REGULAR MEETING OF THE
CITY OF CONCORD
PLANNING COMMISSION

Wednesday, April 17, 2019
6:30 p.m. – City Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:
Ray Barbour, Chair
John Mercurio, Vice Chair
Jason Laub, Commissioner
Craig Mizutani, Commissioner
Mark Weinmann, Commissioner

REGULAR MEETING
6:30 p.m. – City Council Chamber

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. PUBLIC COMMENT PERIOD

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

V. CONSENT CALENDAR

1. 3/20/19 Meeting Minutes

VI. PUBLIC HEARINGS

1. Public Storage (PL18318 – UP, DR, RT) – Application for a Use Permit Amendment, Design Review, and Tree Removal approval to convert an existing approximately 20,000 square foot industrial building into a Public Storage Mini-Storage facility on a 1.29-acre site at 1870 Arnold Industrial Place. The General Plan designation is Industrial Mixed Use; Zoning classification is IMX (Industrial Mixed Use); APN 110-120-064. CEQA: Pursuant to the California Environmental Quality Act (CEQA), Guideline Section 15301 Class 1 (Existing Facilities), the project is categorically exempt. Project Planner: Ryan Lenhardt @ (925) 671-3162

VII. COMMISSION CONSIDERATION

VIII. STAFF REPORTS / ANNOUNCEMENTS

IX. COMMISSION REPORTS / ANNOUNCEMENTS
X. FUTURE PUBLIC HEARING ITEMS

XI. ADJOURNMENT

NOTICE TO PUBLIC

ADA ACCOMMODATION

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) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

APPEALS

Decisions of the Planning Commission on use permits, variances, major subdivisions, appeals taken from decisions of the Zoning Administrator or staff interpretations of the Zoning Code may be appealed to the City Council. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.

APPLICANT’S SUBMITTAL OF INFORMATION

Submittal of information by a project applicant subsequent to the distribution of the agenda packet but prior to the public hearing may result in a continuance of the subject agenda item to the next regularly scheduled Planning Commission meeting, if the Commission determines that such late submittal compromises its ability to fully consider and evaluate the project at the time of the public hearing.

CONSENT CALENDAR

Adoption of the Consent Calendar may be made by one motion of the Planning Commission, provided that any Commissioner, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the Chair may defer action on the particular item and place the same on the regular agenda for consideration in any order s/he deems appropriate.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Planning Commission meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

HEARINGS

Persons who wish to speak on hearings listed on the agenda will be heard when the hearing is opened, except on hearing items previously heard and closed to public comment. Each public speaker should limit their comments to three (3) minutes or less. The Chair may grant additional time. The project applicant normally shall be the first person to make a presentation when a hearing is opened for public comment. The project applicant’s presentation should not exceed ten (10) minutes unless the Chair grants permission for a longer presentation. After the public has commented, the item is closed to further public comment and brought to the Planning Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission. No public hearing or hearing shall commence after 11:00 p.m. unless this rule is waived by majority vote of the Commission.
MEETING RECORDS

Planning Commission meetings are available for viewing on the City’s website, www.cityofconcord.org and at the Concord Public Library. Copies of DVDs of the Planning Commission Meeting are available for purchase. Contact the Planning Division at (925) 671-3152 for further information.

NOTICE TO THE HEARING IMPAIRED

The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber’s sound system. You may request the Easy Listener Phonie Ear Personal Sound Amplifier from the staff for personal use during Commission meetings.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Planning Commission at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Planning Commission considers the motions.

SPEAKER’S CARD

Members of the audience who wish to address the Planning Commission should complete a speaker’s card available in the lobby or at the front bench. Submit the completed card to staff before the item is called, preferably before the meeting begins.

TELEVISIONED MEETINGS

All Planning Commission meetings are broadcast live on Astound Broadband channel 29 and Comcast channel 28. The meeting is replayed on the Thursday following the meeting at 8:00 a.m., 2:00 p.m. and 8:00 p.m. Replays are also broadcast on Fridays and Saturdays. Please check the City website, http://www.cityofconcord.org/about/citynews/tvlistings.pdf or check the channels for broadcast times.

NEXT REGULARLY-SCHEDULED PLANNING COMMISSION MEETINGS:

May 1, 2019
May 15, 2019
A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Mercurio at 6:30 P.M., March 20, 2019, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT:  Chair John Mercurio  
Vice Chair Mark Weinmann  
Commissioner Ray Barbour  
Commissioner Jason Laub  
Commissioner Craig Mizutani  

STAFF PRESENT:  Frank Abejo, Principal Planner/Acting Secretary to the Planning Commission  
Margaret Kotzebue, Senior Assistant City Attorney  
Ryan Lenhardt, Senior Planner  
Marie Suvansin, Economic Development Specialist  
Michael Cass, Principal Planner  
Sophia Sidhu, Housing Program Analyst  
Sarah Yuwiler, Assistant Planner  
Abhishek Parikh, Transportation Manager  
Kevin Marstall, City Engineer

II. PLEDGE TO THE FLAG

Vice Chair Weinmann led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. REORGANIZATION OF PLANNING COMMISSION

Nomination and designation of the Chairperson of the Planning Commission for 2019/20

Motion was made by Commissioner Weinmann to nominate Commissioner Barbour for Chair, and seconded by Commissioner Laub. The motion was passed by the following vote:

AYES:  Weinmann, Laub, Barbour, Mercurio, Mizutani
NOES:  None
ABSTAIN:  None
ABSENT:  None
Nomination and designation of the Vice Chairperson of the Planning Commission for 2019/20

Motion was made by Commissioner Laub to nominate Commissioner Mercurio for Vice Chair, and seconded by Commissioner Weinmann. The motion was passed by the following vote:

AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
NOES: None
ABSTAIN: None
ABSENT: None

V. COMMISSION APPOINTMENTS

Nomination and designation of Design Review Board Liaison and Alternate for 2019/20

Motion was made by Commissioner Weinmann to nominate Chair Barbour for Design Review Board Liaison, and seconded by Vice Chair Mercurio. The motion was passed by the following vote:

AYES: Weinmann, Mercurio, Barbour, Laub, Mizutani
NOES: None
ABSTAIN: None
ABSENT: None

Motion was made by Commissioner Weinmann to nominate Commissioner Laub as Alternate, and seconded by Vice Chair Mercurio. The motion was passed by the following vote:

AYES: Weinmann, Mercurio, Barbour, Laub, Mizutani
NOES: None
ABSTAIN: None
ABSENT: None

Nomination and designation of TRANSPAC Liaison and Alternate for 2019/20

Motion was made by Commissioner Laub to nominate Commissioner Mercurio for TRANSPAC Liaison, and seconded by Commissioner Weinmann. The motion was passed by the following vote:

AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
NOES: None
ABSTAIN: None
ABSENT: None

Motion was made by Commissioner Laub to nominate Commissioner Weinmann as Alternate, and seconded by Chair Mercurio. The motion was passed by the following vote:
VI. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

VII. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

3/6/19 Meeting Minutes

Concord Village Use Permit, Minor Use Permit, and Design Review Extension (PL19032 – UP, MP, DR) – Application for a two-year extension of the approval for the Concord Village Use Permit, Minor Use Permit, and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space on a 2.34 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The original entitlement was approved by the Planning Commission on March 15, 2018. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-083-011, -012, -013. CEQA: No further environmental review is required under Public Resources Code Section 21166 and CEQA Guidelines Section 15162 as there are no substantial changes proposed to the project, new circumstances or new information which require major revisions to the Mitigated Negative Declaration previously approved for the project. Project Planner: Ryan Lenhardt @ (925) 671-3162

2051 Salvio Street General Plan Consistency – Review that a proposed sale of a portion of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). Project Contact: Marie Suvansin, Economic Development Specialist @ (925) 671-3048

General Plan Annual Progress Report – Project Planner: Michael Cass, Principal Planner @ (925) 671-3332 & Sophia Sidhu, Housing Program Analyst @ (925) 671-3387

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to approve the Consent Calendar. The motion was passed by the following vote:

AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
NOES: None
ABSTAIN: None
ABSENT: None
VIII. PUBLIC HEARINGS

Salmon Run Apartments Use Permit Amendment (PL19046 – UPA, DRA) – Application to amend the Use Permit and Design Review approvals to reduce parking by 25%, pay in-lieu parking fees for eight spaces, and remove the offsite parking lot located at 1750 East Street for the previously approved conversion of an existing office building into 32 apartment units on a 0.53-acre parcel located at 2325 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-104-008 & 126-081-002. CEQA: This project is classified as a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects. Project Planner: Sarah Yuwiler @ (925) 671-3465

Sarah Yuwiler, Assistant Planner, gave a presentation and answered questions from the Planning Commission regarding whether another similar project has been approved and was asked to research a section of the report to verify the number of in-lieu parking spaces is correct.

Abhishek Parikh, Transportation Manager, clarified the reason why the in-lieu fee does not apply to all parking spaces. He also answered questions regarding whether a downtown parking study has ever been done, what day the parking study was done for this project, whether street parking was included, and the effect of the Transit Overlay District on this project.

David Jones, the applicant, expressed his thanks to staff and stated he was happy to pay the in-lieu fee to move his project forward.

Public Comment

Joseph Heinz, a business owner, expressed his desire to see this project get approved and commented that it will be good for the City. He also stated he feels the in-lieu fee of $25,000 per parking space is excessive.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution No. 19-05PC, approving the Salmon Run Apartments Use Permit Amendment, Design Review (PL19046 – UPA, DRA), subject to the Conditions of Approval set forth in Attachment A. The motion was passed by the following vote:

AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
NOES: None
ABSTAIN: None
ABSENT: None

Villa De La Vista Subdivision (PL18226 – UPA, DRA, LLA) – Application to amend the Use Permit, Design Review approvals, and a Lot Line Adjustment for a 12-lot subdivision for single-family homes located at 1491 La Vista Avenue (southwest corner of Clayton Road and La Vista Avenue). The General Plan designation is Medium Density Residential; Zoning classification is PD (Planned District); APN 132-020-035. The City of Concord adopted a Negative Declaration with Mitigation Monitoring Program (i.e.,
Frank Abejo, Principal Planner, gave a presentation and answered questions from the Planning Commission regarding the noticing to neighbors and whether the neighbors were informed of the lot line adjustment and change in height, if La Vista Street will be a private street, homeowners association, .

Kevin Marstall, City Engineer, read a condition into the record regarding the requirement of a recordation of the lot line adjustment as a condition of approval. He also answered a question on why there were no bio-swales included.

Dana Owyoung, from Discovery Builders, answered a question about the maintenance of the private drive and landscaping and clarified there will be a homeowners association in place to ensure it is maintained. He also answered a question pertaining to the demographics targeted for the new houses.

Public Comment

Tim Reinholdt expressed his concern with the truck traffic entering and exiting the project property.

Kevin Marstall explained the approved truck routes in Concord and stated he did not believe there would be an issue with the trucks.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Mizutani to adopt Resolution 19-08PC approving the Villa De La Vista Subdivision Use Permit Amendment, Design Review Amendment and Lot Line Adjustment (PL18266 – UPA, DRA, LLA), subject to the Conditions of Approval set forth in Exhibit A to Resolution 19-08PC including new condition #70 as read into the record. The motion was passed by the following vote:

AYES:  Mercurio, Mizutani, Barbour, Laub, Weinmann
NOES:   None
ABSTAIN: None
ABSENT: None

IX. COMMISSION CONSIDERATIONS

There were none.

X. STAFF REPORTS / ANNOUNCEMENTS

There were none.
XI.  COMMISSION REPORTS / ANNOUNCEMENTS

Commissioner Weinmann congratulated Chair Barbour and Vice Chair Mercurio on their appointments and expressed his thanks to Commissioner Laub on his column in the Concord Pioneer and representing the Planning Commission so well.

XII.  FUTURE PUBLIC HEARING ITEMS

Frank Abejo announced the joint Study Session with the City Council regarding cannabis on April 2nd, the April 3rd meeting will be cancelled, and the April 17th meeting will have a public hearing item on a storage facility on Arnold Industrial Place.

XIII.  ADJOURNMENT

Vice Chair Mercurio moved to adjourn at 8:24 P.M. Commissioner Laub seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

Frank Abejo
Principal Planner/Acting Secretary to the Planning Commission

Transcribed by Grant Spilman,
Administrative Coordinator
SUBJECT: PUBLIC STORAGE (PL18318 - UP, DR, RT)

Recommendation: Adopt Resolution No. 19-06PC, approving the Public Storage Use Permit Amendment, Design Review, and Tree Removal (PL18318 - UP, DR, RT)

CEQA: Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities”

I. Introduction

A. Application Request

Application for a Use Permit Amendment, Design Review, and Tree Removal approval to convert an existing approximately 20,000 square foot industrial building into a Public Storage Mini-Storage facility on a 1.29-acre site.

B. Location

The project site is located at 1870 Arnold Industrial Place; APN 110-120-064.
II. **Background**

On April 1, 1981, the Planning Commission approved a Use Permit (UP 19-81) and a Minor Subdivision (MSC 17-81) for an approximately 20,000 square foot industrial building (with offices) as well as an approximately 65,000 square foot mini-storage facility and manager’s residence on an adjacent parcel to the south.

On August 13, 2018, Lars Andersen & Associates filed a Use Permit Amendment, Design Review, and Tree Removal application to convert the existing approximately 20,000 square foot industrial building (with offices) into a Public Storage Mini-Storage facility. A Use Permit Amendment is necessary because the proposed project alters the original use and plan that was approved by the City in 1981. Also, a Use Permit is required for self-storage facilities in the Industrial Mixed-Use (IMX) District.

On September 4, 2018, the Development Advisory Committee (DAC) conducted a completeness review of the project and deemed the application incomplete on September 11, 2018 due to inconsistencies in the drawings and a need for additional information.

On February 19, 2019, the applicant submitted revised plans in response to the DAC’s comments.

On March 1, 2019, the Contra Costa Airport Land Use Commission (ALUC) staff approved the project finding it consistent with the Airport Land Use Compatibility Plan (ALUCP) compatibility criteria (See Section G titled Airport Land Use Commission for more information).

On March 5, 2019, the DAC conducted a completeness review of the project and on March 8, 2019, the application was deemed complete for processing.

III. **General Information**

A. **General Plan**

   The General Plan designation is Industrial Mixed Use.

B. **Zoning**

   The site is zoned is IMX (Industrial Mixed Use).
C. CEQA Status

Pursuant to the California Environmental Quality Act (CEQA), Guideline Section 15301 Class 1 (Existing Facilities), the project is categorically exempt because: (a) the project consists of the minor alteration of an existing private structure involving negligible expansion of use beyond that existing at the time of the lead agency’s determination and (b) the project involves an addition to an existing structure resulting in an increase of less than 2,500 square feet.

In addition, pursuant to CEQA Guideline Section 15300.2, there are no exceptions to the categorical exemption because there is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances, there will be no damage to any scenic highways, the project is not located on a hazardous waste site, nor does it contain a historical resource. Accordingly, no further environmental review is required.

D. Site Description

The 1.29-ac. parcel is located along Arnold Industrial Place on the south side of State Route 4, west of its intersection with State Route 242. The site is rectangular with a panhandle-shaped projection along the south property line. The developed site includes an existing approximately 20,000 square foot single-story industrial building with 11 suites as well as a 3,900 square foot manager’s residence, and storage building located in the panhandle area.

Access to the site is provided by two driveways that flank the industrial building providing two-way circulation around the site. The west driveway provides access to the industrial building and 59 parking stalls. The east driveway provides access to the manager’s residence and storage building as well as the Public Storage Mini-Storage facility via a sliding gate. The east driveway is shared with the adjacent landscape contractor warehouse; however, easements have been provided for mutual access, roadways, and utilities.

A combination of trees, shrubs, and turf are located along Arnold Industrial Place, the west building façade, and the west property line adjacent to the parking lot. An existing chain link and barbed wire fence is located along the west property line along with a non-conforming trash enclosure at the southwest corner of the parcel. Existing curb and gutter are located along Arnold Industrial Place.

Table 1: Site Characteristics

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>The developed site is 1.29 acres (56,236 square feet). Net lot size is 0.98 acres (42,875 square feet).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dimensions</td>
<td>175 feet wide by 276 ft. long (average)</td>
</tr>
<tr>
<td>Existing Improvements</td>
<td>An existing approximately 20,000 square foot light industrial building (with offices), 3,900 square foot manager’s residence/office and warehouse, 59 parking stalls, and two driveways on either side of the building. Existing curb and gutter located along the Arnold Industrial Place frontage.</td>
</tr>
<tr>
<td>Topography</td>
<td>Relatively flat</td>
</tr>
</tbody>
</table>
E. Surrounding Land Use

The site is surrounded by the following uses:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>General Plan Designation</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North State Route 4</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>South Public Storage</td>
<td>Industrial Mixed Use</td>
<td>IMX</td>
</tr>
<tr>
<td>East Landscape contractor warehouse</td>
<td>Industrial Mixed Use</td>
<td>IMX</td>
</tr>
<tr>
<td>West Wholesale swimming pool supply warehouse</td>
<td>Industrial Mixed Use</td>
<td>IMX</td>
</tr>
</tbody>
</table>

IV. Detailed Project Description

A. Description of Business

The proposed project includes the conversion of an existing approximately 20,000 square foot multi-tenant industrial building into a mini-storage facility. The interior of the building will be reconfigured into 175 individual storage units measuring between 5’ x 5’ and 10’ x 20’, an office, and a breakroom. The existing 3,900 square foot manager’s residence is currently occupied and will remain occupied as part of the proposal.

Office hours are proposed to be seven days a week from 9:30 a.m. – 6:00 p.m. Storage unit access hours are Monday through Friday from 6:00 a.m. to 6:00 p.m. and Saturday and Sunday from 6:00 a.m. to 5:00 p.m. A maximum of three persons will be employed during a work shift.

No changes to the operation of the existing Public Storage Mini-Storage facility or the manager’s residence and storage building are proposed.

B. Development Regulations

The following table lists the IMX zoning district regulations compared to the proposed project. The proposed Use Permit Amendment complies with the following development standards:
Table 3: IMX Zoning Development Standards

<table>
<thead>
<tr>
<th>Standards</th>
<th>Required/Allowed</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (minimum net square feet)</td>
<td>10,000</td>
<td>42,875</td>
</tr>
<tr>
<td>FAR (maximum)</td>
<td>1.0</td>
<td>0.49</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
<td>100</td>
<td>175</td>
</tr>
<tr>
<td>Lot depth (ft.)</td>
<td>100</td>
<td>276</td>
</tr>
<tr>
<td>Setbacks (minimum feet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>20</td>
<td>16*</td>
</tr>
<tr>
<td>Interior side yard</td>
<td>10</td>
<td>5* and 66</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10</td>
<td>31</td>
</tr>
<tr>
<td>Landscaping (% coverage)</td>
<td>At the discretion of the review authority</td>
<td>9</td>
</tr>
<tr>
<td>Building Height (maximum feet)</td>
<td>50</td>
<td>20</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>28</td>
<td>32</td>
</tr>
</tbody>
</table>

*Existing, legal non-conforming structure is allowed to continue as long as the degree of nonconformity does not increase.

C. Site Plan/Circulation/Parking

Site Plan/Circulation

The applicant is proposing modifications to the west half of the parcel. The driveway will be shifted approximately seven feet to accommodate a new 12-foot wide sidewalk adjacent to the building. Perpendicular parking stalls will be converted to parallel parking along the west property line, and parking along the building will be reconfigured to accommodate landscape islands every four stalls, resulting in 27 fewer stalls. Two-way circulation will remain unchanged throughout the site.

Parking

The City’s off-street parking requirement for mini-storage is “1 space/250 sf office area; 1 space/1,000 sf gross floor area; (excluding office area).” The project proposes 20,220 square feet of mini-storage (20 spaces required) and 900 square feet of office (four spaces required), requiring 24 parking spaces. A condition of the original approval also required four parking spaces for the manager’s residence and storage building; therefore 28 spaces are required. Thirty-two parking stalls are proposed resulting in a surplus of four spaces.

D. Architecture

Exterior improvements include the nominal expansion of the existing building footprint to the exterior edge of the north and west building walkway/arcade, a new nonstructural wall system and storefront along the north elevation, closing and filling the storefront along the west façade and the roll-up doors along the east façade, refinishing the stucco facade, and new
signage. Metal awnings are proposed over the building entries to direct customers and a four-foot tall screen is proposed in the center of the roof to screen mechanical equipment.

Earth-toned colors are proposed on the body of the building and “Public Storage Orange” is proposed on the metal façade facing Arnold Industrial Place, the awnings, gutters, and cornice element.

E. Landscaping/Lighting

The applicant proposes to maintain the five Tulip and Pear trees along the west property line and replace the remaining landscaping onsite with new, drought-tolerant material. A combination of Crape Myrtle trees, Bottle Brush and Yucca shrubs, Carpet Rose, Rosemary, and decorative grasses are proposed in place of the turf and hedgerow along Arnold Industrial Place. African Sumac trees are proposed in new landscape islands along the building façade in place of the existing Tulip trees.

The existing tubular steel fence that controls access to the storage facility will remain. No new fencing or walls are proposed.

Dark bronze, half-round, decorative wall-pak light fixtures are proposed to replace the eight existing wall-pak fixtures on the building.

F. Tree Removal

On February 12, 2019, a Certified Arborist conducted a tree survey of the project site as required under Development Code Section 18.310.040. The site is surrounded by light industrial and warehouse uses. A variety of trees and ornamental vegetation are located along the north and west sides of the industrial building and along the west property line.

Ten trees were inventoried measuring between 9” and 16” in diameter at breast height (DBH). The survey identified five Tulip trees that should be removed due to poor health, which are located adjacent to the industrial building and five Tulip and Pear trees that should remain along the west property line. Although the species and sizes of the five trees proposed for removal do not meet the City’s standard protected tree criteria, they are considered protected under the City’s ordinance as they were required to be planted as a condition of the previous entitlement. The protected trees are proposed for removal due to overall poor health. The landscape plans include replacement planting of 24”-box African Sumac trees at a one to one ratio.

G. Signage

A new ground sign is proposed at the west driveway, a wall sign on the north elevation, and two canopy signs over the office and loading area on the west elevation. The location, number, and size of signs is permitted in the IMX District. Staff will work with the applicant.

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1 Per Development Code 18.310.020(A)(4), a Protected Tree includes a tree required to be planted as a condition of approval of a discretionary permit.
to refine the sign design as part of a separate sign application, which is anticipated to be submitted during the construction documentation phase of the project.

V. Discussion

A. General Plan Consistency

The site’s General Plan land use designation of Industrial Mixed Use is intended for a mix of light industrial, secondary office, service uses (excluding auto-oriented retail services) and live/work facilities. Typical uses include warehouse, research and development, wholesale, bulk retail, office space with limited customer access.

The project is consistent with policies contained in the General Plan. The project proposes a mini-storage facility, which is consistent with Policy LU-3.1.4 that encourages planning for new commercial development to expand or enhance the variety of goods and services to meet region-serving as well as local needs. The project is located in an area identified for region-serving commercial uses at locations that take advantage of major transportation routes as identified by General Plan Policy LU-3.1.5. Upgrades to the building design support Policy LU-1.1.7, which requires high-quality design by using modern building designs, materials, and colors. For these reasons, staff finds the proposed project consistent with the Industrial Mixed Use land use designation and the policies within the General Plan.

B. Zoning and Development Standards

The site’s zoning designation is Industrial Mixed Use (IMX), which is applied to areas of the city appropriate for a mix of light industrial, offices, and live/work facilities. Light industrial uses include warehouse, research and development, and artists’ studios.

The IMX zoning allows “self-storage facility, mini-storage” subject to the approval of a Use Permit. The project complies with the applicable development standards for IMX zoning as noted in Table 3 above.

C. Site Plan/Circulation/Parking

The project has been designed for the most efficient use of the site. The layout provides for adequate and efficient vehicle and pedestrian circulation. The orientation of the parking stalls allows for convenient access and facilitates loading activities while maintaining reciprocal access with the adjacent property to the east while not obstructing the existing circulation pattern between parcels. The number of parking stalls complies with zoning requirements and are appropriately located for customer use. Transportation staff has reviewed the plans and is satisfied with both the circulation and the parking lot design.

D. Use Permit Amendment

As the proposed project would amend the Use Permit (UP 19-81) and Minor Subdivision (MSC 17-81) originally approved in 1981, a Use Permit Amendment is necessary. The
conversion of the industrial building into a mini-storage facility coupled with the proposed site improvements are considered to be a major change; therefore, they are subject to the same review by the Planning Commission in considering a Use Permit application (Section 18.505.030(C)). Staff asserts the project meets the required use permit findings as explained in Resolution 19-06PC.

E. Tree Removal

Planning Commission approval of a Tree Removal permit is required because the applicant proposes to remove the protected trees from the site. The findings required for approving a Tree Removal permit are listed below followed by a discussion on how the project meets each finding.

1) The tree removal is consistent with the provisions of Development Code Chapter 18.310, Tree Preservation and Protection, and will not be detrimental to the public health, safety or welfare.

The removal of trees would be coordinated through a tree permit reviewed by the City to ensure that proper procedures are followed and would therefore not be detrimental to the public health, safety, or welfare.

2) The tree removal is consistent with the appropriate criteria in Sections 18.310.070(A) and (B).

Sections 18.310.070(A) and (B) list criteria to consider in evaluating a Tree Removal permit, including tree health, physical conditions unique to the site, and project alternatives to allow for tree preservation. An analysis of the proposed tree removal against these criteria is provided below.

(1) The extent of proposed building or development activity that does not require the removal of protected trees, relative to the extent of proposed building or development activity that requires such removal.

In addition to the poor health of the protected trees, the arborist’s report notes that the proposed new sidewalk adjacent to the industrial building makes it infeasible to preserve the trees.

(2) Design features of the project in comparison with other existing or approved projects in Concord that have (or had) protected trees on their sites.

The design features of the proposed project are similar to other existing and approved industrial projects in Concord that have required the removal of protected trees to accommodate walkways for circulation and loading areas. In this case, all of the protected trees identified for removal are in poor health and are located in areas where a new sidewalk is proposed.
(3) Factors that are unique to the site, such as topographic constraints, lot configuration and physical limitations.

While the proposed project is consistent with the surrounding industrial development, the site upgrades require the removal of the protected trees because they conflict with the installation of a sidewalk adjacent to the industrial building. Due to the configuration and layout of the lot it is not feasible to relocate the sidewalk or the loading activities to another location onsite such as the east side of the building due to easement constraints or the south side of the building due to the requirements for two-way circulation and visibility for safety at the corners of the building.

(4) The number of healthy, protected trees that the site will support, with and without the proposed development.

The five protected trees planned for removal have health or structural issues and are not viable candidates for preservation, as outlined in the arborist’s report. The trees proposed for removal are being replaced at a one to one ratio and five additional trees will be added to the site due to the reconfiguration of the parking lot with the addition of landscape islands every four stalls.

The review authority shall condition any tree permit for the removal of protected trees with replacement trees, at a minimum ratio of three replacement trees for every one that is removed. The number and size of the replacement trees shall be determined based on the age, condition, and species, and loss of canopy cover for each tree removed. The arborist recommends a replacement planting ratio of 1:1 based on the poor health and insignificant value of the trees proposed for removal and the project proposes a replacement planting ratio of 2:1. Staff asserts this is appropriate given the poor health of the trees.

Construction will occur within the dripline of the existing protected trees along the west property line. The arborist recommends the installation of fencing to protect the tree’s critical-root zones and that the project arborist monitor work in the dripline of the trees. Staff is proposing a condition of approval that the project adhere to the recommendations in the arborist report.

F. Design Review

Minor projects/improvements that do not otherwise require a discretionary permit approval where the planning division determines that the project will not substantially affect the property rights of owners or adjacent parcels may be approved through administrative design and site review, with or without review by the Design Review Board. Examples of minor projects/improvements include minor additions and alterations to nonresidential buildings that are not in the core downtown area or on prominent streets or gateways throughout the city.

Staff worked with the applicant to refine the massing, articulation of the façade materials, and application of colors on the building. Staff has included a condition of approval requiring the
applicant to submit an elevation of the north façade for approval of the final colors prior to the issuance of a building permit.

G. **Airport Land Use Commission**

The subject property lies within the Airport Influence Area (AIA) of the Buchanan Field Airport and within Buchanan Field Airport Safety Zone 4 (“SZ-4”), as defined in the Plan. Land use intensity is not limited in SZ-4 other than buildings shall not have more than four habitable floors above ground. In addition, above ground storage of more than 2,000 gallons of fuel or other hazardous materials is prohibited. The proposed project would not directly conflict with the Buchanan Field Airport SZ-4 policies.

Glare or distracting lights, which could be mistaken for airport lights, could pose a flight hazard, and should be avoided at all times. There are no specific FAA or ALUC standards for this type of hazard as they are evaluated on a case-by-case basis. The proposed project shall shield outdoor lights downward to ensure they do not aim above the horizon. Staff has added a condition of approval to address this issue.

ALUC staff has determined that the proposed project does not contain characteristics likely to result in inconsistencies with the compatibility criteria and finds the project consistent with the ALUCP. Given the project does not propose changes to the existing building height, the project site’s distance from the end of a runway, as well as the heights of surrounding objects, the project as proposed would not obstruct Buchanan Field’s protected airspace.

H. **Use Permit Amendment**

As the proposed project would amend the Use Permit originally approved in 1981 (UP 19-81), a Use Permit Amendment is necessary. Moreover, as the proposed conversion of an existing approximately 20,000 square foot industrial building into a Public Storage Mini-Storage facility is considered a major change, they are subject to same review by the Planning Commission in considering a Use Permit application [CDC Sec. 18.505.030(C)]. Staff believes the Revised Project meets the required use permit findings as explained in Resolution 19-06PC.

Any use authorized by a Use Permit Amendment must be commenced within one year of the date of issuance of the permit, unless otherwise specified by the approving body. A two-year extension of the approval and permit can be requested pursuant to Section 18.505.020 of the Concord Municipal Code (CMC).

The applicant indicated their goal is to remodel the industrial building in one phase, start construction in fall 2019, and occupy the building in early 2020. The applicant is requesting the Use Permit Amendment be approved for two years to give current tenants adequate time to relocate, allow current leases to expire without evictions, and give Public Storage time to properly review the project scope and acquire the project. Staff supports the applicant’s request and has modified the conditions of approval.
VI. Fiscal Impact

The proposed project would have a negligible fiscal impact on the City.

VII. Public Contact

Notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel at least 10 days prior to the public hearing, and has been published in the East Bay Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

VIII. Summary and Recommendations

The proposed mini-storage facility will improve the existing developed site with exterior building modifications, drought-tolerant landscaping, and redesigned parking that will be compatible with the character of the existing buildings and other developments in the vicinity. The project will serve local and regional convenience needs. Furthermore, the conditions of approval for the project will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such project.

Staff recommends the Planning Commission open the public hearing, consider the staff report and presentation by the applicant, the public testimony, and close the hearing upon completion of public testimony. Staff recommends the Commission adopt Resolution No. 19-06PC approving a Use Permit Amendment, Design Review, and Tree Removal for Public Storage, for a mini-storage facility.

IX. Motion

Project Approvals

I (Comm. ______) hereby move that the Planning Commission adopt Resolution No. 19-06PC approving Public Storage Use Permit Amendment, Design Review, and Tree Removal (PL18318 - UP, DR, RT), subject to the Conditions of Approval set forth in Attachment A to Resolution 19-06PC. (Seconded by Comm. _______)

Prepared by: G. Ryan Lenhardt  
Senior Planner  
(925) 671-3162  
ryan.lenhardt@cityofconcord.org

Reviewed by: Mindy Gentry  
Planning Manager  
(925) 671-3369  
mindy.gentry@cityofconcord.org
Exhibits:

A - PC Resolution No. 19-06PC, Conditions of Approval (Attachment A)
B - Written statement date stamp received February 19, 2019
C - Project plans date stamp received February 19, 2019
D - Arborist report dated February 19, 2019

19srpc.010
BEFORE THE PLANNING COMMISSION
OF THE CITY OF CONCORD,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A RESOLUTION APPROVING PUBLIC
STORAGE USE PERMIT AMENDMENT, DESIGN
REVIEW, AND TREE REMOVAL (PL18318 – UP,
DR, RT) Resolution No. 19-06PC

WHEREAS, Public Storage is an existing mini-storage facility located at 1870 Arnold
Industrial Place, in Concord (APN 110-120-064) (the “Site”), and permitted pursuant to a 1981 Use
Permit (UP 19-81) and Minor Subdivision (MSC 17-81); and

WHEREAS, on August 13, 2018, Lars Andersen & Associates, on behalf of Public Storage,
submitted an application for a Use Permit Amendment, Design Review, and Tree Removal to convert
an existing approximately 20,000 square foot industrial building into a Public Storage Mini-Storage
facility on a 1.29-ac. site at 1870 Arnold Industrial Place, 110-120-064, which is zoned as Industrial
Mixed Use (IMX); and

WHEREAS, on March 8, 2019 the application was deemed complete for processing; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA)
of 1970, as amended; the project is classified as Categorically Exempt pursuant to Section 15301
Class 1 “Existing Facilities,” and therefore no further environmental review is required; and

WHEREAS, the Planning Commission, after giving all public notices required by State law
and the Concord Municipal Code, held a duly noticed public hearing on April 17, 2019 regarding the
subject proposal; and

WHEREAS, the Planning Commission considered testimony and information received at the
public hearing and the oral and written reports from City staff dated April 17, 2019, as well as other
documents contained in the record of proceedings relating to the proposed project, which are
maintained at the offices of the City of Concord Planning Division (Project Information); and

WHEREAS, on April 17, 2019 the Planning Commission, after consideration of all pertinent
plans, documents and testimony, declared its intent to approve the subject proposal subject to the
NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

that the Planning Commission does hereby approve Use Permit Amendment, Design Review, and Tree Removal (PL18318 – UP, DR, RT) subject to the Conditions of Approval and further makes the following findings:

RECITALS

The recitals above are true and correct and incorporated herein by reference. The recitals constitute findings in this matter, and together with the Project Information, serve as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Resolution.

CEQA

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970 (and as amended); the project is classified as Categorically Exempt pursuant to Section 15301 “Existing Facilities,” because 1) the project consists of the minor alteration of an existing private structure involving negligible expansion of use beyond that existing at the time of the lead agency’s determination and 2) the project involves an addition to an existing structure resulting in an increase of less than 2,500 square feet. In addition, pursuant to CEQA Guideline Section 15300.2, there are no exceptions to the categorical exemption because there is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances, there will be no damage to any scenic highways, the project is not located on a hazardous waste site, nor does it contain a historical resource. Accordingly, no further environmental review is required.

General Plan

1. Industrial Mixed Use. The project’s Floor Area Ratio (FAR) of 0.49 is within the allowable FAR of 1.0 pursuant to the Industrial Mixed Use land use designation.

2. Encourage planning for new commercial development to expand or enhance the variety of goods and services to meet region-serving as well as local needs (Policy LU-3.1.4). The project is consistent with this policy because it proposes the expansion of an existing mini-storage facility that will serve both local and region-wide needs.
3. Identify new areas for region-serving commercial uses at locations that take advantage of major transportation routes. The project is located along State Route 4, a major transportation route, which supports Policy LU-3.1.5.

Development Code

4. The project complies with the standards for lot area, Floor Area Ratio, setbacks, and building height of IMX zoning, and all applicable requirements under Title 18, Development Code, Table 18.50.030, Development Standards.

Use Permit Amendment and Design and Site Development Review

5. Based on the Project Information, and all oral and written testimony submitted on this item, the Planning Commission makes the findings set forth below with respect to the Use Permit Amendment:

   a. The proposed mini-storage facility is allowed within the IMX (Industrial Mixed Use) Zoning District and complies with all other applicable provisions of the Development Code and City Municipal Code.

   b. The project is consistent with the General Plan and policies that support commercial and light industrial uses and improvements to existing properties in Industrial Mixed Use Districts. There is no applicable Specific Plan.

   c. The design, location, size, and operating characteristics of the project are compatible with existing uses in the vicinity, including the adjacent wholesale uses and other light industrial and office developments located in the vicinity.

   d. Properties in the vicinity are also zoned IMX, therefore the project would be compatible with future land uses in the vicinity.

   e. The project site is physically suitable for the type, density and intensity of the proposed use, including access, utilities, and absence of physical constraints. The project site is large enough to accommodate the new mini-storage facility and includes existing site access and utility service.
f. Granting the Use Permit Amendment will not be detrimental to the public health, safety, or welfare of the persons residing or working in the subject neighborhood or materially detrimental or injurious to property or improvements in the vicinity and Zoning District where the property is located. Project conditions and requirements will ensure on-going operations will not impact properties or residents of the area and maintenance of the parking lot, building exteriors and landscaping will be secured through a separate property maintenance agreement.

6. Based on the Project Information, and all oral and written testimony submitted on this item, the Planning Commission makes the findings set forth below with respect to the Design Review:

a. The project is consistent with the General Plan.

b. The project meets the criteria in Development Code Section 18.415.080 (Design Criteria), in that:

i. The building is designed with appropriate openings and the landscaping is designed to accent the building while providing for visibility throughout the site and supporting public safety and security by allowing for surveillance of the street by people inside the building and elsewhere on the site.

ii. Lighting and fixtures are designed to complement the design of the building, are of an appropriate scale, and will be required to meet City photometric standards to ensure adequate light is provided for safety and security while minimizing spillover onto adjacent properties.

iii. New mechanical, electrical, and utility equipment will be located away from adjacent uses and screened with similar materials as those used in the building design so as not to be visible from off-site.

iv. The project’s overall design, including its scale, massing, site plan, exterior design, and landscaping enhances the project site and surrounding environment.

v. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

vi. The architectural details, colors, materials, and landscaping are
internally consistent, fully integrated with one another, and used in a manner that is visually consistent with surrounding buildings.

vii. The project is compatible in scale to the existing industrial buildings along Arnold Industrial Place and provides an appropriate transition between the project and the surrounding development.

viii. The project creates an attractive and visually interesting built environment with an updated building design, and a well-articulated structure with a varied building facade, roofline, and building height.

ix. The landscaping is compatible with and enhances the architectural character of the building and site features. Landscape elements complement the building through color, texture, density, and form. Landscaping is in scale with the building and has been selected and located to avoid conflicts with views, lighting, infrastructure, and utilities.

x. New construction does not need to match existing surrounding development or buildings; however, the design is complementary and enhances existing development.

c. The project is consistent with all applicable criteria under the Community Design Guidelines adopted by the City Council as follows:

i. The proposed building is designed with varying rooflines and decorative elements such as projecting awnings, metal storefronts, and a variety of building materials that are visually appealing from distant views.

ii. Vertical massing and accents such as an accent tower create visual interest from arterial views and surrounding streets.

iii. Mechanical equipment screening is incorporated into the architectural design to screen rooftop equipment.

iv. The proposed building is similar in scale and character to the adjacent buildings and will not be drastically different relative to neighboring sites.

v. The design, materials, and colors of the proposed building are
compatible with newer developments along Arnold Industrial Way such as Lowe’s Home Improvement and Marsh Drive such as Lithia Chrysler Dodge, some of which use stucco siding, awnings, and aluminum storefronts similar to the proposed building.

vi. The site plan is designed to have a functional relationship with the adjacent roadway network.

vii. All sides of the building are treated with the same quality of design and materials.

viii. The building is architecturally treated or accented with landscaping so as not to visually distract or clutter the streetscape.

ix. Building access and walkways will be designed to meet disabled access requirements.

x. The project will comply with the Contra Costa County Fire Protection District’s emergency access requirements.

xi. A trash enclosure is located onsite and screened from public view.

xii. Exterior lighting is in scale with the building and landscaping elements.

xiii. Exterior lighting levels will be limited to the minimum necessary subject to City review and approval of a photometric plan.

xiv. Building mass and scale is minimized by articulating vertical elements with color, offsets, and varying rooflines to create visual interest.

xv. Rhythm and visual interest are created through color and building projections and recesses such as awnings and building projections.

xvi. Windows are placed to maximize occupant surveillance of entryways, walkways, and customer parking areas.

xvii. New landscaping is provided onsite in public spaces to accent their appearance.
Tree Removal

7. The tree removal is consistent with the provisions of Chapter 18.310, Tree Preservation and Protection, and will not be detrimental to the public health, safety or welfare. The project meets this finding because the removal would be coordinated through a tree permit reviewed by the City to ensure that proper procedures are followed and would therefore not be detrimental to the public health, safety or welfare.

8. The tree removal is consistent with the appropriate criteria in Section 18.310.070(A) and (B). The project meets this finding because no feasible alternatives exist to preserve the trees, including tree relocation, due to the poor health of the trees and conflicts with the proposed site improvements including a future sidewalk adjacent to the industrial building.

9. Measures have been incorporated into the project or permit to mitigate impacts to the remaining trees. The project meets the finding because City standards will be followed for protecting the remaining trees during construction. Moreover, replacement planting at a ratio of 1:1 is required for the removal of the five protected trees.

Contra Costa Airport Land Use Compatibility Plan

10. The proposed project is consistent with the Airport Land Use Compatibility Plan (ALUCP) compatibility criteria in that: 1) the buildings will have no more than four habitable floors above ground; and 2) aboveground storage of more than 2,000 gallons of fuel or other hazardous materials are not proposed.

11. The structure does not exceed obstruction standards and will not be a hazard to air navigation.
This resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED** this 17th day of April, 2019, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

______________________________  
Mindy Gentry  
Secretary to the Planning Commission

Attachment:  
A – Draft Conditions of Approval
ATTACHMENT A
DRAFT
CONDITIONS OF APPROVAL
PUBLIC STORAGE
PL18318 – UP, DR, RT
1870 ARNOLD INDUSTRIAL PLACE
APN 110-120-064

PERMIT DESCRIPTION

1. These Conditions apply to and constitute the approval of a Use Permit Amendment
   (PL18318 - UP) to convert an existing approximately 20,000 square foot industrial
   building into a Public Storage Mini-Storage facility on a portion of a 1.29-ac. site.

2. These Conditions apply to and constitute the approval of Design Review (PL18318 - DR) to
   convert an existing approximately 20,000 square foot industrial building into a Public
   Storage Mini-Storage facility on a portion of a 1.29-ac. site.

3. These Conditions apply to and constitute the approval of Tree Removal (PL18318 - RT) to
   convert an existing approximately 20,000 square foot industrial building into a Public
   Storage Mini-Storage facility on a portion of a 1.29-ac. site.

4. The following Exhibits, date stamped received by the City of Concord, on February 19, 2019,
   are approved and shall be incorporated as Conditions of Approval.

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<th>Plan</th>
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<th>Prepared by</th>
<th>Sheet</th>
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<td>February 7, 2019</td>
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<td>Building F – As-Built Floor Plan</td>
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<td>Conceptual Landscape Plan</td>
<td>February 7, 2019</td>
<td>KSP Studio</td>
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GENERAL CONDITIONS

5. The project shall shield outdoor lights downward to ensure they do not aim above the horizon. (ALUC)

6. The storage of inoperative vehicles is prohibited. (PLNG)

7. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:
   
a. With the submittal of Grading, Improvement, Landscape, or Building Plans.
b. Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.
c. Prior to Construction.
d. On-going during Construction.
e. Prior to occupancy approval.

If timing for compliance is not specified, it shall be determined by the Divisions listed after the Condition. (PLNG, BLDG, ENGR)

8. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. (PLNG, BLDG, ENGR)

9. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. (PLNG, BLDG, ENGR)

10. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body. (PLNG, ENGR)

11. The Conditions of Approval shall be listed on a plan sheet that is included in the construction plan set (Grading, Utility, Building, and Landscape Plans). (PLNG, BLDG, ENGR)

12. Two annotated copies of the Conditions of Approval specifying how each applicable condition has been satisfied, shall be submitted as follows:
   
   (a) At the time Grading, Utility, Building, and/or Landscape Plans are submitted for plan check, whichever comes first.
   
   (b) Prior to occupancy approval. (PLNG, ENGR)
13. Submit three signed copies, one notarized, of the City’s “Property Maintenance Agreement”, to ensure on-going repair, replacement and maintenance of all exterior improvements including but not limited to buildings, parking areas, walkways, landscaping, irrigation, lighting, signs, fences, and other improvements, prior to the issuance of a certificate of occupancy. *(PLNG, ENGR, BLDG)*

14. The project site and area surrounding the site shall be maintained in a weed and litter free condition for the period prior to construction. *(BLDG, PLNG)*

**ARCHITECTURAL**

15. The applicant shall submit a revised elevation of the north façade for approval of the final building colors prior to the issuance of a building permit. *(PLNG)*

16. Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans, submitted for review and approval by the Planning Division, prior to the issuance of Building Permits, and installed prior to occupancy approval. *(PLNG)*

17. Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division. *(PLNG)*

18. The trash enclosure shall be locked at all times unless access is required as part of the day-to-day operation to discourage recyclers. *(PD)*

**LANDSCAPING**

19. The applicant shall submit Final Landscape Plans prepared by a licensed Landscape Architect, registered by the State of California, for review and approval with the Grading, Improvement, or Building Plans, whichever comes first, prior to the issuance of any permit. The Plan shall be drawn on or consistent with the Site Plan prepared by the Civil Engineer, with the following information:

(a) A legend that lists all plant species (Latin and common name), including size, quantities, spacing, and ultimate height and width.

(b) Specifications and details for planting, including staking of trees and planting in bio-swales or other stormwater treatment areas.

(c) Utility information on the base map, screened back.

(d) Existing trees to be saved and identification of all replacement trees.

(e) Trees (minimum size 24-inch box) and shrubs (minimum 5-gallon; accent or sub-shrubs may be 1-gallon).

(f) Six-inch vertical concrete curbs around landscaped areas. *(PLNG)*
20. Irrigation Plans shall include a drip irrigation system and be submitted with the Final Landscape Plans in compliance with the requirements of Section 18.70 of the Concord Development Code and with the requirements of Governor’s Executive Order Number B-29-15 adopted on April 1, 2015. *(PLNG)*

21. All landscaping shall be installed prior to occupancy approval. Contact the Planning Division at least two weeks prior to occupancy, to request a site inspection of all exterior improvements including buildings, driveways, parking lots, landscaping, irrigation, lighting, and walls. *(PLNG)*

22. Prior to occupancy approval, the licensed Landscape Architect shall submit a Landscape Documentation Package with the following mandated elements:

   (a) Application
   (b) Certification of Compliance for Landscape Design
   (c) Certification of Compliance for Landscape Installation
   (d) Certification of Compliance for Landscape Audit
   (e) Certification of Compliance for Landscape Maintenance
   (f) Water Budget work sheets (if applicable)
   (g) Landscape Plans
   (h) Landscape and Maintenance Schedule *(PLNG)*

**TREE PRESERVATION**

23. The removal of five protected Tulip trees, shall be mitigated by planting five replacement trees. The trees shall be 24”-box African Sumac trees. The trees shall be planted in landscape islands in the parking lot as shown on the approved plans and shall be installed prior to the issuance of the certificate of occupancy. *(PLNG)*

24. The applicant shall adhere to Chapter 18.310 of the Development Code titled, “Tree Preservation and Protection,” which regulates the protection, preservation, maintenance, removal, and replacement of trees associated with proposals for construction and development. The applicant shall also adhere to the “Recommended Specifications” outlined in the Arborist Report prepared by Waraner Tree Experts dated February 19, 2019. *(PLNG)*

**LIGHTING**

25. Show all exterior lighting including: building fixtures, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. Energy-saving fixtures shall be used and noted on the plans. *(PLNG, ENGR, BLDG)*

26. All exterior building and parking lot lighting shall provide illumination for safety and shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways. *(PLNG)*
27. Prior to the issuance of a site improvement permit and/or building permit, the applicant shall submit a photometric plan for review and approval by the Planning Division, Building Division, Engineering Division, and Police Department. The photometric analysis shall be reviewed by Engineering Services for the determination of streetlight spacing as applicable. *(PLNG, TRANS, PD)*

**SIGNAGE**

28. All freestanding signs shall be setback a minimum of five feet from a public right-of-way. *(PLNG (CMC))*

29. Pennants, banners, streamers, or flags in connection with special promotions and business openings shall be permitted for a period not to exceed 30 days. The same, different, or similar pennants, banners, streamers, and flags shall not be permitted within 150 calendar days after such removal. No pennants, banners, streamers, balloons, inflatable devices, flags, or any other advertising devices shall be mounted on or above any roof or mansard, or otherwise extend above a parapet wall or ridge of a structure. *(PLNG, NS) CMC*

30. The applicant shall submit construction plans for all signage showing the details of the installation, dimensions, font, and materials and colors for review and approval prior to the issuance of a Sign Permit. *(PLNG)*

**PARKING**

31. A maximum of 25 percent of the required parking spaces may be compact. Compact stalls shall be clearly identified. *(PLNG, ENGR) CMC*

32. Parking shall comply with CMC Chapter 18.160 “Parking, Loading, and Access”, including motorcycle and bicycle parking spaces, drive aisle and parking space dimensions, turning radii, back-out dimensions, driveway clearances, landscape median dimensions, and other relevant information. *(ENGR, PLNG) CMC*

33. Any vehicle that identifies a business by way of signage that is painted on or applied to the vehicle shall be parked in a delivery or storage area at the rear of the building or in an area screened from view from adjacent public right-of-way. *(PLNG)*

34. Handicapped parking stalls shall comply with the latest edition of the California Building Code in effect at the time of the permit application. *(BLDG)*

**CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS**

35. Submit an electronic copy of a Preliminary Title Report, prepared within three months prior to plan submittal. *(ENGR)*
36. The Improvement Plans shall show frontage improvements including but not limited to: drainage improvements, curb, gutter and sidewalk per City Standard Detail S-10, and driveway construction per City Standard Detail S-14 and repair/replacement of deficient frontage improvements as determined by the City Engineer. Any unusable existing driveway shall be replaced with standard curb, gutter, and sidewalk per S-10 above. Any trenching for utility installation shall comply with the modified City Standard Detail S-17 for pavement repair and possible slurry placement. (ENGR)

37. The Improvement Plans shall show plan and profile of all proposed street, drainage and sewer improvements and details for curb, gutter, sidewalk, and driveway construction. (ENGR)

38. Design improvements in accordance with the City Standard Plans S-34 and S-36 for sight distance, sidewalk, back up, fencing, geometrics at intersection and corner setback requirements, prior to the Acceptance of Improvements. Plans shall be subject to review and approval by Engineering Services. (ENGR)

39. Obtain an Encroachment Permit from the City prior to performing any work within the public right-of-way or public easements. (ENGR) CMC

NOISE

40. Noise producing site preparation and construction activities shall be limited to the days and hours as set forth below:

   **Monday through Friday** ......7:30 a.m. to 6:00 p.m.

   Construction on Saturdays may be allowed only upon prior approval by the Building, Engineering, and Planning Divisions. No changes to these construction hours shall be allowed without the prior written consent of the City. A contact person shall be available during all construction activities in the evening and on weekends to respond to complaints and take actions necessary to reduce noise. (BLDG, ENGR, PLNG)

CONSTRUCTION ACTIVITIES

41. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of Grading or Building Permits, whichever comes first. (ENGR)

42. Implement a dust and construction noise control plan as part of the erosion control plan. Submit the plan to Engineering Services for review and approval prior to issuance of the Grading Permit. (ENGR)

43. Major repair of construction equipment is prohibited onsite. Deliveries may occur and delivery vehicles (including gasoline tanker trucks) may enter the site during construction hours between 7:30 a.m. and 6:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on weekends as allowed by the City. Delivery vehicles shall have their engines turned off during unloading. (BLDG, ENGR, PLNG)
44. Employ the quietest construction equipment available, to muffle noise from construction equipment and keep all mufflers in good working order in accordance with State law. *(BLDG, ENGR, PLNG)*

45. Implement the following measures during construction:
   a. Gather all construction debris on a regular basis and place them in a dumpster or other container that is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution.
   b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and storm drains adjoining the project site. During wet weather, avoid driving vehicles off paved areas.
   c. Broom sweep the public street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping.
   d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest the downstream side of the site in order to preclude any debris or dirt from flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and to prevent street flooding. Dispose of filter particles in an approved trash receptacle.
   e. Create a contained and covered area on the site for the storage of bags, cement, paints, flammable, oils, fertilizers, pesticides, or any other materials used on the site that have the potential for being discharged to the storm drain system by being windblown or in the event of a material spill.
   f. Never clean items such as machinery, tools, and brushes or rinse containers in a street, gutter, or storm drain.
   g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash water into street gutters or drains. *(ENGR, BLDG)*

46. No equipment shall be started or staging area be established on the streets or the site before or after the specified hours of construction. *(ENGR, BLDG)*

47. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval. *(ENGR, BLDG)*

48. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site unless authorized for site security. *(ENGR, BLDG)*

49. There shall be no parking of construction equipment or construction worker’s vehicles on adjacent streets at any time; all vehicles shall be maintained on-site. *(ENGR, BLDG)*

50. Portable toilets used during construction shall be kept as far as possible from adjacent properties, public view, and shall be emptied on a regular basis as necessary to prevent odor. *(ENGR, BLDG)*
51. Identify truck routes for the import or export of cut/fill material and/or construction debris for review and approval by the City Engineer prior to the issuance of permits. Repair any damage to City streets (private and public) caused by activity associated with this project. *(ENGR)*

52. In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Division shall be immediately notified. The County Coroner and the Native American Heritage Commission shall also be notified and the procedures required in CEQA §15064.5 shall be followed. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. *(PLNG, ENGR, BLDG)*

53. In the above event, retain a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed. The applicant shall be responsible for all costs associated with the professional investigation and implementation. *(PLNG, ENGR, BLDG)*

**GRADING/EROSION CONTROL/GEOLOGIC**

54. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer, a Soils Report prepared by a registered Geotechnical Engineer and receipt of a Grading Permit approved by the City Engineer. The Grading Plans and Soils Report shall require review by the City’s Geotechnical consultant with all costs to be borne by the applicant. *(ENGR)*

55. On-site finish grading work shall require drainage to be directed away from all building foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of 1 percent. *(ENGR)*

56. At all times seasonally appropriate erosion control measures shall be implemented per plans approved by the City Engineer for all grading work at all times. Wet season measures shall be in place October through April at a minimum and when rain is otherwise predicted. At the time of approval of the Improvement and/or Grading Plans, an approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer. *(ENGR)*

57. Submit Grading, Erosion Control, Improvement, and Stormwater Control Plans to Engineering Services for review and approval prior to the issuance of Grading, Encroachment, and Building Permits. Where applicable, evidence of compliance with the State General Construction Permit shall be provided. *(ENGR) CMC*

58. Design improvements in accordance with the City Standard Plans S-34 and S-36 for sight distance, sidewalk, back up, fencing, geometrics at intersection, and corner setback requirements, prior to the acceptance of improvements. Plans shall be subject to review and approval by Engineering Services. *(ENGR) CMC*
utiLities

59. New electrical transformers shall be placed underground or screened from view. *(PLNG, ENGR)*

60. No above ground utility facilities/structures shall be located between the face of curb and back of curb in the public right-of-way. *(ENGR)*

61. All new utilities shall be constructed underground prior to occupancy approval. *(ENGR)*

62. Submit to Engineering Services a sewer fixture count and square footage of the existing buildings for possible fee credit purposes, prior to demolition. *(ENGR)*

63. Coordinate all facility adjustments, relocations, or additions to utility services with the appropriate utility companies. *(ENGR)*

64. Utility areas, electrical and gas meters shall be architecturally screened from view. *(PLNG)*

65. The location of all outdoor, above-ground and/or at-grade pad mounted transformers, utility equipment, electrical and gas meters, vaults, irrigation control boxes, back flow prevention devices, and the like shall be subject to approval by Planning and Engineering Services prior to the issuance of the Grading or Building Permit, whichever comes first. All such equipment shall be screened from view either architecturally or with landscaping and painted forest green or other approved color as approved by the Planning Division. Any changes to the approved Utility Plans, including location or screening details shall be reviewed and approved by the Planning Division. *(PLNG, ENGR)*

site development plans

66. The preliminary Civil Plan received by the Planning Division is not approved for construction. Submit Grading, Erosion Control, and Improvement Plans prepared by a Registered Civil Engineer to Engineering Services for review and approval prior to issuance of an Encroachment Permit and Grading Permit. *(ENGR)*

solid waste/recycling

67. Comply with CMC Chapter 8.20, Solid Waste, Article III, Construction and Demolition (C&D) Waste Recycling, Sections 8.20.330 through 8.20.450, as applicable. *(BLDG)*

68. Design and implement City approved Source Reduction/Recycling Plan and demonstrate that interior and exterior refuse enclosures have been sufficiently designed and located for the storage and pick up of recyclable materials in accordance with CMC Section 8.20.260, Source reduction/recycling plans required, prior to issuance of a Building Permit. *(PW)*

69. Trash bins and refuse shall be stored within the approved trash enclosure and the doors shall be closed at all times except when the bins are being emptied. *(CE)*
70. Comply with the provisions of the CMC, Central Contra Costa Sanitary District and the refuse disposal service regarding enclosure design, access requirements, and the number of required individual refuse receptacles based upon waste pickup schedules. Trash enclosures shall incorporate the following features:

a) A concrete pad to prevent damage to asphalt paving.
b) A roof and sanitary sewer cleanout, designed to prevent rainwater from penetrating the interior of the enclosure and preclude trash from being blown outside of the bins.
c) The cleanout shall connect to a sanitary sewer to prevent contaminated water from entering the storm drain system.
d) If any cleaning agent or degreaser is used, wash water must be collected and discharged to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District. *(CCCSD, ENGR)*

71. Trash enclosures shall incorporate the same architectural treatment, and use the same exterior materials and colors as the main building and shall comply with the Community Design Guidelines, including the following:

a) A roof or trellis.
b) Masonry, steel or heavy timber walls.
c) An interior, poured-in-place curb to prevent damage to the screen walls.
d) Doors with external hinges to prevent damage from the receptacle.
e) Doors of solid metal or opaque doors with a metal frame with self-closing latch.
f) The height of the enclosure walls and door shall be the same height or higher than the bins within the enclosure. *(PLNG)*

**AGREEMENTS, FEES, BONDS**

72. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due. *(PLNG, ENGR, BLDG)*

73. All fees noted below are the fees currently in effect as of July 1st, 2018 per the Resolution of Fees and Charges. The fees and charges are reviewed annually as part of the budget public hearing process. Fee adjustments are based on a number of factors and vary depending on the type of fee:

- **Service-based fees** are adjusted annually based on the San Francisco-San Jose-Oakland Area Consumer Price Index;
- **Improvement based fees** (also called impact fees) are adjusted annually based on Engineering News Record Construction Cost Index (San Francisco Bay Area); and the
- **Parkland Fee** is adjusted per Section 78-95 of the Concord Municipal Code.
The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042, Fees and Charges for Various Municipal Services, as most recently amended and approved by the City Council. Persons interested in how a particular fee is calculated should contact the City Department administering the fee or the Finance Department. (ENGR)

74. Provide a $1,000 cash deposit to the Planning Division to cover Condition Compliance costs, at the time of submittal of plans and documents to Engineering Services or the Building Division for plan check. Planning staff’s time will be charged to this deposit for work performed to implement the Conditions of Approval, from the time of project approval to occupancy approval. The deposit will be placed in a refundable account and any unused funds will be returned upon completion. If the initial deposit is insufficient to cover actual costs, an additional deposit will be required. (PLNG)

75. Pay a Document Imaging fee to reimburse the City for implementation of the Document Imaging and File Retention programs, prior to issuance of Grading or Building Permits. (PLNG)

76. All improvement agreements required in connection with said plans shall be submitted to and approved by the City and other agencies having jurisdiction over said project prior to issuance of the Building or site development Permit, whichever comes first. (ENGR)

77. All required faithful performance bonds and labor materials bonds in a penal amount equal to 100 percent of the approved estimates of construction costs of improvements shall be submitted to and approved by the City and other agencies having jurisdiction prior to issuance of the Building or Grading Permit, whichever comes first. (ENGR)

OTHER/MISCELLANEOUS

78. Comply with the requirements of the Contra Costa County Fire Protection District. Submit complete sets of plans and specifications to the Fire District for review and approval at:

Contra Costa County Fire Protection District
4005 Port Chicago Hwy, Ste. 250
Concord CA 94520

Plan review fees are assessed at that time. The City is not responsible for the collection of fees or enforcement of requirements imposed by the Fire District. (CCCFPD)
The applicant shall defend (with counsel approved by City), indemnify and hold harmless the City, any agency or instrumentality thereof, and its/their respective agents, officers, officials, volunteers, and employees from and against any and all administrative and/or legal claims, actions or proceedings to attack, set aside, void, or annul approval of the project, including without limitation, any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”), with the exception of a Challenge arising out of the City’s sole negligence or willful misconduct. The City shall have the right to pre-approve any material decision involved in defending any such Challenge, including settlement, and may (but is not obligated to) participate in the defense of any Challenge. If applicant does not promptly defend any Challenge, City may (but is not obligated to) defend such Challenge as City, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense. The applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Developer, City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred by the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant’s indemnity obligation. Pursuant to Government Code Section 66474.9, the applicant’s indemnification obligation with respect to any claim, action or proceeding to attack, set aside, void, or annul an approval of City concerning a subdivision (tentative, parcel, or final map application or approval) shall be limited to actions brought within the time period provided for in Government Code Section 66499.37, unless such time period is extended for any reason. The City shall promptly notify applicant of any Challenge, and shall cooperate fully in the defense. *(CA)*

80. The permit and approval shall expire in two years from the date on which they became effective unless construction permits are obtained and work has begun. The effective date of the permit and approval is **April 30, 2019.** *(PLNG)*

81. A request for a time extension from the expiration date of **April 30, 2021** can be considered if an application with required fee is filed at least 10 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial. *(PLNG)*
Project Description
For
Site Development

1870 Arnold Industrial Place
Concord, Ca.
Use Permit

Public Storage, Inc. proposes a conversion to the existing Warehouse/Office Facility in the City of Concord. The proposed project will be a Single-Phase development and consist of the conversion of a single (1) existing rental office and warehouse building, totaling 21,120 S.F., into a single (1) office and mini-storage building of equal square footage.

The proposed Public Storage development will be constructed on a fully developed site (APN 110-120-064-8) of approximately 1.29 acres and is located on Arnold Industrial Place, south of the California Delta Highway; zoned IMX – Industrial Mixed Use. Currently, the project site consists of solely single-story structures of Office & Warehouse use, which is occupied by Public Storage.

The existing facility was originally approved in 1981 under Use Permit #19-81 and contains two parcels. APN 110-120-064-8 includes the 21,120 SF office and warehouse building to be converted, as well as a 3,900 SF building used for storage, manager’s residence, and a manager’s office. A manager currently lives on-site and will remain after the proposed site improvements.

APN 110-120-065-5 contains 61,400 SF of additional building area used for storage. Currently, patrons access these storage units by entering a pin code to gain access to a sliding gate that separates the two parcels. During Construction, all buildings on this parcel will remain fully operational.

Access to the subject site is from two existing driveways on Arnold Industrial Place, which will remain unchanged. Parking is being provided in front of the proposed building and includes a total of 33 stalls.

The primary entrance for the proposed project will be the westerly driveway in which patrons will access the front of the store. Those patrons will have the ability to leave out of that same entrance. Any truck circulation would be available to any patrons to circulate around the
building and leave through the easterly driveway, which has been done throughout the life of this existing facility.

The building renovation includes various exterior improvements including: expansion of the existing footprint to the exterior edge of building walkway/arcade, infill of current pilasters in front of the building with a nonstructural system, infill of the exterior roll-up doors at the back of the building, showcase window pop out to the end of the building, metal paneling at signage areas, and a smooth stucco finish.

The standard hours of operation are Monday through Sunday 9:30AM – 6:00PM. Two (2) to three (3) employees will be present at the maximum work shift.

The environmental impacts of the project, including, but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor will not have a negative effect on the adjacent properties.

The project hereby requests that the Use Permit be active for a period of two years after approval. The reason for the request is to give current tenants adequate time to find alternative business locations, let the current leases expire without kick-outs, and give Public Storage time to properly review project scope and adequately procure the project.
SITE DEVELOPMENT / USE PERMIT PLANS
FOR
PUBLIC STORAGE
MINI-STORAGE REDEVELOPMENT PROJECT
1870 ARNOLD INDUSTRIAL PLACE
CONCORD, CA

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4. BUILDING F - DEMOLITION PLAN
5. BUILDING F - PROPOSED FLOOR PLAN
6. BUILDING F - EXISTING ROOF PLAN
7. BUILDING F - DEMOLITION ROOF PLAN
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9. BUILDING F - AS-BUILT EXTERIOR ELEVATIONS
10. CONCEPT ELEVATIONS
11. CONCEPT VIEWS
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13. TOPOGRAPHIC SURVEY

PREPARED
02.07.19
02.07.19
11.05.18
11.05.18
02.07.09
11.05.18
11.05.18
02.07.19
11.05.18
02.07.19
02.07.19
02.07.19
02.07.19
02.07.19

PRIOR DEVELOPMENT PERMITS

1. USE PERMIT 19-81

RECEIVED
FEB 19 2019
PLANNING
NEW METAL CANOPY
EXISTING GUTTER, TYP.
PATCH ALL EXISTING PENETRATIONS AND REPLACE WITH NEW ROOFING
ROOF TOP UNITS, TYP
ROOF SCREEN AS REQUIRED, TYP
ROOF WALK PADS, TYP
ACCESS DOOR
SMOOTH STUCCO OVER METAL ROOF SCREEN - SEE ELEVATIONS FOR COLOR
15'-0" (E) T.O. PARAPET
20'-0" T.O. PARAPET SCREEN
16'-0" T.O. (N) PARAPET
240'-0"
88'-0"
EXISTING TRASH ENCLOSURE
Rosa 'Flower Carpet' - Red

Muhlenbergia capillaris

T 949.380.3970    F 949.380.3771
23 ORCHARD ROAD, SUITE 200
1870 ARNOLD INDUSTRIAL PLACE | CONCORD, CA

CONCEPTUAL LANDSCAPE PLAN

1. All Trees within 5' of hardscape to have a 12" deep linear root barrier.
2. All planter areas to receive a 3" layer of shredded organic mulch.
3. All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened with plants.
4. Tall shrubs or vines are to be provided at screen walls for protection from graffiti. Area. All equipment to be screened with plants.
5. All finish grades to be 1/4" below finish surface paving.
6. All finish grades to be 1/8" below finish surface paving.
7. All planting beds to be adjacent to the mandated model water efficient landscape.
8. All planting beds to be adjacent to the mandated model water efficient landscape.
9. Landscape irrigation will adhere to the mandated model water efficient landscape.
10. Landscape irrigation will adhere to the mandated model water efficient landscape.

No specimen trees to be removed from site.

GENERAL NOTES:

EXISTING TRASH ENCLOSURE

Pink Muhly Grass

Huntington Carpet Rosemary

WUCOLS SIZE QTY

SHEET 12

CONCPETUAL LANDSCAPE PLAN

02.07.19

KSP PROJECT NO. 20403
Arborist Report, Tree Assessment & Tree Preservation and/or Removal for Proposed Construction and Development

Prepared for:
KSP Studio
Justin Heacock
23 Orchard #200
Lake Forest, CA 92630

Prepared By: Dustin Waraner
ISA Certified Arborist #WE7372A
February 19, 2019

KSP Studio
Justin Heacock
23 Orchard #200
Lake Forest, CA 92630

Site: 1870 Arnold Industrial Pl. Concord

Arborist Report

Dear Mr. Heacock:

Thank you for allowing me the opportunity to address your arboriculture needs. In this report I have provided a general assessment including specific preservation measures of trees to remain and/or to be removed including their ability to withstand proposed construction.

If you have any further questions concerning this matter, please do not hesitate to contact me.

Respectfully submitted,

Dustin Waraner
ISA Certified Arborist #WE7372A
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Assignment

1. Review proposed construction plans and make recommendation for specific preservation methods of trees to remain, include specified tree removal recommendations.
2. Determine trees current state of health and condition.
3. Inspect proximity of trees to proposed construction including grade changes, trunk flare and CRZ (critical root zone).
4. Determine trees ability to withstand proposed construction.

On February 12, 2019 10 trees located at 1870 Arnold Industrial Pl. in Concord were evaluated to determine their ability to withstand proposed construction. Despite the conclusions and recommendations made in this report, it must be realized that trees are living organisms and their health constantly changes over time. They are not immune to changes from location conditions or variations in the weather. This tree assessment is based on my opinion, experience, and knowledge.

Methodology

This tree was evaluated with guidelines established by the International Society of Arboriculture’s Tree Hazard Evaluation Form and the Tree Condition Assessment Form used for tree appraisals. The health assessments were performed without excavation or internal examination such as coring or drilling.

Qualifications

The Arborist Practitioner is an International Society of Arboriculture (ISA) Certified Arborist, must have a State of California Contractors License for tree service (C61-d49) and provide proof of workman’s compensation and liability insurance.

All pruning of trees shall be in accordance with the tree pruning guidelines as established by the International Society of Arboriculture and adhere to the most recent edition of the American National Standards Institute for Tree, Shrub and Other Woody plant Maintenance (ANSI A300).
Subject Trees

Tree #1 & 2 Tulip (*Liriodendron*)
- **DBH (diameter at breast height):** 14-16''
- **Canopy Spread:** 10-12' on center
- **Location:** North west side of parking
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Trees have good trunk flare.
- **Recommendation:** Deadwood canopies and protect trees CRZ (critical root zone), 10' radius measured out from tree trunk. Reduce heavy laterals and protect trunk flare during construction.

Tree #3-5 Ornamental Pear (*Pyrus calleryana*)
- **DBH (diameter at breast height):** 10-14''
- **Canopy Spread:** 10-15' on center
- **Location:** West side of parking along property line
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Tree species is notorious for limb failure
- **Recommendation:** Protect trees CRZ (critical root zone), 10' radius measured out from tree trunk. Reduce heavy laterals and protect trunk flare during construction.

Tree #6-10 Tulip (*Liriodendron*)
- **DBH (diameter at breast height):** 9-16''
- **Canopy Spread:** 8-15' on center
- **Location:** East side of parking next to existing building
- **Health:** Poor
- **Tree Condition:** Poor
- **Comments:** Trees are dead or in decline
- **Recommendation:** Remove and install 15 gallon trees suitable for site location.
Recommend Specifications

Trees #6-10 shall be removed due to proposed construction and condition of trees, new 15 gallon trees suitable for site location shall be installed in proper locations. Remaining trees shall have all soil near trunk flare left to original soil grade. Excavation within the dripline of any tree shall be performed using hand tools and care shall be taken to preserve all trunk bark intact.

Tree protection fencing should be installed to protect CRZ (critical root zone) of protected trees #1-5. Tree protection fencing should be constructed of 6ft. chain link with steel posts driven 12 inches below grade every 10ft. If tree protection fencing is not used, swaddles shall be used and wrapped around tree trunks of trees up to 6ft #1-5 to protect bark and tree.

The project Arborist shall monitor work in the dripline of protected trees. All pruning shall be performed by ISA certified personal only and under the direction of the protect Arborist.

If proper preservation measures are followed, these trees to remain have moderate to high survival rate.

Certain construction activities should be limited within the tree protection zone as follows.

No equipment, storage, dumping, grading or excavation should be permitted within the designated tree protection zones without the prior written approval of the consulting arborist.

The inside of dripline should have 4 inch layer of woodchips starting from 12”' from the tree trunk out to the dripline.

If tree protection fencing is not used, the outer dripline of trees shall have a 6 inch layer of woodchips applied and replenished as needed to reduce compaction during construction. Equipment should stay outside of driplines.

If construction is performed in summer months, tree driplines and CRZ shall be watered 1 time per week with soaker hose at slow rate. Soaker hose can lay at grade, and water turned to the on position for 4-6 hours in order to penetrate 12-18”' below grade. The project arborist shall monitor watering and ensure roots are kept moist.

Upon commencement of proposed construction, the project arborist shall be present upon all excavation within the dripline of protected trees. The arborist shall determine where tunneling, hand work, and root pruning is required. All trenching for underground utilities shall be hand dug under supervision of the project arborist.