Regular Meeting of the
City of Concord
Design Review Board

Thursday, February 27, 2020
5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS - The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. **ROLL CALL**

2. **PUBLIC COMMENT PERIOD**

3. **CONSENT CALENDAR**

   A. 2/13/20 Meeting Minutes

4. **STAFF REPORTS**

5. **PRESENTATION - Brown Act Refresher - Margaret Kotzebue (925) 671-3071**
6. PUBLIC HEARINGS

1. **Park N Shop Remodel (PL19261 - DR)** - Final Design Review for façade improvements, parking modifications, and landscaping upgrades at 1679-1691 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-011. **Project Planner: Joan Ryan @ (925) 671-3370**

2. **Concord Mazda (PL19248 - DR)** - Preliminary Design Review for an automobile dealership including parking, landscaping, accessibility and façade improvements to an existing building at 1001 Burnett Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-323-007. **Project Planner: Sarah Yuwiler (925) 671-3465**

7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS

8. STAFF ANNOUNCEMENTS

9. ADJOURNMENT

Next Meeting: Regular Meeting  
Date: 3/12/2020

ADA NOTICE

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3243, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.
Regular Meeting of the City of Concord Design Review Board

Thursday, February 13, 2020 Permit Center Conference Room
5:30 p.m. 1950 Parkside Drive

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AGENDIZED ITEMS - The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Staff Present: R. Lenhardt, J. Hittleman, L. Villa, S. Yuwiler
Audience Attendance: 11

2. PUBLIC COMMENT PERIOD: None

3. CONSENT CALENDAR

A. 12/12/19 Meeting Minutes

ACTION: Approved, 5-0. (Shelby motioned, Barbour seconded)

B. 1/23/20 Meeting Minutes
4. STAFF REPORTS

1. Park & Shop Façade Renovations (PL19089 - DR) - Project Planner: Lorna Villa @ (925) 671-3176

**ACTION:** The Board provided staff with the following comments: 1) A cross section showing how the exposed plywood under the metal roof is finished on the edges shall return to the Board as a staff item.

5. PUBLIC HEARINGS

1. Chevron Carwash (PL16221 - DR) - Final Design Review to demolish an existing convenience store and car wash and construct a new 2-story 4,720 square foot convenience store and a detached 1,013 square foot self-serve car wash at 2799 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 113-288-005. **Project Planner: Jerry Hittleman @ (805) 644-4455 x163**

**ACTION:** Recommended for approval 5-0 with the following conditions (Wells motioned, Shelby seconded): 1) An additional light shall be added on the east elevation above the stairwell; 2) re-evaluate the plant material selection regarding, number of vines, location of vines, and height of shrubs adjacent to the trellis; 3) staff shall work with Bike Concord to relocated the bike spaces closer to the entry doors; 4) post and ring bike racks shall be provided; 5) the final landscape plan and revised vacuum location shall return to the Board as staff items.

2. Chick fil-A (PL19112 - DR) - Preliminary Design Review for a new 4,610 square foot drive-through restaurant on a 1.2-acre parcel at 1400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-380-001. **Project Planner: Jerry Hittleman @ (805) 644-4455 x163**

**ACTION:** Recommended for approval 4-1 with the following conditions (Wells motioned, Shelby seconded, Barbour Opposed): 1) Explore providing a canopy over the bike racks.
6. STUDY SESSION

1. Shell Gas Station Expansion (PL19022 – DR) – Study Session for the expansion of an existing Shell Gas Station at 1500 Concord Avenue. The General Plan designation is Service Commercial; Zoning Classification is SC (Service Commercial); APN 126-043-032. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

*ACTION: The Board provided staff with the following comments: 1) Continue to refine the building design to reflect Spanish-inspired architecture, 2) Relocate the trash enclosure to a location less visible, 3) Consider adding a street tree along Market Street, 4) Simplify the materials and color palette, and 5) Return to the Board for a ‘sketch session’ to further develop and refine the Spanish-influenced architecture.*

7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: Vice Chair Shelby asked staff to look into the Pacheco Street Apartments railing replacement project to confirm that it constructed per the approved plan. Planning Commission Liaison Barbour mentioned a large limb broke off the heritage oak tree at the Chestnut Grove Subdivision.

8. STAFF ANNOUNCEMENTS: None

9. ADJOURNMENT: 8:26 p.m.

Next Meeting: Regular Meeting
Date: 2/27/2020
## I. GENERAL INFORMATION

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<td><strong>Review Status:</strong></td>
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<tr>
<td><strong>Parcel Number:</strong></td>
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<td><strong>Applicant:</strong></td>
<td>Robert Lyman/Johnson Lyman Architects, LLP</td>
</tr>
<tr>
<td></td>
<td>1375 Locust St., #202</td>
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<tr>
<td></td>
<td>Walnut Creek, CA 94596</td>
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<tr>
<td><strong>Vicinity Map:</strong></td>
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Map: The map shows the project site located at 1679-1691 Willow Pass Road. The site is marked as "Project Site."
II. PROJECT BACKGROUND

On December 13, 2019, Robert Lyman of Johnson Lyman Architects, LLP, on behalf of the property owner SAI Willow Ventures LLC, submitted a formal design and site development review application with plans and a written statement reflecting façade improvements, parking modifications and landscaping upgrades for the currently vacant building previously occupied by Payless Shoes and other small shops. On January 7, 2020, the Development Advisory Committee (DAC) conducted a completeness review of the project and a letter of incompleteness was sent to the applicant on January 10, 2020.

On January 23, 2020, the Design Review Board conducted Preliminary Design Review of the project. Overall, the Board found the design complementary with the existing center and appropriate for the rehabilitation of the building, but had a few questions with respect to renovation of the canopy and provided design recommendations for incorporation into the final plans for review by the Board. The Board asked the applicant to address items related to the location of bike racks and outdoor eating areas, details pertaining to the renovation of the canopy, the addition of the cornice and pilasters, the placement of doors and signage, the overall signage program, the need for sign pockets on the east façade, and encouraged relocating the grease interceptor away from the rear office entry.

On February 4, 2020, revised plans (Attachment A) were submitted to address the Board’s comments. In addition, the applicant has provided a new color and materials board, providing actual paint chip colors, which will be available at the DRB meeting. The revised plans include Sheet A1, which now reflects the intersection of the drive aisle in front of the building with the extension of Fry Way, in response to Transportation Division comments. Additional details have also been provided on Sheet CB to respond to the Board’s request for preliminary details regarding construction of the building cornice, canopy, and pilaster details.

The Board’s final design review recommendations will be incorporated into revised plans submitted for a building permit. The Planning Division will issue an Administrative Design Review approval only after first determining that the Board’s recommendations have been incorporated and the application complies with all Development Code provisions applicable to the project.

III. DISCUSSION

The January 23, 2020 Design Review Board comments from the meeting minutes are italicized below followed by the applicant’s response in bold, and then staff’s comments and bulleted recommendations when applicable. Overall, staff asserts the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project plans prior to the issuance of a building permit.

Site Plan

1. **Relocate bike rack closer to landscape areas, if possible.**

   Revised site plan (Sheet A1) reflects the re-location of the bike rack from storefront area further to the east, adjacent to the landscape bulb near Fry Way, and away from pedestrian paths of travel. A new bike rack detail has also been added, which is the
City’s standard bike rack, consistent with the Downtown Corridors Plan (Attachment D). The revised plans address the Board’s comment regarding the relocation of bike racks.

2. **Examine whether adjacent owner approvals are necessary for parking modifications due to easements.**

The applicant has discussed the revision of parking with the property manager, Paul Sinz, and provided him with the revised Site Plan (Sheet A1) reflecting the improved parking plan with narrower 30-foot wide drive aisle.

The expansion of the sidewalk by six feet, subsequent shifting of the parking alignment, narrowing of the drive aisle to 30 feet, and the addition of a van accessible ADA parking space has been discussed between the property owner and the property manager. The additional information provided by the property owner has been found acceptable by the property manager and will be shared with the Board for the shopping center.

3. **Pursue potential shifting of location of grease interceptor to landscaped area.**

The applicant has discussed with the property manager and will pursue a change to the location of the grease interceptor to within the landscaped planter, as reflected on Site Plan (Sheet A1) such that it is away from the office lobby entry.

• Staff recommends relocating the grease interceptor away from the building entrance even though it will require the reduction of some landscaping.

4. **Delineate location of sidewalk café/outdoor eating areas, subject to tenant mix (May require shifting of landscape pockets on front sidewalk).**

The applicant has discussed with the future tenant, and is coordinating a plan for an outdoor sidewalk café permit submittal, which would maintain a minimum 5-foot wide clear path of travel.

The revised plans delineate the location of a potential outdoor eating area for two of the tenant spaces identified for restaurant use, for which the plans demonstrate the ability to provide adequate remaining walkway space in front of the shops, should they pursue an outdoor sidewalk café permit. This meets the Board’s request. The applicant has shared the revised plans with the property manager and the Board for Park and Shop and they unanimously approved the plans, as of February 13.

**Architecture**

5. **Details are to be provided for the renovated canopy, and the additional cornice and pilaster elements and any additional details, the architect believes the Board will be interested in, based on the Board comments.**

The revised plans include Sheet CB which reflects details for the renovated canopy and provides details for the building cornice and furred pilasters. A similar treatment...
occurred at the building to the left of JoAnne’s and is planned for the proposal here. A photo has been provided of the renovated canopy.

The revised plan has addressed the Board’s comment regarding construction details and includes specifications for the under canopy lighting proposed to be used, which is similar to other locations recently renovated within Park and Shop.

6. **Provide information on door and signage placement based on signed tenants to date.**

The revised plans include Sheet A3 Elevations which reflects more accurately proposed signs for the southern store fronts, additional proposed signs for the East Elevation for the two corner tenant spaces and an additional sign on the north elevation for the corner retail/restaurant tenant. Under canopy signs (typical) are also reflected on the East Elevation rendering reflecting those along the southern storefronts. Signage details will be further detailed under a separate permit for the project, consistent with the Park and Shop Design Guidelines.

The revised plans respond to the Board’s comments in terms of sign placement. A Master Sign Plan will be reviewed and approved by staff upon submittal by the applicant.

7. **Provide color board with actual chip samples.**

The applicant has provided a color board which reflects body, cornice, pilaster, canopy soffit and metal canopy paint color (beam, metal deck at front of beam). The colors remain the same as earlier proposed (Desert Gray and Ancient Earth), however the Metal canopy color has changed from Gargoyle (dark brown) which was a Benjamin Moore color to Dark Engine (dark brown), which is a Dunn Edwards color, consistent with the manufacturer for the other paint colors.

The submittal of the color board addresses the Board’s comment as to what the actual colors are relative to the color renderings provided, and are consistent with the elevations (Sheet A2).

**Landscaping**

8. **Provide location of additional Sweetgum tree (shown for removal) within adjacent planter, and verify there is available room.**

The revised plans include Sheet L1 which indicates the addition of a Sweetgum tree in the adjacent planter to the location of the removed tree.

The revised plan addressed the Board’s comment regarding the additional tree.

9. **Provide vine pockets to be added to sidewalk along east elevation.**

The revised plans include Sheet A1 and L1 which reflect the addition of vine pockets to accommodate the proposed vines for the trellis features on the eastern façade.
The revised plan addressed the Board’s comment regarding the vine pockets.

**Signage and Lighting**

10. *Lighting solutions are to be determined and shown appropriately on revised plans. Under canopy lighting information is to be provided including specification sheets.*

The revised Sheet CB reflects new under canopy lighting locations and a specification for the light. In addition, wall up light locations are shown on the same sheet in the “Partial Section” detail with the intent of including up lights to wash the wall above the metal canopy. A specifications for that light is included as Attachment D.

The revised Sheet CB addresses the Board’s comment regarding type and location of lighting.

**IV. RECOMMENDATION**

Staff recommends the following items be included as conditions of the associated Administrative Design Review application.

- Relocate the grease interceptor from the rear building entrance to the adjacent landscaped area.
- The applicant shall submit a Master Sign Program consistent with the Park and Shop Design Guidelines for review and approval by staff.

**V. MOTION**

Staff has prepared the following motion for the Board’s consideration should they be satisfied with the plans and the proposed conditions of approval.

I (Board Member ______________) hereby move that the Design Review Board recommend approval of 1679-1691 Willow Pass Road Park and Shop Renovation (PL19261-DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

\[Signature\]
Joan Ryan
Community Reuse Area Planner
(925) 671-3370
Joan.ryan@cityofconcord.org
Attachments:

- A – Revised project plans, date-stamped received February 4, 2020
- B – Color and Materials Board, received February 4, 2020
- C – Final summary minutes, dated January 23, 2020
- D – Uplight specification for upper wall panels
**Site Index**

- A0: Cover Sheet
- A1: Site Plan
- C1: Existing Civil Survey
- L1: Preliminary Landscape Plan
- L2: Water Calculations and Plant Images
- A2: Floor Plans
- A3: Elevations
- A4: Existing Photos
- CB: Colors & Materials

---

**1679-1691 Willow Pass Road**

**Park N Shop**

**Concord, California**

**Owner**
Screenivas Ramireddy
1125 Trowbridge Way
Danville, CA 94526
925.353.1496
Screenivas@Ramireddy.net

**Architect**
Johnson Lyman Architects
1575 Locust Street Suite 202
Walnut Creek, CA 94596
925.930.9690
Robert@JohnsonLyman.com

**Landscape Architect**
Thomas Baak & Associates
1620 North Main Street
Walnut Creek, CA 94596
925.933.2583
rstover@tbaak.com

**Project Team**

- **Building Area**
  - Existing First Floor: 15,000 SF +/-
  - Existing Second Floor: 4,950 SF +/-

- **Existing Parking at Front**
  - 13 stalls

- **Proposed Parking at Front**
  - 11 stalls (Handicap: 1 stall, Van Accessible)

- **Bike Parking**
  - 2 Bike Racks, 4 Bikes Total

**Sheets**

- A0: Cover Sheet
- A1: Site Plan
- A2: Floor Plans
- A3: Elevations
- A4: Existing Photos
- CB: Colors & Materials

**Notes**

- View from Willow Pass Road

**Vicinity Map**

- **Site:** 1679-1691 Willow Pass Rd.

**Existing Parking at Front**

- 13 stalls

**Building Area**

- Existing First Floor: 15,000 SF +/-
- Existing Second Floor: 4,950 SF +/-

**Proposed Parking at Front**

- 11 stalls (Handicap: 1 stall, Van Accessible)

- Bike Parking: 2 Bike Racks, 4 Bikes Total
1679-1691 Willow Pass Road
Concord, CA
EXISTING AND PROPOSED PLANT LIST

**TREES:**
- **LIQ ROT**
  - *Liquidambar Styraciflua 'Rotundiola'*
  - Sweetgum (No pods)
  - Size: 24" Box
  - Use: Med

**SHRUBS:**
- **CAL LIT**
  - *Callistemon Viminalis 'Little John'*
  - Dwarf Bottlebrush
  - Size: 5 GA
  - Use: Low

**GRASSES AND PERENNIALS:**
- **DIE BIC**
  - *Dietes Bicolor*
  - Fortnight Lily
  - Size: 5 GA
  - Use: Low

- **FES GLA**
  - *Festuca Glauca 'Elijah Blue'*
  - Blue Fescue
  - Size: 1 GA
  - Use: Low

- **LOM LON**
  - *Lomandra Longifolia 'Sea Breeze'*
  - Mat Rush
  - Size: 1 GA
  - Use: Low

- **PHO DUE**
  - *Phormium 'Duet'*
  - Dwarf Flax
  - Size: 5 GA
  - Use: Low

**VINES:**
- **GEL SEM**
  - *Gelsemium Semprevirens*
  - Carolina Jessamine
  - Size: 5 GA
  - Use: Low

**GENERAL NOTES:**
1. All planting shall be watered by existing fully automatic, water-conserving irrigation system.
2. All proposed planting areas shall receive a 2" deep layer of decomposed granite to match existing throughout retail center.
3. Total proposed landscape area is 1,368 sq. ft.

**REFERENCES:**
- Refer to sheet L2 for WELO calculations and plant images.
PLANT IMAGES

CALLISTEMON 'LITTLE JOHN'

DIPTES BICOLOR

FESTUCA 'ELIJAH BLUE'

GELSEMIUM VINES

LOMANDRA 'SEA BREEZE'

PHORMIUM 'DUET'

LIQUIDAMBAR S. 'ROTUNDILOBA'

WELO CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

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NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.25 OR BELOW FOR RESIDENTIAL AREAS, AND 0.40 OR BELOW FOR NONRESIDENTIAL AREAS.

ETAF TOTAL: 12.65
A  Cornice  
B  Furred Pilaster

Color & Materials

Proposed Under Canopy Paint & Fixtures

Partial Section  
1/4" = 1'-0"
Park 'N Shop
1679-1691 Willow Pass Road
Concord, California
February, 3 2020

Cornice, Pilaster, Canopy Soffit
Paint Color
Dunn Edwards
Desert Gray
DE 760

Wall Paint Color
Dunn Edwards
Ancient Earth
DE 6217

Metal Canopy Paint Color
(beam, metal deck at front of beam)
Dunn Edwards
Dark Engine
DE 6350
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1. ROLL CALL

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Staff Present: R. Lenhardt, J. Ryan, L. Villa
Attendance: 14

2. PUBLIC COMMENT PERIOD: None

3. CONSENT CALENDAR: None

4. STAFF REPORTS

1. Myrtle Creek Estates Subdivision (PL17482 – DR) – Project Planner: Lorna Villa @ (925) 671-3176
ACTION: The Board provided staff with the following comments:
1) The applicant has addressed the Board’s comments regarding landscaping and fencing.

5. PUBLIC HEARINGS

1. Tabernacle Preschool (PL19241 – DR) – Final Design Review to construct a 7,226 square foot preschool and repurpose an existing 1,830 square foot residence into an office on a 1.17-acre site at 1811 and 1819 Denkinger Road. The General Plan Designation is Low Density Residential; Zoning classification is RS-8 (Residential Single-Family, 8,000 square foot minimum lot size); APN 115-120-017, -018. Project Planner: Ryan Lenhardt @ (925) 671-3162

ACTION: Recommended for approval 5-0 with the following conditions (Alaksa motioned, Barbour seconded): 1) Use the same street trees along the Concord Boulevard frontage that occur to the east and west of the project; 2) reconcile the conflicts between the roof plan and the primary building entrance; 3) replace the Strawberry Madrone tree with a Crape Myrtle; 4) install a 36” tubular steel fence without footholds at the front of the walkway adjacent to the south side of the preschool building; 5) reduce the dormer overhangs by a foot and clip the eaves at 90 degrees and add a corbel relative to the scale of the dormer; and 6) specify the use of “cool turf” in the playground area.

2. Park N Shop Remodel (PL19261 – DR) – Preliminary Design Review for façade improvements, parking modifications, and landscaping upgrades at 1679-1691 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-011. Project Planner: Joan Ryan @ (925) 671-3370

ACTION: The Board provided staff with the following comments: 1) Relocate bike rack closer to landscape areas if possible; 2) examine whether adjacent owner approvals are necessary for parking modifications due to easements, etc.; 3) elevations are acceptable as shown without additional wood accents or tower elements; 4) entrances (flat) as opposed to earlier inset are acceptable; 5) add Sweetgum tree to planter adjacent to the south side of the building; 6) consider relocating the grease interceptor to landscaped area on north side of building; 7) delineate potential sidewalk café/outdoor areas, subject to tenant mix (may require shift of landscape pockets); 8) vine pockets to be added to east elevation; 9) lighting solutions to be determined and shown on
plans that return for final approval; 10) under canopy lighting to be provided with specification sheets; 11) details requested for canopy, cornice and pilaster elements and any additional details architect believes Board will be interested in based on Board comments; 12) provide any additional information on door and signage placement based on signed tenants to date; 13) provide color board with actual chip samples; 14) provide sign plan with various sign types, locations, style, etc.; 15) renovation of canopy is acceptable; provide details/photos of similar canopy left of Joann Fabric; and 16) consider adding columns/pilasters at the outside corners of the building where colors transition.

6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: None

7. STAFF ANNOUNCEMENTS: Staff indicated the annual Boards and Commissions dinner is January 30, 2020 at the Senior Center.

8. ADJOURNMENT: 7:47 p.m. (5-0, Shelby motioned, Wells seconded)

Next Meeting: Regular Meeting
Date: 2/13/2020
Continuum™ Outdoor LED rigid cove fixture represents the latest in high-quality linear LED cove lighting from Tivoli Lighting. This simple yet elegant, low-profile luminaire delivers up to 343 lumens per foot of white light, or in RGB at an affordable price. Continuum™ outdoor LED rigid cove fixture is designed to replace traditional cove lighting sources for wall and ceiling glow effects, wall washing, and indirect lighting from a single cove. Multiple color temperatures, power levels, RGB, and lengths afford an abundance of design options.

Features
- Surface-mounted linkable linear strip fixture
- Tivoli flexible LED PCB engine inside
- Heavy-gauge extruded aluminum
- Lumens ranging from 172 to 343
- Available in manufactured continuous lengths up to 8’
- Off-Set electrical connection system allows for seamless connection
- Pivot “easy mount” mounting brackets included
- 90+ CRI available
- UL Wet Listed

Mounting
This unit features factory attached swivel mounting brackets. Attach multiple fixtures with water-tight interconnection system.

Applications
- Ideal for direct or indirect cove and architectural applications.
- Replace fluorescent lighting with high efficiency LEDs or as a new construction element.
- Use for indoor or outdoor applications.

Warranty
3 years

Technical Information

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<th>RGB</th>
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<td>Kelvin Temp</td>
<td>2400K (±50K), 2700K (±50K), 3000K (±50K), 3500K (±50K), 4000K (±50K)</td>
</tr>
<tr>
<td>Rated Life</td>
<td>50,000 hrs.</td>
</tr>
<tr>
<td>Max Run Length</td>
<td>20’</td>
</tr>
<tr>
<td>Ordering Increment</td>
<td>1; 2; 3; 4; 6; 9; 12’</td>
</tr>
<tr>
<td>Operating Voltage</td>
<td>24V DC</td>
</tr>
<tr>
<td>Power Supply</td>
<td>Class 2</td>
</tr>
<tr>
<td>Dimming</td>
<td>Yes</td>
</tr>
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</table>

*4000K Sample
## Recommended Power Supplies

<table>
<thead>
<tr>
<th>CAT NO</th>
<th>APPLICATION</th>
<th>PRIMARY AND SECONDARY</th>
<th>TOTAL WATTAGE / AMPS PER BREAKER</th>
<th>LISTING</th>
<th>DIMENSIONS</th>
<th>ELECTRONIC OR AC MAGNETIC</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADNM-120-1-4-24-D</td>
<td>Outdoor</td>
<td>120-277V AC / 24V DC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td>cULus</td>
<td>12&quot;W X 12&quot;L X 4.25&quot;D</td>
<td>Electronic</td>
</tr>
<tr>
<td>ADNM-240-2-4-24-D</td>
<td>Outdoor</td>
<td>120-277V AC / 24V DC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td>cULus</td>
<td>12&quot;W X 12&quot;L X 4.25&quot;D</td>
<td>Electronic</td>
</tr>
<tr>
<td>ADNM-320-3-4-24-D</td>
<td>Outdoor</td>
<td>120-277V AC / 24V DC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td>cULus</td>
<td>12&quot;W X 12&quot;L X 4.25&quot;D</td>
<td>Electronic</td>
</tr>
<tr>
<td>JT-100-1-4-24-D</td>
<td>Outdoor</td>
<td>120V AC / 24V DC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td>cETLus</td>
<td>4.25&quot;W X 11.00&quot;L X 4.00&quot;D</td>
<td>Magnetic</td>
</tr>
<tr>
<td>JTH-180-1-4-24-D</td>
<td>Outdoor</td>
<td>120V AC / 24V DC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td>cETLus</td>
<td>4.25&quot;W X 11.00&quot;L X 4.00&quot;D</td>
<td>Magnetic</td>
</tr>
<tr>
<td>JTH-300-3-4-26-D</td>
<td>Outdoor</td>
<td>120V AC / 24V DC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td>cETLus</td>
<td>8.50&quot;W X 16.00&quot;L X 4.50&quot;D</td>
<td>Magnetic</td>
</tr>
<tr>
<td>JT-100-1-4-24-D</td>
<td>Outdoor</td>
<td>120V AC / 24V DC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td>cETLus</td>
<td>8.50&quot;W X 16.00&quot;L X 4.50&quot;D</td>
<td>Magnetic</td>
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<tr>
<td>MT-100-1-4-24-DD</td>
<td>Outdoor</td>
<td>120-240V, 277V AC, 288W / 3X4A</td>
<td>96W / 1X4A</td>
<td></td>
<td>UL recognized</td>
<td>Electronic</td>
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</table>

### Dimming Interface - White Only

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CAT NO</th>
<th>INPUT VOLTAGE</th>
<th>CONTINUOUS MAX VOLTAGE AC</th>
<th>MAX DISCHARGE CURRENT</th>
<th>DIMENSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTH Universal Surge Protector</td>
<td>HTH-SURGE</td>
<td>120V - 277V AC</td>
<td>320V AC</td>
<td>10kA (6/20 μs standard wave)</td>
<td>2.91&quot;L X 1.32&quot;W X 1.16&quot;H</td>
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### Recommended RGB Sub-controller

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CAT NO</th>
<th>MODES</th>
<th>WATTAGE</th>
<th>PRIMARY VOLTAGE</th>
<th>DIMENSION</th>
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</thead>
<tbody>
<tr>
<td>DMX Sub-controller</td>
<td>COR-RGB-180-24</td>
<td>Sub-controller only</td>
<td>50W</td>
<td>24V DC</td>
<td>2.07&quot;W X 6.46&quot;L X 1.5&quot;H</td>
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## Controls

### TIVOCUE 10

<table>
<thead>
<tr>
<th>CAT NO</th>
<th>Color</th>
<th>Zones</th>
<th>Scenes</th>
<th>DMX Channels</th>
<th>DIMENSIONS</th>
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<tbody>
<tr>
<td>TVOC-10-WK-7</td>
<td>Black</td>
<td>10</td>
<td>500</td>
<td>1024</td>
<td>5 1/4&quot;W X 6 1/4&quot;L X 3/4&quot;D</td>
</tr>
<tr>
<td>TVOC-10-WH-7</td>
<td>White</td>
<td>10</td>
<td>500</td>
<td>1024</td>
<td>5 1/4&quot;W X 6 1/4&quot;L X 3/4&quot;D</td>
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Ordering Information

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<tr>
<th>PRODUCT CODE</th>
<th>LED COLOR</th>
<th>LED TYPE</th>
<th>LENS TYPE</th>
<th>LENGTH</th>
<th>END PREP</th>
<th>VOLTAGE</th>
<th>REQUIRED POWER SUPPLY</th>
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<tr>
<td>COR</td>
<td>24 = 2400K</td>
<td>S = Standard</td>
<td>F = Frosted</td>
<td>01 = 1'</td>
<td>MD = Male/Dead End</td>
<td>24 = 24V DC</td>
<td>PSU See above</td>
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<tr>
<td></td>
<td>27 = 2700K</td>
<td>U = Ultra Bright</td>
<td></td>
<td>02 = 2'</td>
<td>MF = Male/Female</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>30 = 3000K</td>
<td></td>
<td></td>
<td>03 = 3'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>35= 3500K</td>
<td></td>
<td></td>
<td>04 = 4'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>40= 4000K</td>
<td></td>
<td></td>
<td>06 = 6'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>RGB = RGB</td>
<td></td>
<td></td>
<td>08 = 8'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12 = 12'</td>
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</table>

Wiring Accessories

*Lead Preparation - Factory attached end prods required. End prods must be indicated at time of ordering.

Static Color Wiring Accessories

*LEAD WIRE (Required)
COR-LEAD-0-2-01
2 conductor static 1' lead wire. Features 24AWG wire on input end and 2 pin static connection on other end.
COR-LEAD-0-2-16
2 conductor static 16' lead wire. Features 24AWG wire on input end and 2 pin static connection on other end.

RGB Wiring Accessories

*LEAD WIRE (Required)
COR-LEAD-0-4-01
2 conductor RGB 1' lead wire. Features 24 gauge wire on input end and 2 pin static connection on other end.
COR-LEAD-0-4-16
2 conductor RGB 16' lead wire. Features 24 gauge wire on input end and 2 pin static connection on other end.

MALE/FEMALE JUMPERS
CORCONN-0-2-01
Connector, Static Jumper 1' Male/Female
CORCONN-0-2-16
Connector, Static Jumper 16' Male/Female

MALE/FEMALE JUMPERS
CORCONN-0-4-01
Connector, RGB Jumper 1' Male/Female
CORCONN-0-4-16
Connector, RGB Jumper 16' Male/Female

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I. GENERAL INFORMATION

Project Name: Concord Mazda (PL19248 - DR)
Review Status: Preliminary Design Review
Location: 1001 Burnett Avenue
Parcel Number: 126-323-007
Existing General Plan: West Concord Mixed Use
Existing Zoning: WMX (West Concord Mixed Use)
Applicant: PROTOinc
Hugh Hynes
3367 Mission Street
San Francisco, CA 94110
Vicinity Map:

![Project Site Map]
II. PROJECT BACKGROUND

On October 10, 1977, the Planning Commission approved a Use Permit (UP 56-77) to construct a 14,400 square foot building and associated outdoor display for a new Porsche-Audi dealership.

On April 25, 1991, the Design Review Board (DRB) recommended approval of a Design Review application (ZAP 7-91) for a 700 square foot showroom addition with two offices for a new Infiniti dealership, which replaced the previous Porsche-Audi dealership. Further renovations occurred in 2003.

On March 8, 2019, Concord Infiniti closed and merged with Dublin Infiniti.

On November 15, 2019, PROTOinc, on behalf of Del Grande Dealer Group (DGDG) Mazda, submitted a Design and Site Review application to relocate Concord Mazda to the former Concord Infiniti site. The project includes upgrading the building exterior with new a new storefront, colors, signage, lighting, and landscaping.

On November 26, 2019, the Development Advisory Committee (DAC) conducted a meeting and provided the applicant with comments regarding development standards, building design, parking, frontage improvements, and landscaping and deemed the application incomplete on December 13, 2019.

On January 7, 2020, the applicant submitted revised plans addressing some of the DAC comments. The DAC reviewed the plans on January 21, 2020 and again deemed the application incomplete on February 6, 2020 due to deficient landscape coverage, surplus parking, and missing trash enclosure details.

The Board’s comments will be incorporated into revised plans that will return for Final Design Review approval.

III. DISCUSSION

A. Project Description

The proposed relocation and expansion of the Mazda dealership is in response to a corporate obligation to support increased sales and service from a contemporary facility. This dealership would replace the existing facility at 1891 Market Street although some vehicle maintenance services would continue to take place at the service center at 1651 Concord Avenue.

The 109,520 square foot parcel fronts on Burnett Avenue and is bound by a northbound Interstate 680 onramp. The site is adjacent to Future Hyundai of Concord and abuts Future Ford’s outdoor vehicle storage area. The parcel lies within Buchanan Airport Safety Zone 2, which requires review and approval of the building and site design by the Contra Costa County Airport Land Use Commission (ALUC) anticipated to occur on March 19, 2020.
The existing rectangular building is situated roughly in the middle of the uniquely shaped triangular parcel. The project consists of a 2,052 square foot office and showroom expansion along the south building façade and reconfiguration of the floor plan. In addition, a new service canopy is proposed along the east façade of the building for drop-off and pick-up of vehicles.

B. Site Plan/Circulation/Parking

The site plan will remain unchanged with the exception of minor modifications to the parking layout and the addition of landscape planters. Two existing large accessory structures located along the west property line will be removed.

Access to the site is from two driveways along Burnett Avenue. Customer parking is proposed adjacent to the new storefront entrance at the south end of the building and the remaining parking will be used for inventory.

An existing covered trash enclosure is located at the north end of the building and proposed to be renovated with wire mesh and vinyl slats.

Staff recommends the following:

- The site is over parked with respect to the parking requirements (which are both minimum and maximum standards). Staff recommends that the 11 “inventory parking spaces” adjacent to the freeway onramp (along the curve) be removed and replaced with landscaping.

C. Building Architecture

The remodel will consist of demolishing the existing showroom façade on the south end of the building and constructing a new double-height, black metallic aluminum panel storefront with frameless, full-height glass. The double height portion of glazing will reveal a car lift that elevates a vehicle in the air, described by Mazda as a “jewel box.” The building steps five feet at this location to obtain the “double height.” A new service canopy will be constructed along the east façade in place of an existing canopy.

In addition to the black aluminum panel system used in the “jewel box” feature, the storefront is comprised of large glass windows and a white aluminum composite metal panel system to provide contrast and comply with Mazda’s corporate colors. The north half of the building, constructed of cement plaster, is proposed to be painted gray to match Mazda’s color scheme. The new service canopy will be clad in a white aluminum composite metal panel system consistent with the building. All rooftop mechanical equipment will be screened by a parapet.

Staff recommends the following:

- Determine whether the applicant has provided “four-sided design” by maintaining the use of building materials and colors along all building elevations.
• Consider wrapping the glass storefront around the west side of the service advisor office on the ground floor.

• Provide details in the working drawings that show how materials “return” around each element and finish at the adjacent building plane.

• Provide a material and color board with manufacturers’ reference numbers.

• Redesign the trash enclosure to match the building design.

• Provide an anti-glare/anti-reflective coating on the glass storefront system as the southwest elevation is oriented toward the freeway.

• Secure approval of the building and lighting design by the ALUC.

D. Landscaping

The perimeter of the site is landscaped with some trees and turf and in small landscaped islands throughout the parking lot with low accent shrubs that are proposed to remain. The existing landscape islands on the eastern portion of the site as well as a small portion of the planter along Burnett Avenue are existing and will remain as is. A landscape buffer also exists and is proposed to remain along the rear property line consisting mostly of trees.

The proposed landscape plan includes the addition of shrubs and groundcover throughout the site. Shrubs such as Variegated African Iris, Cape Rush, and Compact Bush Germander are proposed along the Burnett Avenue frontage. Variegated African Iris and Yedda Hawthorn shrubs are proposed in the majority of the landscape islands with groundcover consisting of Purple Ice Plant. Two bioretention areas are proposed along Burnett Avenue.

Staff recommends the following:

• Incorporate more variety into the plant list.

• Incorporate 24-inch box trees in the large landscape planters in front of the service canopy and the planters throughout the parking lot for added variety and shade.

• Add new landscaping to the existing landscape planters along Burnett Avenue and those that are proposed to remain onsite.

E. Lighting

A lighting plan was not included with the application.

Staff recommends the following:
• Provide a photometric and lighting plan including details of the proposed parking lot fixtures and exterior building fixtures.

F. Signs

New wall signs reading “Mazda,” “Concord,” and “Service” are proposed to replace the existing “Niello Infiniti” wall signs on the north, south, and east building façades. The signs are generally the same size and in the same location as the existing signs and reflect Mazda’s corporate identity. A sign permit will be submitted during the construction documentation phase of the project at which time staff will review the plans prior to the issuance of a building permit. Staff does not have any recommendations.

IV. RECOMMENDATION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into revised plans.

Prepared by: Sarah Yuwiler
Assistant Planner
(925) 671-3465
Sarah.yuwiler@cityofconcord.org

Attachments:
A- Project plans date stamped received January 7, 2020
B- Color Renderings date stamped received November 15, 2019
C- Written Design Statement date stamp received November 15, 2019
## Project Table Data:

**Project Name/Number:** Concord Mazda  
**Application Submittal Date:**  
**Project Location:** 1001 Burnett Ave., Concord, CA  
**Name of Developer:** Del Grande Dealer Group  
**Project Phase No:** N/A  
**Project Type and Description:** Remodel of existing automobile dealership  
**Project Watershed:** Walnut Creek Watershed  
**Total Project Site Area:** 2.48 Acres  
**Total Area of Land Disturbed:** 0.52 Acres  
**Total New Impervious Surface Area:** 1,000 SF  
**Total Replaced Impervious Surface Area:** 14,077 SF  
**Total Pre-Project Impervious Surface Area:** 86,925 SF  
**Total Post-Project Impervious Surface Area 50% Rule:** Does Not Apply  
**Project Density:** Applicable Special Project Categories: None  
**Percent LID and non-LID treatment:** 100%  
**HMP Compliance [†] State:** Does not Apply

### I. Self-Treating Areas

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<thead>
<tr>
<th>DNA Name</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

### II. Self-Treating Areas

<table>
<thead>
<tr>
<th>DNA Name</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

### IV. Areas Draining to IMPs

| IMP Name | IMP Type | Applicable Special Project Categories: None  
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</thead>
<tbody>
<tr>
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</tbody>
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---

### Diagram Description:

- **Retention Basin W/O Liner:**
- **Flow Through Planter (Below Grate):**
- **Surface of Hill:**

---

Report generated on 11/17/2019 12:00:00 AM by the Contra Costa County Water Program IMP: EnviroCAD software version 3.1.13.
STREET LEVEL RENDERING OF PROPOSED PROJECT, FACING NORTHWEST
1001 Burnett Avenue: Concord Mazda
Architectural Permit Application: 11/15/19
STREET LEVEL RENDERING OF PROPOSED PROJECT, FACING NORTHWEST
1001 Burnett Avenue: Concord Mazda
Architectural Permit Application: 11/15/19
RENDERED SOUTH ELEVATION OF PROPOSED PROJECT

1001 Burnett Avenue: Concord Mazda
Architectural Permit Application: 11/15/19
EXISTING BUILDING: SOUTH FACADE INTERSTATE 680

1001 Burnett Avenue: Concord Mazda
Architectural Permit Application: 11/15/19
November 14, 2019

Dear City of Concord Planning Department:

We are very pleased to submit this application for the Minor DRB Design Review concerning proposed improvements to the property at 1001 Burnett Ave., Concord. In its roughly years of operation, the existing Mazda dealership on Willow Pass Road has been very successful, while being limited by the small size of the facility. When the Del Grande Dealer Group (DGDG) – which owns and operates the dealership – had the opportunity to expand operations, this offered tremendous benefits to improve service for existing customers and attract new ones. The recent acquisition of the property at Burnett Avenue means that Concord Mazda can join DGDG’s Oak Tree Mazda dealership in San Jose as one of the top selling franchises in the country. Particularly given the dealership’s prominent location on route 680 and proximity to the population centers of Contra Costa County, the intent of these proposed improvements at 1001 Burnett is to continue that growth even further. Within their project summary, Mazda has set the objective for a prominent brand showcase and a destination for current and potential customers, consistent with the design standards that have always been synonymous with this company. As they put it,

“The dealership must be more than just an automobile receptacle. It must be unique and exciting to the customer. It must encourage purchases. And it must reflect the brand values of the organization and the superb product.”

As development along the 680 Corridor and the Concord Avenue commercial strip continues to transform this area, it is our hope that this project can set benchmarks for high quality and robust value that will greatly benefit the City of Concord in the decades to come.

Current Conditions of the Site and Business

The building which was formerly an Infiniti dealership was constructed in 1978. It is a total of 18,797 sf. of building area on two floors, representing 15.4% lot coverage on a 109,520 sf. parcel. It is primarily a one-story concrete masonry building, with a small second floor storage area at the north-west corner. Newer portions of the building – primarily single-story showroom areas at the southern façade, facing 680 -- were added at an unknown date. Tenant improvement renovations were completed in 2003.

Project History

As part of their dealership agreement with Mazda USA, the Del Grande Dealer Group and Concord Mazda is obligated to upgrade their facilities, both to meet new corporate design standards and to expand operations supporting increases in sales and service. In order to accommodate these improvements, DGDG purchased the 1001 Burnett Ave. property, to replace their current sales facility at 1891 Market Street. Currently DGDG also operates the service department out of a building at 1650 Concord Avenue, and this will continue as such even after the improvements at 1001 Burnett are complete. As part of this new dealership arrangement, sales and customer service drop-off will happen at 1001 Burnett, with 1650 Concord used for overflow service. As part of these proposed improvements, the renovated building and property at 1001 Burnett will become a Mazda sales showroom, including customer service, customer drop-off canopy, and ample on-site parking for new and pre-owned car inventory. 1650 Concord will continue operations as a dedicated service facility, but will not serve customers directly.
Zoning Considerations

The parcel at 1001 Burnett Ave. is listed as WMX, West Concord Mixed-Use District. Private Automobile Sales and Service is a permitted use on the property.

All requirements for height restrictions (140'-0" maximum) and yard stipulations (10'-0" setbacks at front, interior side, and corner side) have been met by the proposed scope of work. Please see the submitted drawing documents for further information on the specifics of these requirements.

Proposed Improvements

An extensive remodel of the existing building is proposed, to become a state-of-the art sales and showroom facility as described above. This will entail demolition of the existing showroom facade on the southern, route 680 side of the building. That façade will become the primary frontage of the building, with a new double-height addition clad in black metallic aluminum panels, with large storefront openings of frameless, full-height glass. At the south-east corner facing Burnett, a signature double-height portion of glazing – called the “jewel box” – will reveal a car lift that elevates a vehicle 10-12’ in the air, and which will be clearly visible from the freeway.

The side facades along Burnett will also be re-clad with the same aluminum paneling in combinations of white or black, and selected areas of storefront glazing with entrances serving various customer access points. The rear façade will be re-painted in white and black colors to offset the paneling.

Areas of site hardscape and customer parking impacted by the construction will be re-paved and reconfigured, and bordered with new landscaping areas. These will be planted with low-water, drought-tolerant species, and incorporated with bioswale areas consistent with stormwater management best practices.

The interior of the building will feature a main showroom space with perimeter offices and customer lounge features. A very open and bright appearance will be maintained in the spaces facing 680 and Burnett, with all smaller, subdivided partitions located towards the back of the building.

Conclusion

We are extremely excited about the proposed project, not only for its benefits to the dealership’s current operations but also its potential to boost sales and the profile of the business region-wide. Furthermore, we hope that you will agree that the gains for the Concord community are substantial, and the work consistent with the city’s objectives for the area.

Please don’t hesitate to contact us or our design team if you have any questions about the proposed scope of work.

Yours sincerely,

Hugh Hynes
PROTOinc
T: (415) 992-6899
E: hugh@proto-inc.com