



AGENCY COMMENT REQUEST

Date 08/06/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION
INTERNAL
☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services Special Districts
☒ Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District SAN RAMON VALLEY FPD
☒ San Ramon Valley – (email) rwendel@srvfire.ca.gov
Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District CENTRALSAN

☒ Water District EBMUD

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC ALAMO

☒ Improvement/Community Association - **Alamo**

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu) ___ CA
and Wildlife, Region 3 – Bay Delta ___ Native
erican Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Dominique Vogelpohl

Phone # 902-655-2880

E-mail dominique.vogelpohl@dcd.cccounty.ca.gov

County File # CDLP25-02021

Prior to 09/05/2025

We have found the following special programs apply to this application:

☐ Landslide Active Fault Zone (A-P)
☒ Liquefaction Flood Hazard Area
☒ 60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02021

File Date: 8/6/2025

Applicant:

Daniel Hoy AIA, Architect
314 Pacific Ave
ALAMEDA, CA 94501

danielhoyarch@gmail.com
(510) 520-6528

Property Owner:

JOHN L TRE LINEWEAVER
PO BOX 680
ALAMO, CA 94507 068

john@diabloholdings.com
(925) 837-3665

Project Description:

Request approval of a Land Use Permit and Development Plan for outdoor seating in the parking area of an existing shopping center. This application includes a request for a Variance from the parking requirements of the Off-Street Parking Ordinance.

Project Location: (Address: 3160 DANVILLE BLVD, ALAMO, CA 94507 156), (APN: 192071064)

Additional APNs:

General Plan Designation(s): MUC

Zoning District(s): "R-B, -CE -S-2"

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: YES

MAC/TAC: ALAMO MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

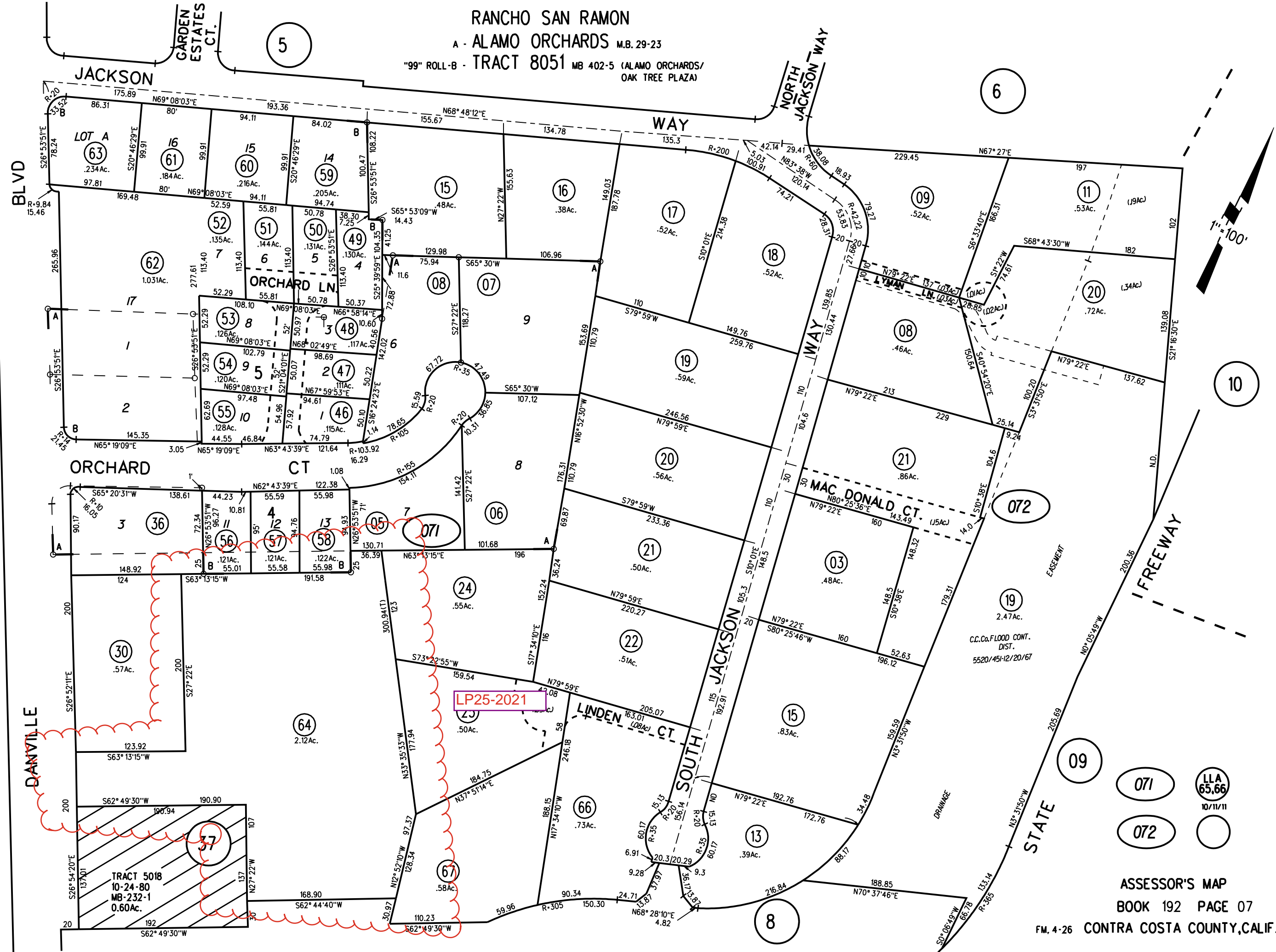
Housing Inventory Site: NO

Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
Total:			5662.00	5662.00

RANCHO SAN RAMON
A - ALAMO ORCHARDS M.B. 29-23
"99" ROLL-B - TRACT 8051 MB 402-5 (ALAMO ORCHARDS/
OAK TREE PLAZA)



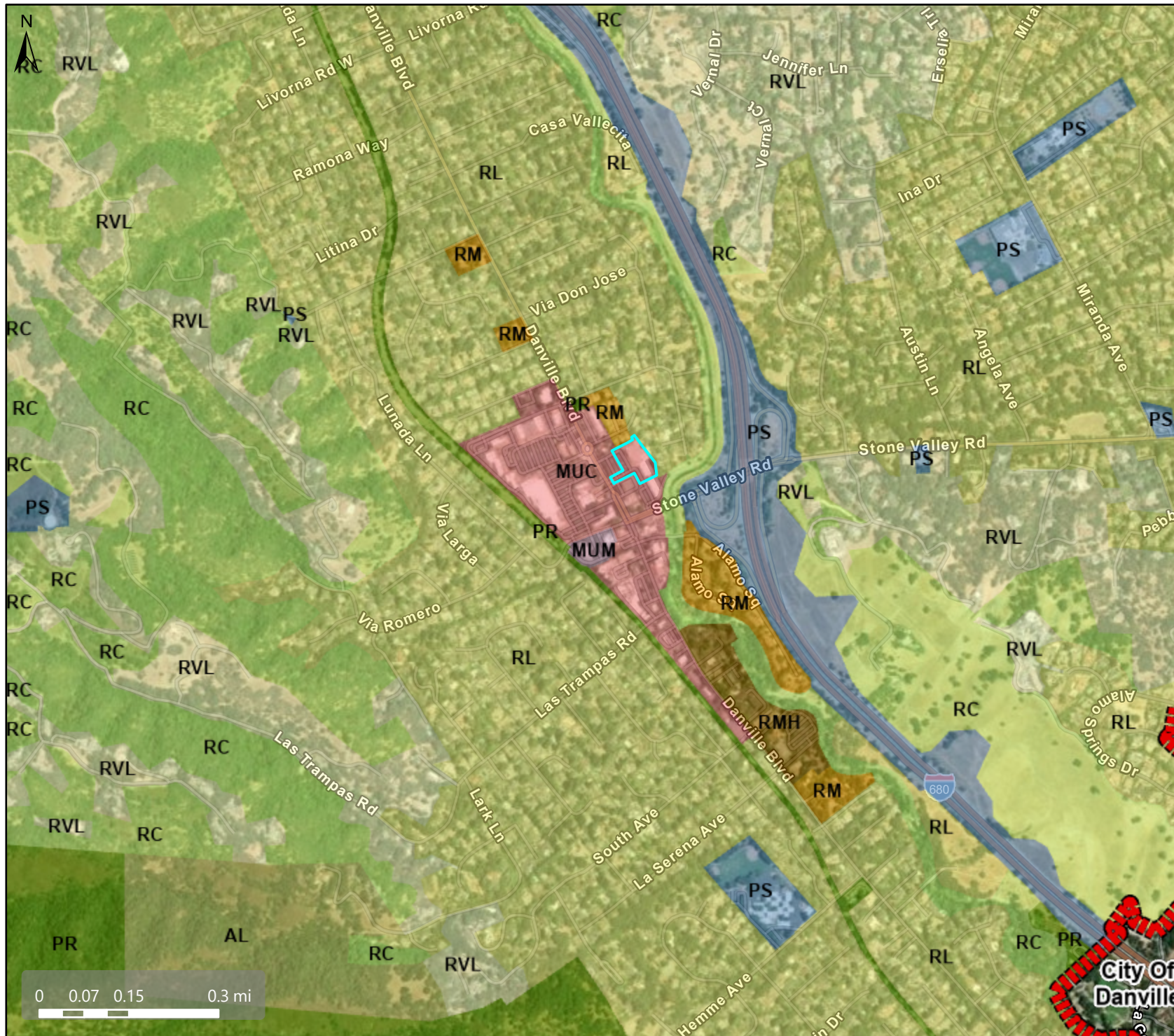
P.B.
191

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

LP25-2021

071
072
LLA 65.66
10/11/11

General Plan: Mixed-Use Community Specific Density (MUC)



Map Legend

County Border

Planning Layers (DCD)

General Plan

RVL (Residential Very-Low Density) (≤ 1 du/na)

RL (Residential Low Density) (1-3 du/na)

RM (Residential Medium Density) (7-17 du/na)

RMH (Residential Medium-High Density) (17-30 du/na)

MUM (Mixed-Use Medium) (30-75 du/na) (2.0 FAR)

MUC (Mixed-Use Community-Specific) (Variable)

PS (Public and Semi-Public)

PR (Park and Recreation)

RC (Resource Conservation)

AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)

City Limits

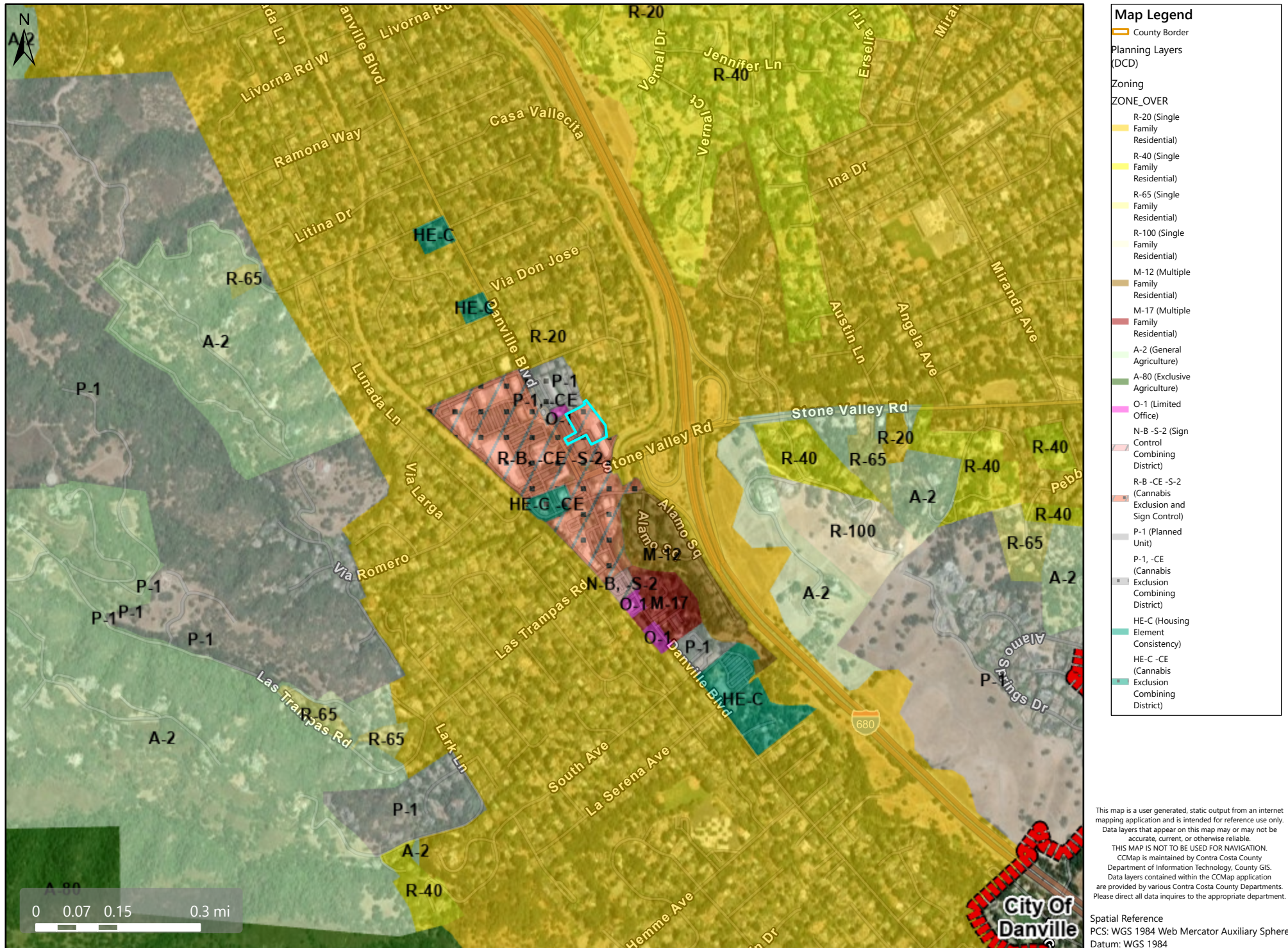
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

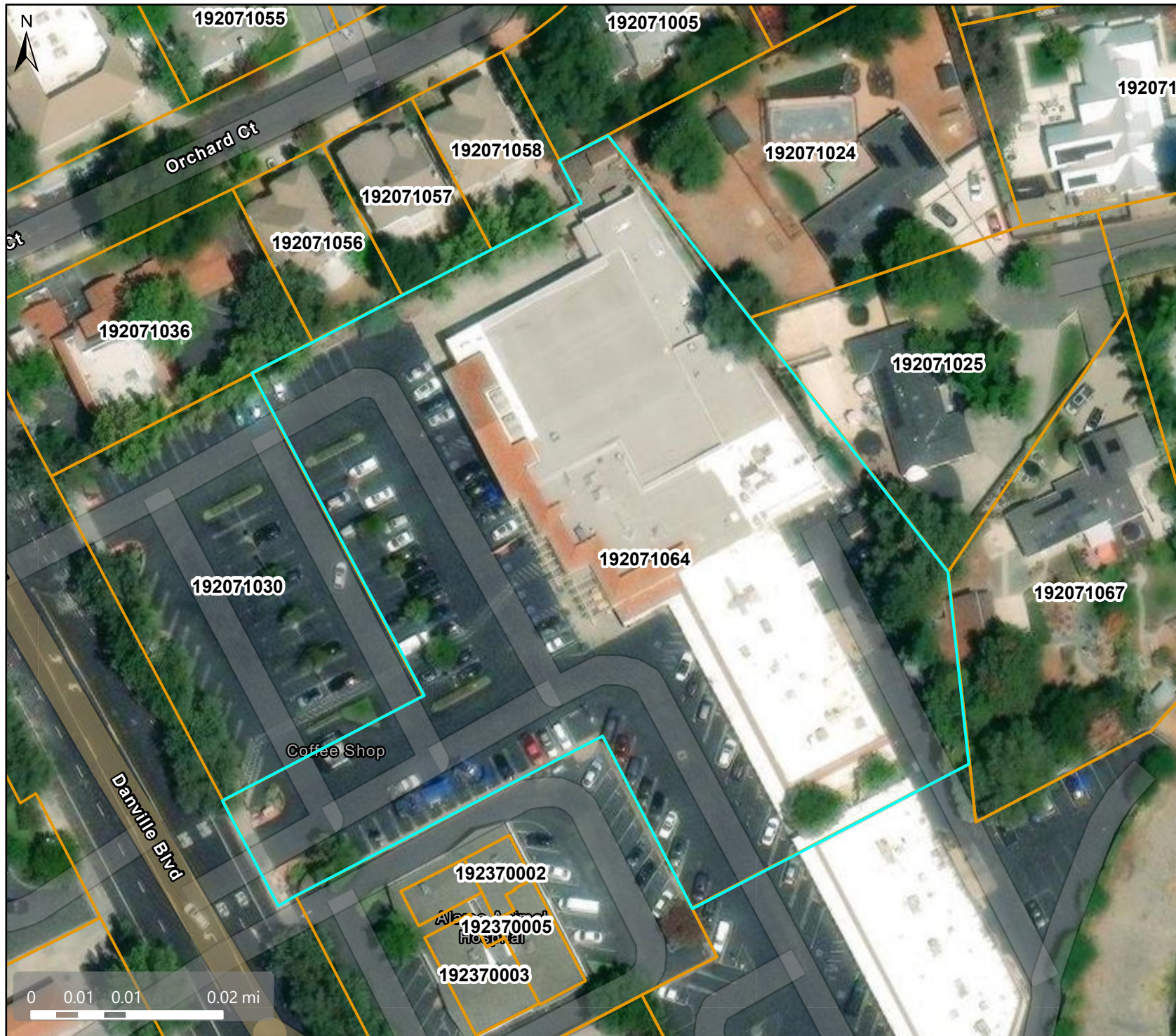
Spatial Reference

PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: Retail-Business (R-B), Cannabis Exclusion (-CE) and Sign Control (-S-2) District



Aerial



Map Legend

- County Border
- Assessment
- Parcels

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

DANIEL HOY, AIA
ARCHITECT
ARCHITECTURE + PROJECT MANAGEMENT

314 PACIFIC AVENUE
ALAMEDA CALIFORNIA 94501
T 510.520.6528
E DanielHoyArch@gmail.com

August 5, 2025

Mr. John Lineweaver and Andy Lineweaver
The Lineweaver Trust
PO Box 680
Alamo, CA 94507

RE: Stone Valley Shopping Center parking analysis regarding proposed parklet with outdoor seating project at existing restaurant.

Dear Mr. Lineweaver:

This letter report summarizes our Stone Valley Shopping Center parking demand analysis and characteristics regarding the proposed restaurant outdoor seating development within the center. This report reflects our discussion of the shopping center features, field survey of existing center parking spaces, current leased and vacant uses, and a review of County parking code requirements.

EXISTING SITE CHARACTERISTICS AND HISTORY

The Stone Valley Shopping Center is located in unincorporated Alamo, north of Stone Valley Road and east of Danville Boulevard (see attached Project Site Plan). Tenants and services in the Center include CVS, several restaurants, a thrift store, a nail salon, veterinary clinic, dry cleaning, liquor store, skin care and personal care services.

Vehicle access to the Center is provided by two full-access driveways located on Stone Valley Road and two full-access driveways on Danville Boulevard. There is a parking field located in both the Center's southern and northern halves. Parking aisles in the southern half are oriented in a north/south direction and primarily serve the smaller tenant retail spaces on the east side of the Center. Parking aisles in the northern parking field are also oriented in a north/south direction and primarily serve the CVS and the restaurants located at the north end of the Center. Other parking areas are located at the perimeter of the site, along street frontages and at the rear service area of the Center. Parking spaces are both diagonal and perpendicular in orientation.

According to recent discussions with the Stone Valley Shopping Center property management, an informal onsite parking survey has been conducted at the Center to obtain relative use occupancies of parking spaces between the Noon-1:00 p.m. and 5:00-6:00 p.m. hours. The parking occupancy conversation revealed that the site is generally overparked, resulting in a large number of

unused spaces. Overall, the onsite parking survey indicates that there are many unoccupied parking spaces during some of the peak retail and restaurant demand periods.

EXISTING PARKING SPACE SURVEY

A parking survey was conducted to inventory all existing parking spaces related to the Stone Valley Shopping Center (see attached Parking Inventory Survey). Note that there are two parcels located in the southwest quadrant of the site that are not part of the Stone Valley Shopping Center. These parcels do not share common access driveways with the Center.

As surveyed, the total number of parking spaces for the Center is 209 spaces. These include 8 handicapped spaces and 201 standard parking spaces.

The parking space survey also included field observations of where additional parking spaces could potentially be added to the Center. For the most part, the Center's parking fields are carefully and efficiently striped and cannot accommodate additional spaces.

All site parking areas were restriped in 2020, with added ADA compliant parking.

PROPOSED PROJECT CHARACTERISTICS

The Stone Valley Shopping Center has a total gross leasable area (GLA) of 40,851 square feet and 209 striped parking spaces. From the total 40,851 square feet of GLA, 39,766 square feet is leased and 1085 square feet is vacant. The leased space includes 13,103 square feet of restaurant uses, 20,280 square feet of commercial-retail uses, and 6,383 square feet of personal care and services.

Parking demand requirements for existing Stone Valley Shopping Center use has been based on the Contra Costa County municipal code for off-street parking requirements. Commercial-retail parking space demand is calculated on the basis of square feet per space use. Restaurant parking space demand is calculated based on the number of seats or square feet of GLA, whichever yields a higher parking requirement. The GLA for current shopping center use (in square feet) and/or restaurant seating positions have been used in the County Code calculations of the shopping center's parking demand. Note that retail-commercial use has been assumed for the vacant space within the Center.

PARKING DEMAND CALCULATIONS BASED ON COUNTY CODE REQUIREMENTS

The County Code parking demand calculations for the Stone Valley Shopping Center are shown in the attached Parking Inventory Survey. As indicated, the total shopping center demand is calculated at 229 spaces. This calculation includes the 39,766 square feet of leased space as well as 1,085 square feet of vacant space (calculated as retail development at 1 space/300 square feet). Based on an existing supply of 209 spaces, this results in a parking deficit of 20 parking spaces for the shopping center. Note that calculated parking demand for vacant space GLA does not include parking demand for the proposed Restaurant outdoor seating project.

The proposed Restaurant outdoor seating would consist of approximately 1,390 square feet and have an approximate “target” of 92 outdoor seats. Using the County’s most conservative parking code requirement of 1 space/100 square feet of GLA or 1 space/3 seats, the project generated demand would be 31 spaces. The Center’s overall parking demand would increase to 260 parking spaces. Calculated parking demand for the Center and proposed Restaurant outdoor seating project would result in a 51 space deficit based on an overall supply of 209 spaces. Furthermore, four parking stalls will be removed to accommodate the project seating area, reducing the available parking to 205 total stalls on the site.

The County parking code requirement calculation for the shopping center includes all of the various restaurant outdoor seating. Because outdoor seating is less usable during the peak December parking period, the inclusion of the outdoor seating provides a worst case analysis parking demand. In addition, the County’s Code application of separate parking demand ratios to each center use does not account for customer interaction between retail uses and other center uses. This application of parking codes results in a very conservative overall parking demand calculation. As an example, research published by the Institute of Transportation Engineers (ITE) indicates that up to 25% of the total activity within a multi-tenant shopping center would reflect internal trips. This statistic suggest that the separate parking calculations for each shopping center tenant tends to overstate the actual total demand.

PARKING DEMAND CALCULATIONS BASED ON URBAN LAND INSTITUTE (ULI) AND INTERNATIONAL COUNCIL OF SHOPPING CENTER (ICSC) RESEARCH

The ULI and ICSC have jointly published a summary document with overall recommendations for shopping center parking ratios. The recommended parking ratios reflect the size of the center and the portion of the center dedicated to restaurant and entertainment uses. The ULI/ICSC methodology recognizes that a shopping center functions as a mix of various tenants with multiple internal trips. These internal trips allow the overall parking supply to satisfy the needs of all tenants.

The ULI/ICSC parking ratios represent the 20th highest hour of annual parking demand (likely during the pre-holiday period). These recommended ratios recognize that there will be some pre-holiday days when the absolute peak demand will exceed supply, and customers will have to circulate before finding a space.

The Stone Valley Shopping Center has a total gross floor area of 40,851 square feet with 13,103 square feet, or approximately 32%, dedicated to restaurant uses. If it is assumed that 1,085 square feet of the center's vacant space was leased for Restaurant use, the total restaurant area would increase to 14,188 square feet, or approximately 35% of the total center area. The ULI/ICSC recommended parking ratio is 4.12 spaces per 1,000 square feet or a total of 168 spaces. This calculated demand would be met by the center's 209 available spaces. If the proposed outdoor seating area of 1,390 square feet is included in the calculation then, using the ULI formula, the number of parking stalls needed would be 174, which would still be met by the proposed number of overall project spaces at 205.

SUMMARY/CONCLUSIONS

Parking demand calculations for the Stone Valley Shopping Center based on County Code requirements indicate that the current parking supply of 209 spaces does not meet the calculated demand of 229 spaces with a 20 space deficit. The addition of the proposed Restaurant outdoor seating project would add 31 spaces to the overall demand, thus increasing the deficit to 51 spaces (or 260 space calculated parking demand). If the Center added future restaurant uses beyond the proposed outdoor seating there would be a further parking deficit as per the code calculation. The County code requirements for

Institute of Transportation Engineers (ITE), Trip Generation Handbook, Third Edition—An ITE Recommended Practice

Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC), Parking Requirements for Shopping Centers, Summary Recommendations and Research Study Report, Second Edition, 1999

restaurant uses stipulates that it should be based on 1 space per 100 square feet or 1 space per three spaces, whichever is greater. Because outdoor seating is less usable during the peak December parking period, the inclusion of the outdoor seating provides a worst case analysis parking demand. Additionally, the County's Code application of separate parking demand ratios to each center use does not account for customer interaction between retail uses and other center uses which results in a very conservative parking demand calculation. Assuming just 10% of the total activity within the Center reflects internal vehicle trips between tenant uses (and not 25% as ITE recommends), calculated parking demand would be reduced by 17 spaces yielding an acceptable surplus. Using ULI/ICSC research on parking research for shopping centers, the addition of the proposed Restaurant outdoor seating project would create a parking ratio of 4.12 spaces per 1,000 square feet. This parking ratio is based on the amount of overall restaurant uses within the shopping center. A 4.12 parking ratio would yield an overall demand of 168 spaces for the center and maintain a 37 space surplus.

I trust that this letter report responds to your needs relating to the Stone Valley Shopping Center parking demand and addition of a proposed Restaurant outdoor seating project.

Please contact me with any questions or comments.

Sincerely,

Daniel Hoy, AIA
Architect
Architecture and Project Management

Cc: Andy Lineweaver
Jeff Dudum
Stan Muraoka
Principal Planner
Contra Costa County Department of Conservation and Development

Parking Inventory Survey

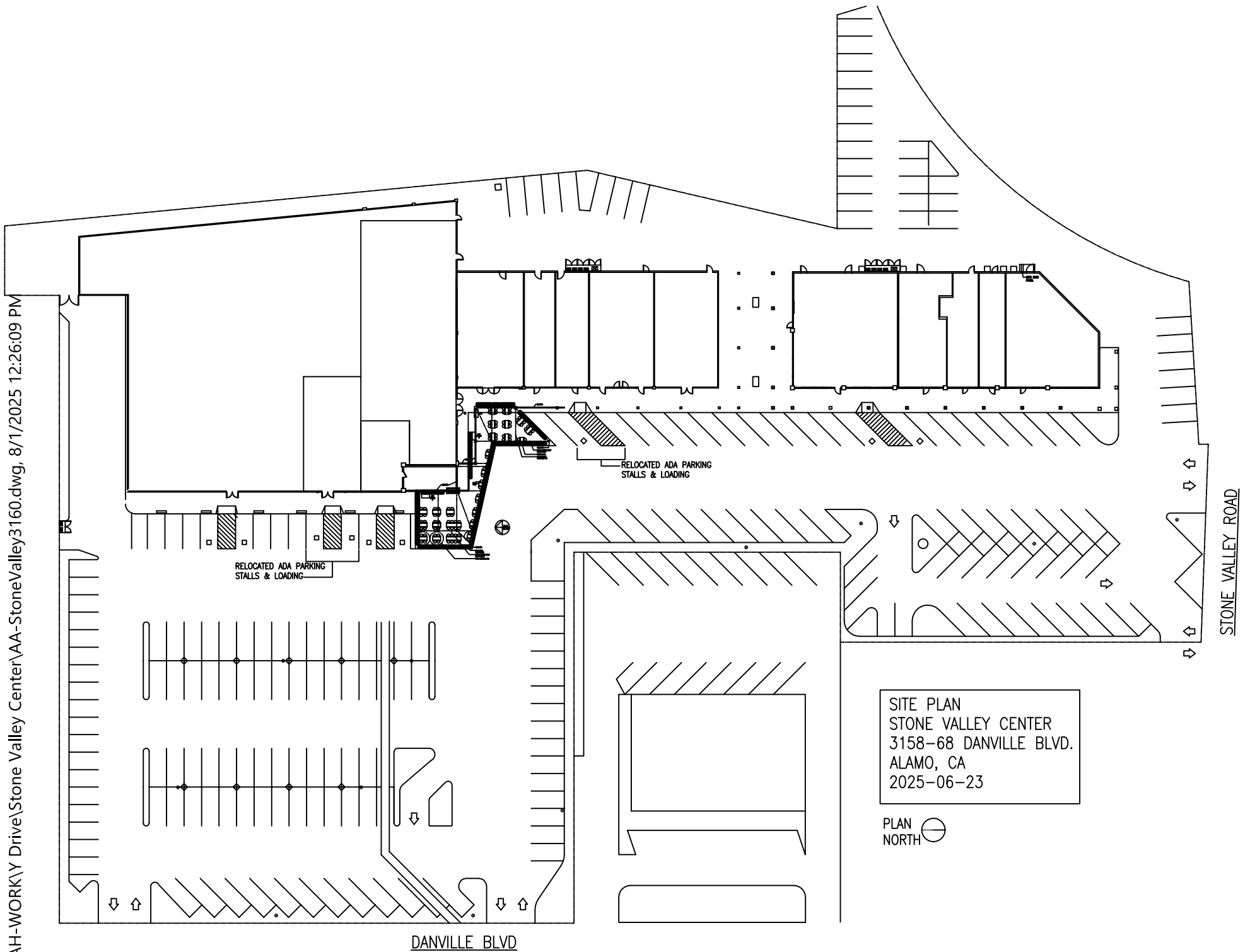
3168 DANVILLE BLVD., ALAMO		
	192-081-004	
	TENANT DBA	SQ FT
3168A	ALAMO LIQUOR	2,260
3168 B	ADVANCED LASER & SKIN CARE CENTER	900
3168 C	Vacant	1,085
3168 D	ELEMENTS MASSAGE	1,516
3168 E	MAGUEY MEXICAN RESTAURANT	3,137
	TOTAL 3168	8,898
	Grand total sq ft.	40,851

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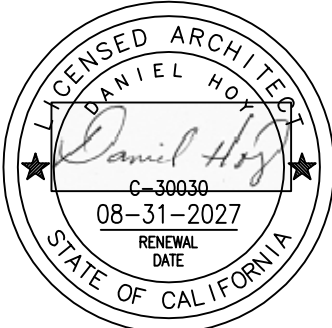
Parking demand total (proposed)	260	
Standard parking stalls provided (existing)	201	
ADA parking stalls provided (existing)	8	
Total existing parking stalls provided	209	
Stalls to be removed	-4	
Total proposed parking stalls to be provided	205	
Delta	-55	
ULI parking standard	4.12 per 1000 sf of lease space	
Total lease space	40851	1000
ULI quotient per 1000 sf	4.12	
Parking spaces recommended per ULI guidance	168	
Delta	37	

Parking demand (existing)	229
Additional spaces required	31
Revised total required	260

Prepared by:
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PLANS & SPECIFICATIONS ARE PREPARED AS
INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE
THE PROPERTY OF THE ARCHITECT AND SHALL NOT
BE USED FOR OTHER WORK WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

STONVE VALLEY CENTER
ALAMO, CALIFORNIA 94507

PARKLET APPLICATION

Project Number		Drawn By DH	Checked By DH
Issues	Revisions		
Number	Date	Description	

TITLE PAGE,
PROJECT AREA
& SITE DATA

A1.0

