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

1. ROLL CALL

2. PUBLIC COMMENT PERIOD

3. CONSENT CALENDAR - None

4. STAFF REPORTS - None

5. PUBLIC HEARINGS

A. **Chevron Car Wash (PL16221 - DR)** - Preliminary Design Review to demolish an existing convenience store and car wash and construct a new 2-story 4,720 sq. ft. convenience store and a detached 1,013 sq. ft. self-serve car wash at 2799 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 113-288-005. **Project Planner: Lorna Villa @ (925) 671-3176**
6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT

Next Meeting: Regular Meeting
Date: 10/10/2019 – 5:30 PM

ADA NOTICE

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.
I. GENERAL INFORMATION

Project Name: Chevron Carwash (PL16221 – DR)
Review Status: Preliminary Design Review
Location: 2799 Clayton Road
Parcel Number: 113-288-005
General Plan: Downtown Mixed Use
Zoning: DMX (Downtown Mixed Use)
Applicant: Ramos and Associates, Inc.
Jonathan Ramos
917 College Avenue
Santa Rosa, CA 95404

Vicinity Map:
II. PROJECT BACKGROUND

On May 24, 2016, PM Design Group submitted an application on behalf of Faizan Corporation to construct a new 1,999 square foot convenience store and a 2,067 square foot fueling canopy.

On June 14, 2016, the Development Advisory Committee (DAC) conducted a meeting and provided the applicant with comments regarding site visibility, building massing, accessible path of travel, and stormwater requirements.

On June 23, 2016, the application was deemed incomplete. Revised plans were submitted on May 15, 2017 and deemed incomplete on June 14, 2017.

On November 14, 2016, a building permit was issued for interior tenant improvements to completely remodel the interior and replace four gas pumps.

On September 18, 2018, Ramos and Associates, Inc. submitted a revised application and plans to demolish the existing convenience store/carwash and construct a new two-story convenience store with an office on the second floor and a detached self-serve carwash.

On October 18, 2018, the project was deemed incomplete. On April 2, 1019, revised plans were submitted that address the incomplete items and the project was deemed complete on May 2, 2019.

On February 2, 2019, a building permit was issued to demolish the existing pump island canopy and build a new 2,067 square foot canopy.

On September 23, 2019, staff and the applicant conducted a neighborhood meeting and will update the Board the night of the meeting.

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

III. DISCUSSION

A. Site Plan/Parking

The project site is a square-shaped parcel that is approximately 17,900 square feet (0.41 acre) and is located at the northeast corner of Clayton Road and The Alameda. The project site is bounded on the north by Main Avenue and commercial development, to the east by The Alameda and a residential neighborhood, to the south by Clayton Road and a mix of residential, commercial, and religious uses, and to the west by commercial uses. The site contains a one-story Chevron gas station with a convenience store and abandoned carwash. The subject property is relatively level with limited landscaping located sporadically along the perimeter of the site.

The proposed project involves demolishing the existing convenience market, carwash building and various landscape planters and construction of a new two-story 4,720 square foot building with a 2,360 square foot convenience store on the first floor and 2,360 square foot office space and storage
area on the second floor. Access to the second story office area would be from an exterior stairway at
the rear of the building (north elevation). A new stand-alone unattended carwash with an attached
mechanical room is proposed approximately 15 feet east of the new convenience store/office building
with a concrete floor passageway between the two buildings. Both new structures would be situated
approximately 20 feet north of the existing convenience store/carwash building. A new trash enclosure
with a wood trellis would be located at the northwest corner of the site.

Staff has the following recommendations:

- Merge the convenience store/office and carwash buildings or provide a connecting feature such as
  a trellis in between the structures to provide a more cohesive appearance from the street.

- Identify the location for bicycle parking spaces.

- Provide a decorative trash can along the storefront’s south elevation.

- Demonstrate that the roof-mounted equipment will be screened.

- Provide the west building elevation of the carwash building.

Parking Lot Design

Seventeen standard size (9’ X 20’) parking spaces are provided comprised of eight new parking
spaces in front of the convenience store/office building and nine parking spaces at the rear of the
building along Main Avenue. Since the project has 10 spaces or more, four of the parking spaces
could be compact (8’ X 16’). Required parking for the proposed project is shown in Table 1.

<table>
<thead>
<tr>
<th>Table 1: Required Parking</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>Convenience Store (2360 sq. ft.)</td>
</tr>
<tr>
<td>Office (2360 sq. ft.)</td>
</tr>
<tr>
<td>Car Wash</td>
</tr>
<tr>
<td>Total Parking Spaces Provided/Required</td>
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</tbody>
</table>

An aisle width of 15’ is shown between the vehicles at the gas dispensary and standard size 90° head-
in parking spaces in front of the convenience store where a one-way aisle width of 23’ is required. A
potential solution is to allow 25% or four compact spaces (8’ X 16’) with a required aisle width of 21’
to be provided in this area in accordance with the Development Code. Typically, compact spaces are
to be dispersed within the parking area; however, a minimum of four spaces are allowed to be located
together.

Staff has the following recommendation:

- Provide four compact parking spaces between the convenience store/office and fuel dispensaries,
  which would result in a compliant backup distance of approximately 21’-22’ for cars entering and
  exiting the parking spaces in this area.
B. Building Architecture

Convenience Store/Office Building

The two-story convenience store/office building measures 35-feet tall and is proposed to be located towards the north side of the parcel. The south elevation of the cement plaster building proposes a central tower element with stone veneer and a decorative cornice, a wood trellis, and a Juliette balcony at the main entrance. A stone veneer wainscot is also proposed along all sides of the building. Access to the second floor offices will be from an exterior staircase proposed on the north elevation.

Proposed colors include a light tan “Café Au Lait” and light brown “Nutmeg” for the exterior surfaces. A darker brown “Mocha” is proposed for the trim color and a burgundy accent color “chilled wine” is proposed above the storefront on the first floor of the south elevation. The trash enclosure, located at the northwest corner of the site will have a cement plaster finish, a redwood trellis roof, and painted to match the building.

Carwash

A new 20-foot tall, 1,013 square foot stand-alone unattended carwash with an attached 14-foot tall mechanical room is proposed. The building is located approximately 15 feet east of the new convenience store/office building with a concrete floor passageway between the two buildings. The building is designed with similar architecture and colors as the convenience store/office building.

The carwash entrance will remain open and faces Clayton Road. A mechanical room is located on the west side of the carwash with a “man-door” on the south elevation facing Clayton Road. The door has an industrial/utility room appearance that does not match the commercial appearance of the convenience store/office or carwash buildings. The east elevation of the carwash building proposes viewing windows with internal LED lighting to allow the public to view into the carwash.

Staff has the following recommendations:

- Consider replacing the wood trellis with a metal trellis and replicating it on more than one of the convenience store/office elevations and the carwash building.

- Move the mechanical room door to the west elevation of the carwash building to improve its appearance from the street. Other design options would be to screen the door with landscaping or use a more compatible commercial style door.

- Consider eliminating the carwash viewing windows and replacing them with a trellis feature that is planted with vines.

- Consider enclosing/securing the exterior stairway so that it is not an attractive nuisance.

- Add stone veneer to the base of the existing monument sign.
• Match the height of the two center light fixtures on the north building elevation.

• Consider a darker/richer color palette and application of color on the building.

Fueling Canopy

The existing fueling canopy and pumps would be retained onsite in their existing condition (see Sheet A-2.2 South Elevation with Fueling Canopy). The structure has a metallic finish with Chevron colors that are predominantly white with blue and red accent colors. Both the metallic finish and stark colors do not match the stucco and wood exterior materials or earthtone colors of the proposed two-story convenience store/office building and carwash.

Staff has the following recommendations:

• Consider incorporating a cornice detail into the fueling canopy to match the building.

• Consider painting the fueling canopy pillars an earth tone color and incorporating stone veneer at the base of the pillars.

C. Landscaping

Existing landscaping along the project site is limited to one tree in the existing landscape planter along Clayton Road, overgrown shrubs in the existing landscape planters along the east and west sides of the building, and a 14” Carob tree along the north property line. The existing planter at the corner of Clayton Road and The Alameda has minimal landscaping and rock groundcover. This area is proposed to be planted with a blue fescue groundcover. New landscaping is also proposed along the perimeter of the site in various planter beds and would consist of a mixture of thirteen 24”-box trees, 5-gallon native and nonnative shrubs, and two types of groundcover.

Staff has the following recommendations:

• Replace stone in planter beds with groundcover.

• Revise landscape plan to reflect current site condition.

• Provide accent planting around entire base of monument sign at the corner of Clayton Road and The Alameda.

• Provide two trees in the landscape planter along the north side of the building to shade the parking lot.

• Consider planting climbing landscaping in each of the framed insets on the north, east, and west ground floor elevations to soften the building and discourage graffiti.

D. Lighting
Lighting for the convenience store building consist of wall mounted gooseneck light fixtures on all four elevations of the building. No modifications are proposed to the existing fuel station canopy lighting or to the existing parking lot lighting.

Staff has the following recommendations:

- Provide a specification sheet for the gooseneck lights.
- Align the four wall lights on the north (rear) elevation of the convenience store building.

E. Signage

The site plan identifies an existing monument (approved in August 2016) sign at the southeast corner of the site located in a planter area. The monument sign is has an exposed concrete base. The signs shown on the convenience building, car wash, and gas station canopy are not part of this review.

Staff has the following recommendation:

- Add stone veneer to the base of the existing monument sign

IV. RECOMMENDATION

Staff recommends the Board review the preliminary plans, consider staff’s recommendations, identify any additional issues, and provide the applicant with recommendations for incorporation into revised plans for Final Design Review.

Prepared by: Lorna Villa
Associate Planner
(925) 671-3176
Lorna.Villa@cityofconcord.org

Exhibits:
A - Applicant’s Project Description date stamped received July 16, 2019
B - Revised Project plans date stamped received July 16, 2019
C - Image of Ground Sign
July 16, 2019

Lorna Villa  
Associate Planner  
City of Concord Community and Economic Development  
1950 Parkside Drive  
Concord, CA 94519  
Office: 925-671-3176  
Lorna.villa@Cityofconcord.org

RE: Project Description  
Chevron Station Remodel  
2799 Clayton Road  
Concord, California

Dear Ms. Villa,

The proposal to remodel the Chevron Station at the above referenced location will beautify the site and make it more visually appealing. The project will consist of demolishing the existing convenience market, car wash building (1,728 s.f.) and various landscape planters. The existing four dispenser fueling canopy and underground storage tanks will remain.

We will be constructing a new two-story 4,720 square foot convenience store with office space and storage on the second floor. In addition, we will be constructing a new 1,013 square foot stand-alone car wash with an attached mechanical room, new trash enclosure, additional parking, new asphalt/concrete paving and new landscaping throughout the site.

We have chosen exterior finishes consistent with the City of Concord’s vision. The elevations of the buildings bring in a craftsman look to tie-into the housing across the Alameda adjacent to the project. We are using stone wainscot, cement plaster wall treatments and Redwood trellises wherever possible. The colors chosen are earth tones and accent the surrounding areas. We feel with the addition of the new buildings and additional landscaping improvements, this project is a great addition to the city of Concord.

We hope that this project is viewed as a good fit for this area and look forward to working with the city of Concord. If you have any questions or would like to discuss this further detail, please feel free to contact me.

Respectfully,

Jonathan Ramos  
President

917 College Avenue, Santa Rosa, CA 95404  
Office: (707) 318-2990
CLAYTON ROAD CHEVRON
DESIGN REVIEW APPLICATION

SCOPE OF WORK:
The scope of work for the project is to demolish and construct a new convenience store with office and storage on the second floor and a new standalone convenience store. The site will have complete new landscaping throughout.

CONSULTANTS:

DESIGN ASSOCIATES
THOMAS & HANSEN, INC.
SANTA ROSA, CA 95404
PHONE: (707) 546-3395
CONTACT: JONATHAN WALKER

ENGINEERS/LANDSCAPERS
DESIGN CONSULTANTS EXCELS
1314 DRUM ROAD, SUITE 220
ALAMEDA, CA 94501
PHONE: (510) 528-8241
FAX: (510) 528-6176
CONTACT: THOMAS SEIJO

LANDSCAPE ARCHITECTS:
MUKAI ARCHITECTS
SUITE 101
78 10TH STREET
SANTA ROSA, CA 95404
PHONE: (707) 543-3111
FAX: (707) 546-0890
CONTACT: REVAN RICKARD

PROJECT DATA:

SITE CLAYTON ROAD
PROPERTY OWNER:
ECCENTRIC REAL ESTATE (SDM) INC.
CONSTRUCTION TYPE:
STH
BUILDING DESCRIPTION:
VENIO, OPA-A, GLASS
FLOOR AREA:
6,434 SQ FT
TOTAL SITE AREA:
26,792 SQ FT
FIRST STORY VOLUME:
2,497 CB FT (20% ABOVE)
SECOND STORY VOLUME:
1,272 CB FT (25% ABOVE)
VOLUME RATIO:
15.7
FIRE SPRINKLERS:
NONE
AWAY OF BUSINESS:

SITE DATA:

ADDRESS:
725 CLAYTON ROAD
ZIP: 94503
SAN FRANCISCO
FLOOR/COUNTY/TOWN:
725-000
LAND/4-000
SIZE LAND USE:
COMMERCIAL/LOW
GROUND LEVEL:
2,497 CB FT
total building area:
6,434 SQ FT
RECEIVED:
JUL 1 2015
PLANNING

RECEIVED:
JUL 1 2015
PLANNING
PROPOSED IMPROVEMENT NOTES:

1. **NOTE TO CONTRACTOR:**
   - Please refer to "Statement of Work" in contract document.
   - Please provide all required materials.
   - Please ensure all work is completed by the due date.

2. **WATER NOTES:**
   - Please provide all required water notes.
   - Ensure all water features are properly maintained.

3. **FLOW-THROUGH PLANTER (BELOW GRADE):**
   - Please ensure all planter features are properly maintained.
   - Ensure all drainage features are properly maintained.

4. **CURB OPENING:**
   - Please ensure all curb openings are properly maintained.
   - Ensure all drainage features are properly maintained.

5. **FLOW THROUGH PLANTER:**
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