set back from frontage; and wall signage is cast aluminum individual letters, 18" and less, backlit, less than 15% of the façade areas and otherwise in compliance with the sign ordinance.

Environ. Review: Phase I Environmental Site Assessment (ESA) has been completed and the Project has issued a Notice of Exemption, filed on 02/20/2024.