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

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

1. **ROLL CALL**

2. **PUBLIC COMMENT PERIOD**

3. **CONSENT CALENDAR**

   A. **10/24/19 Meeting Minutes**

4. **STAFF REPORTS**

   1. **Ridge Park Lane Hillside Development (PL18141 - DR) - Project**
      Planner: Lorna Villa @ (925) 671-3176

5. **PUBLIC HEARINGS**

   1. **Abdelnor Family Duplexes (PL19218 - DR) - Design Review for two duplex buildings on a 0.17-acre parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is**
CMX (Commercial Mixed Use); APN 111-230-021. **Project Planner: Joan Ryan @ (925) 671-3370**

2. **Chick fil-A (PL19122 – DR) –** Design Review for a new 4,610 square foot drive-through restaurant on a 1.2-acre parcel at 1400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-380-001. **Project Planner: Jerry Hittleman @ (805) 644-4455**

6. **BOARD CONSIDERATIONS AND ANNOUNCEMENTS**

7. **STAFF ANNOUNCEMENTS**

8. **ADJOURNMENT**

Next Meeting: Regular Meeting  
Date: 11/28/2019 - CANCELLED  
12/12/2019 - 5:30 p.m.

**ADA NOTICE**

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

Thursday, October 24, 2019 5:30 p.m.
 Permit Center Conference Room
1950 Parkside Drive

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

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

1. ROLL CALL

   Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
   Staff Present: R. Lenhardt, S. Yuwiler
   Audience Attendance: 14

2. PUBLIC COMMENT PERIOD - None

3. CONSENT CALENDAR

   A. 10/10/19 Meeting Minutes

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

4. STAFF REPORTS - None
5. PUBLIC HEARINGS

A. **Avesta Assisted Living (PL19036 – DR)** – Final Design Review for a 150,000 square foot building consisting of 117 assisted living and 33 memory care units on a 1.1-acre site at 1335-1385 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APNs 126-133-009, -013, and 126-164-052. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

**ACTION:** Recommended for approval 5-0 with the following conditions (Shelby motioned, Barbour seconded): 1) Consider a traffic calming device at the driveway (e.g., an illuminated crosswalk); 2) square-off the arch on the backside of the driveway; 3) increase the width of the adjacent column to the right of the arch; 4) extend the width of the roof on the south elevation so it reads as more of a substantial feature; 5) extend the white color another story at the northeast corner of the building; 6) wrap the masonry from the front to the southeast corner of the building; and 7) clean up the floor plans so they match the elevations and are internally consistent.

B. **Concord Industrial Center (PL19144 – DR)** – Preliminary Design Review for three light industrial buildings on a 13.5-acre site at 999999 Arnold Industrial Way. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN's 159-090-047, -048, -049. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

**ACTION:** The Board provided staff with the following comments: 1) The preliminary project design is successful; 2) consider adding an outdoor amenity for employees such as a secure outdoor seating area; 3) study whether there is adequate parking for Building 3; 4) study how drainage on Parcel 4 with interface with the parcels proposed for development; 5) study how the south side of Building 2 interfaces with the north side of Building 3; 6) study how the future development of Parcel 4 will interface with the rest of the development; 7) consider ways to introduce relief to the south side of Building 1, articulate the building entry, study ways to enhance the west elevation with relief and use greenscreens for
landscaping, and consider an “east/west” walkway in the parking lot of Building 1; 8) consider ways to enhance the rears of the buildings; 9) study ways to refine the design of the bioretention areas; 10) remove the awnings from the south elevation of Building 2; 11) consider removing the sidewalk from the south elevation of Building 2 and replace it with greenscreens for landscaping/cooling; 12) replace the chain link fencing with decorative tubular steel fencing; 13) the use of accent color shall be consistent among the buildings; 14) provide photographic examples of “textured form liner inserts” in concrete tilt up walls; 15) consider ways to provide layered landscaping with varying heights; 16) show fences and walls on the landscape plans; 17) the landscape plans shall be consistent with the civil and floor plans to prevent conflicts with plant materials; and 18) wrap the proposed blue awning on Building 1 “around the corner” from the east elevation to the south elevation.

C. KFC/A&W (PL19103 – DR) – Preliminary Design Review for exterior improvements to an existing KFC/A&W on a 0.71-acre site at 4660 Clayton Road. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 133-170-054. Project Planner: Sarah Yuwiler (925) 671-3465

ACTION: Recommended for approval 5-0 with the following conditions (Wells motioned, Barbour seconded): 1) Eliminate the painting of the brick wainscot; 2) submit a sign plan for the proposed sign modifications; and 3) add a Geijera Parviflora “Australian Willow” tree to the front planter at the right of the driveway.

6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: None

7. STAFF ANNOUNCEMENTS: Staff previewed the November 14, 2019 agenda, indicated the November 28, 2019 and December 26, 2019 meetings will be canceled due to the Thanksgiving and Christmas holidays respectively, and announced there will be no fall tour of projects due to lack of new construction.

8. ADJOURNMENT: 8:05 p.m. (5-0, Alaksa motioned, Wells seconded)

Next Meeting: Regular Meeting
Date: 11/14/2019 – 5:30 PM
I. GENERAL INFORMATION

Project Name: Ridge Park Lane Hillside Development (PL18141 - DR)
Review Status: Staff Items
Location: Southwest of the intersection of Ridge Park Drive and Ridge Park Lane
Parcel Numbers: 130-031-023, -025, -026
General Plan: Rural Residential
Zoning: RR-40 (Rural Residential, minimum lot size 40,000 sq. ft.)
Applicant: Creation Land Holdings, LLC
Jacqueline Seeno
4021 Port Chicago Highway
Concord, CA 94520

Vicinity Map:
II. PROJECT BACKGROUND

On August 22, 2019, the Design Review Board recommended approval of revised plans date stamp received June 6, 2019, for Ridge Park Lane Hillside Development with a requirement for several items to return to the Board for review. On October 3, 2019, the applicant submitted revised plans to address the Board’s comments.

The Board’s recommendations will be incorporated as conditions of the administrative design review required by the Hillside Development Plan approval.

III. DISCUSSION

The August 22, 2019 meeting minutes are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable. The applicant has address most of the Board’s comments however, staff has recommendations regarding the revised landscape plans.

Architecture

1. *Lots 2, 4, and 5: Provide four sided elevations for Lots 2, 4, and 5 showing materials/colors similar to the front elevations.*

   *Four sided elevations have been provided for Lots 2, 4, and 5 showing materials/colors similar to the Front Elevation. See Sheets 2-1, 4-1 and 5-1.*

   Staff has the following recommendations:
   Lot 2:
   - The left side of the entry shall be correctly shown on the Sheet 2-6 (left elevation).
   - Cultured stone shall wrap around the left and right sides of the entry and the entire right side of Bedroom 4.
   - Horizontal trim below the windows shall be shown on the entire rear elevation and a portion of the right elevation (Sheet 2-7 & 2-8).
   Lot 4:
   - Cultured stone shall wrap around the foyer on the rear elevation (Sheet 4-7)
   - Provide horizontal trim below family room windows along the entire rear elevation Sheet 4-7).
   Lot 5:
   - Correct roof line on front, right, and rear elevations to show change to hip roofs (Sheet 5-5).
   - Increase windows size and/or add architectural feature along left (uphill) elevation.
   - Show all windows on Sheet 5-8 left (uphill) elevation.

2. Lot 2: *Provide a floor plan that matches the elevation drawings.*

   The right hand side of the rendered Front Elevation for Lot 2 has been revised to correspond to the Basement and First Story floor plans. See Sheet 2-1, 2-2, and 2-3.
The applicant has addressed the Board’s comments.

3. *Lot 5 – The three dormers on the third floor shall be replaced with a hip roof.*

Hip roofs have been added to all three second story dormer on Lot 5. In addition, the center dormer window has been revised to match the dormer windows on either side. See Sheet 5-1.

The applicant has address the Board’s comment.

4. *Provide darker earth tone trim colors for Lots 2, 4, and 5.*

Trim colors have been revised. See updated Color and Material Board’s for Lots 2, 4 and 5.

The applicant has address the Board’s comments by changing the trim color on Lot 2 from off-white to brown which complements the stone along the front elevation. For Lot 4, the applicant indicated that darker color trim options did not complement the color scheme. As a result of this, a slightly darker cream trim color is proposed. Lot 5 now has a taupe trim color instead of a cream and the railing on the second floor is now brown instead of a light cream color.

**Landscaping**

5. *Enhance landscape plan with more plant materials for all three home and include fire retardant plants.*

The Preliminary Landscape Plans for Lots 2, 4 and 5 have been enhanced by adding additional plant material (shrubs and groundcovers). Selected plant materials now complies with the Diablo FireSafe Council Recommended Plant Materials List. A Firesafe Planting Note has also been added to each Preliminary Landscape Plan. Sheet L1 (Lot 2) Sheet L3 (Lot 4) and Sheet L2 (Lot 5).

Modifications to the landscape plans include changing some of the plant species and the addition of a few (less than one dozen) one gallon shrubs to each lot. Staff recommends the following:

- Increasing the number of 5-gallon shrubs adjacent to the homes and within the retaining wall areas.

- Trees shall be a minimum of 24-inch box in size as required by the Development Code.

- Final landscape plan shall identify the quantity of plant material.
IV. RECOMMENDATION

Staff recommends the Board review the revised plans and consider the proposed recommendations for incorporation as conditions of the administrative design review required by the Hillside Development Plan approval.

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

Exhibits:
A- Written Response date stamp received October 3, 2019
B- Revised Project plans date stamp received October 3, 2019.
October 3, 2019

Lorna Villa  
City of Concord  
1950 Parkside Drive  
Concord, CA 94519

Re:  Ridge Park 3  
Design Review Board Update

Dear Ms. Villa

Please accept this letter as Creation Land Holdings, LLC’s Design Review Update for the Ridge Park 3 project. Following the August 22, 2019 Design Review Board (DRB) hearing, you provided a list of items in an email memo dated August 26, 2019 that needed to go back to the DRB as staff items. An annotated response to each of the items listed is below:

1. Lot 2 – Floor plans shall match elevation drawings.  
   *The right hand side of the rendered Front Elevation for Lot 2 has been revised to correspond to the Basement and First Story floorplans. See Sheets 2-1, 2-2 and 2-3.*

2. Lots 2, 4 and 5 – Provide 4-sided elevations showing materials/colors similar to front elevation.  
   *Four sided elevations have been provided for Lots 2, 4 and 5 showing materials/colors similar to the Front Elevation. See Sheets 2-1, 4-1 and 5-1.*

3. Lot 5 – Hip roofs to replace gable roofs for 3 dormers on third floor.  
   *Hip roofs have been added to all three Second Story dormers on Lot 5. In addition, the center dormer window has been revised to match the dormer windows on either side. See Sheet 5-1.*

4. Lots 2, 4 and 5 – Provide darker earth tone trim colors.  
   *Trim colors have been revised. See updated Color and Materials Boards for Lots 2, 4 and 5.*

5. Enhance landscape plans with more plant material for all three homes and include fire retardant plants.  
   *The Preliminary Landscape Plans for Lots 2, 4 and 5 have been enhanced by adding additional plant material (shrubs and groundcovers). Selected plant material now complies with the Diablo Firesafe Council Recommended Plant Material List. A Firesafe Planting Note has also*
been added to each Preliminary Landscape Plan. See Sheet L1 (Lot 2), Sheet L3 (Lot 4) and Sheet L2 (Lot 5).

In addition to the items listed above, a modification has been made to the uppermost dormer on Lot 4 replacing the previous gable roof with a hip roof. See Sheet 4-1.

I trust this provides the information you require at this time. If you should have any questions or require additional information, please call.

Sincerely,

Brian S. Kesler
Project Manager
Creation Land Holdings, LLC
Ridge Park 3
Lots 2, 4 & 5

Creation Land Holdings, LLC
Design Review Update October 1, 2019
Lot 2 - Basement Plan

BED/BATH COUNT

BASEMENT
BEDROOMS 1
BATHROOMS 1

FIRST STORY
BEDROOMS 0
BATHROOMS 0.5

SECOND STORY
BEDROOMS 3
BATHROOMS 2

TOTALS
BEDROOMS 4
BATHROOMS 3.5

SECOND STORY 1,646 SF
FIRST STORY 1,225 SF
BASEMENT 626 SF
LIVING TOTAL 3,497 SF
Lot 2 - First Story Plan
Lot 2 - Second Story Plan
Rear Elevation
Roof Plan

PARTS OF GABLES ABOVE THE 30 FOOT HEIGHT LIMIT
207 SQUARE FEET or 8% of 2,577 SQUARE FEET of ROOF

2-9

RIDGE PARK 3
CONCORD, CALIFORNIA
CREATION LAND HOLDINGS, LLC
Lot 4 - Elevations
Lot 4 - Basement Floor Plan

BED/BATH COUNT

BASEMENT
BEDROOMS 0
BATHROOMS 0

FIRST STORY
BEDROOMS 1
BATHROOMS 1

SECOND STORY
BEDROOMS 3
BATHROOMS 2

TOTALS
BEDROOMS 4
BATHROOMS 3

SECOND STORY 1,218 SF
FIRST STORY 1,904 SF
BASEMENT 143 SF
LIVING TOTAL 3,265 SF

EDI INTERNATIONAL, INC.

RIDGE PARK 3
CONCORD, CALIFORNIA
CREATION LAND HOLDINGS, LLC

1 OCTOBER 2019
Lot 4 - First Story Plan
Lot 4 - Second Story Plan
Downhill Elevation (Right)
Rear Elevation
Lot 5 - Basement Plan

BED/BATH COUNT

BASEMENT
BEDROOMS 1
BATHROOMS 1

FIRST STORY
BEDROOMS 1
BATHROOMS 1.5

SECOND STORY
BEDROOMS 3
BATHROOMS 2

TOTALS
BEDROOMS 5
BATHROOMS 4.5

SECOND STORY 1,884 SF
FIRST STORY 1,633 SF
BASEMENT 731 SF
LIVING TOTAL 4,248 SF

EDI INTERNATIONAL, INC.
RIDGE PARK 3
CONCORD, CALIFORNIA
CREATION LAND HOLDINGS, LLC

1 OCTOBER 2019
Right Elevation (Downhill)
Left Elevation (Uphill)
Roof Plan

EDI INTERNATIONAL, INC.

RIDGE PARK 3
CONCORD, CALIFORNIA
CREATION LAND HOLDINGS, LLC

5-9

1 OCTOBER 2019
WIRE MESH FENCE DETAIL

FENCE LOCATIONS: OPEN WIRE MESH FENCE TO BE INSTALLED ALONG PROPERTY LINES

SOLID WOOD FENCE DETAIL

FENCE LOCATIONS: SOLID WOOD FENCE TO BE INSTALLED IN CLOSE PROXIMITY TO THE HOUSE AT SELECT LOCATIONS SUCH AS PATIO AREAS OR AS A POSSIBLE PRIVACY SCREEN AT BEDROOM OR BATHROOM WINDOW LOCATIONS.
Color and Materials Board with Updated Trim Colors
I. GENERAL INFORMATION

Project Name: Abdelnor Family Duplexes (PL19218 – UP, DR)

Review Status: Preliminary Design Review

Location: 1985 North Third Street

Parcel Number: 111-230-021

General Plan: Commercial Mixed Use

Zoning: CMX (Commercial Mixed Use)

Applicant: Wassim Naguib
Win Structural Consulting
218 Ray Street
Pleasanton, CA 94566

Vicinity Map:

[Map showing the Project Site]
II. PROJECT BACKGROUND

On November 3, 2017, George Morcos, on behalf of the Property Owner, Samy Abdelnor, submitted a Preliminary Application and Conceptual Design Review for two duplexes at 1985 North Third Street. On November 14, 2017, the Development Advisory Committee (DAC) conducted a meeting and provided the applicant with comments regarding development standards, building design, parking, and frontage improvements. On December 18, 2017, staff and the applicant conducted a neighborhood meeting. Five neighbors attended and expressed concerns about setbacks, building height, street lightings, and the building design.

On January 26, 2018 and January 31, 2018, the applicant submitted revised plans that increased the height of the buildings from two to three stories and submitted a color and materials board for the project. On March 22, 2018, the Design Review Board conducted Conceptual Design Review of the project. The Board provided staff with comments regarding ways to reduce the mass of the building with relief, projections, breaks in the building plane, and color and materials. The Board requested the revised design return as a study session.

On May 14, 2019, Wassim Naguib of WIN Structural Consulting Group, on behalf of the property owner, submitted revised elevations to address the Board’s comments regarding the building design. On June 27, 2019, the Design Review Board conducted a Study Session to provide feedback on the revised project design and design guidance to the applicant prior to a formal application. The minutes from the meeting are attached as Exhibit A. The Board suggested the applicant create more relief and articulation on all four elevations, consider reversing the balconies on each building, evaluate floor plans for opportunities to create massing changes to the exterior façade, consider utilizing a trellis with vines on the building, and provide more interest along the street frontage.

On October 1, 2019, the applicant, Mr. Naguib, submitted a formal application for the project on behalf of the owner, with revised plans (Exhibit B) prepared by a new architect that provides a comprehensive revision to the earlier style, and a color and materials board (Exhibit C) for the project. The DAC conducted a completeness review of the project on October 8, 2019, and a letter of incompleteness was sent to the applicant on October 30, 2019. A neighborhood meeting was scheduled for November 13, 2019, to update neighbors on the project, given the significant changes to the original design since the project was previously presented to neighbors toward the end of 2017. A verbal summary of the meeting will be brought to the Board.

III. PROJECT DESCRIPTION

The project site consists of a 0.17-acre parcel, bounded on the east by Ncrth Third Street, on the north and south by one-story residences zoned Commercial Mixed Use (CMX) and to the west by the parking lot for Olympic High School. The subject site is currently vacant, with only a few non-protected trees, large shrubs and a wall on the western boundary. The site was previously built with a single family residence, however, a house fire that occurred on December 31, 2015, severely damaged the building, requiring the Building Division to deem it uninhabitable and resulting in its demolition by the owner in early 2017.
Site Plan

The project proposes two 3-story duplex units on a single lot, as shown on the attached project plans (Exhibit B). Two duplex buildings, on a single site for a total of four units, is considered a multi-family project per the City’s development code. The units are similarly sized, ranging from 2,369 to 2,402 square feet with Units 1 and 3 fronting along North Third Street. The northern building proposed on the site includes Units 1 and 2 and the southern building includes Units 3 and 4. Each unit will have an attached two-car garage accessed by a shared vehicular or motor court, located between the two buildings that provides access from North Third Street. Five-foot wide side and rear setbacks are shown on the northern, southern and western property lines.

Pedestrian entries to Units 2 and 4 are located from the rear of the site and pedestrian entries for Units 1 and 3 face North Third Street. The project will construct new curb, gutter and sidewalk along the North Third Street project frontage. Mailboxes for the site are proposed near the front entry to Unit 3, along the street frontage of North Third Street. A trash enclosure is located between the entries to Units 2 and 4 at the end of the motor court. Existing onsite landscaping consists of two trees, one of which (Saucer Magnolia) is proposed to be retained at the northeast corner of the project. Proposed landscaping is discussed later in the report.

Staff has the following recommendations:

- Consider locating garbage/recycling toters within individual garages and removing the trash enclosure, which currently serves as the focal point at the end of the driveway for the complex. Elimination of the trash enclosure would reduce wear and tear by garbage trucks on the “Grass Block” and be less impactful to residents on trash day, when they may be attempting to back out of their garages. Instead residents would wheel toters out to the curb on trash day. Recent townhome projects have utilized individual toters, which are stored in the garage. This area could then be re-designed to center the guest parking space (see discussion below) and incorporate additional landscaping, enclosed bike storage lockers, or a trellis or similar feature as a visual amenity for the complex. Staff suggests another option is to provide a concrete 3’ x 6’ pad, adjacent to HVAC pad in side setback, to allow for the storage of toters and then add a man door to garage for access and/or a walkway from the back yards to North Third Street.

Circulation and Parking

Ingress and egress to the site is proposed via a new 20-foot wide driveway from North Third Street, leading to the small motor court, from which the four garages and the residential entries to Units 2 and 4 are accessed. The shared driveway is proposed with “Grass Block” permeable pavers, centered within the concrete motor court. Emergency vehicle access is proposed via the motor court and from North Third Street. A guest parking space is proposed between Units 2 and 4.

Staff has the following recommendations:

Reconsider the guest parking space between Units 2 and 4, as it appears to be difficult to negotiate and is quite close to the Unit 2 entry. The backing necessary for the guest space would require, either: 1) a 180-degree turn in courtyard, which appears to be difficult between the garages; or 2) backing of the
vehicle the entire length of the driveway out onto North Third Street. If the trash enclosure is removed, the parking area can then be centered in the landscape space further from Unit 2. The applicant may wish to consider processing a parking adjustment as part of the Use Permit application (per the City’s Parking Ordinance), to reduce parking requirements by 25 percent, and potentially eliminate the need for the additional guest space, given the site is within a ½ mile radius from BART. This could make for a much more pleasant approach to Unit 2 and allow for additional landscaping.

Architecture

The proposed elevations include a modern/contemporary style of architecture that incorporates vertical board and batten siding (Arctic White), brick veneer cladding (Black) that wraps entry pop-outs, and wood shake (Gray) shingle siding (fiber cement) for pop-outs on the side elevations. The design also incorporates new vinyl windows with black trim, a standing seam gray metal roof with painted wood fascia, covered balconies with horizontal cedar slat railings on the rear and side elevations, metal railings on the balconies on the front elevations, and composite wood siding under the roof eaves. A color and materials board is attached as Exhibit C. Accents include steel, C-channel canopies over the two entry doors facing the street frontage, solid wood doors that incorporate translucent glazing with a side light, and garage doors styled with translucent glass and black frame finish to match windows on the buildings. Horizontal cedar slats are used to articulate the ground level patio areas.

<table>
<thead>
<tr>
<th>Unit #s</th>
<th>Sq. Ft.</th>
<th>Bedrooms/Bathrooms</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units 1, 3</td>
<td>2,365</td>
<td>3/3.5</td>
<td>2 car garage</td>
</tr>
<tr>
<td>Units 2, 4</td>
<td>2,402</td>
<td>3/3.5</td>
<td>2 car garage</td>
</tr>
</tbody>
</table>

Both buildings/units have balconies and porches on the first, second and third floors, including those off the ground level bedroom, the second level living room and the third level master bedroom, with a step out balcony off of bedroom 2. Below is a summary of the two building plans. The overall building height is 30 feet.

In response to the Board’s comments during the June 27th Study Session (Exhibit A): 1) an entry porch has been added to create a more inviting facade; 2) more relief and articulation have been created on all elevations through changes in massing; and 3) balconies and step-outs have been incorporated with pop-outs to reduce massing of the side elevations. As a result, staff believes the buildings are well designed and the range of articulation, varied roof lines, and mixture of colors, materials and finishes for the four elevations provide for a dynamic and attractive building(s). Staff has the following minor recommendation:

- Address numbers should be shown and entries highlighted for the rear units (2 and 4) in similar fashion to the front units, with perhaps a smaller canopy or other treatment.
- Second and third story windows on side setbacks should be tall windows (over 60 inches), and/or frosted or translucent glass to aid in privacy of neighbors.
Landscaping

Landscaping is proposed along the perimeter of the site, for the front elevations of the homes, and within the common motor court area at the center of the site. The plant material list includes eight species of trees, numerous shrubs, vines and groundcover. Site furnishings include two bike racks within the gravel area located on the north and south side of each building behind a wooden gate to provide security for the setback areas. A landscape bio-retention area planted with Heavenly Bamboo and Blue Fescue is located adjacent to the entries of Units 1 and 3 behind the new sidewalk along North Third Street.

In response to the Boards comments during the June 27th Study Session: 1) a preliminary landscape plan has been prepared by a landscape architect (Thomas Baak and Assoc.); 2) vines have been used to screen the rear wall and trash enclosure; and 3) fence details for a six-foot tall good neighbor fence have been provided. In addition, 24-inch box Crape Myrtles and Redbud trees are provided at the front and sides of the site, the motor court has been planted with Fortnight Lilies, and the side setbacks are planted with a mix of Heavenly Bamboo and Dwarf Hawthorn.

Staff has the following comments and recommendations:

- Include the quantity of plant material on Sheet L1 of the final landscape plan

- Add vines and a wire trellis on buildings, adjacent to and between garages on each building, consistent with 3D visuals shown on Sheet A4.1 of project plans, to soften the entry and provide ground-level detail.

- Add additional tree and shrubs to replace guest space/trash enclosure, as appropriate.

- Consider decorative trellis feature as focal point at end of motor court.

Fence Plan and Lighting

The fence detail (Sheet L1) proposes a six-foot tall wooden good neighbor fence along the northern and southern perimeter of the site. On properties where residential uses are allowed, fence height may be increased to seven feet if the top one foot is constructed of lattice panel.

No detail was provided for the six-foot “CMU fence” indicated on Sheet A3.1 (this needs to be clarified as to whether this is a wall or fence) or the retaining wall with wood fence indicated on Sheet L-1, both shown for the rear property line. Clarifications are needed as to the proposed treatment here.

An exterior wall sconce detail has been provided (Sheet A3.1) in keeping with the architectural style for the project, which is a black metal fixture to provide downcast lighting at the site. The sconce is shown for location at each of the entries to the four units and at the side of garage for the front units.
Staff has the following comments and recommendations:

- Provide detail for and clarify the treatment of the rear property line as to whether a wall, fence or combination is proposed, including the proposed height.

- Provide detail for the gates, visible from street frontage.

- Consider addition of a trellis feature at the rear of the motor court and provide relevant detail.

- Additional wall sconce should be included on rear of each building.

IV. RECOMMENDED ACTION

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

Prepared by: Joan Ryan
Community Reuse Area Planner
(925) 671-3370
Joan.ryan@cityofconcord.org

Exhibits:
A – DRB minutes from Study Session on June 27, 2019
B – Revised project plans, date-stamped received October 1, 2019
C – Color and materials board, date-stamped received October 1, 2019
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, June 27, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby
Board Members Absent: None
Staff Present: L. Villa, S. Yuwiler, F. Abejo
Audience Attendance: 8

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

REORGANIZATION OF DESIGN REVIEW BOARD


   ACTION: Jack Moore elected Chairperson, approved 5-0. (Shelby motioned, Wells seconded.)

2. Election of Vice Chairperson of the Design Review Board for 2019-2020

   ACTION: Kirk Shelby elected Vice Chairperson, approved 5-0. (Wells motioned, Barbour seconded.)

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 5/23/19 Meeting Minutes

   ACTION: Approved, 5-0-0-0. (Shelby motioned, Wells seconded) with modification to Staff Report Item #1 – 1950 Concord Ave. Commercial Building: The applicant can consider utilizing 9 foot doors.

STAFF REPORTS: None
HEARINGS

1. **Dialysis Center (PL19072 – DR)** – Preliminary Design Review for a 17,268 square foot dialysis center and associated site improvements on a 1.36-acre parcel located at 1225 Willow Pass Road. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-421-002. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

   **ACTION:** The Board provided staff with the following comments: 1) Provide more shadows and relief for the building exterior and incorporate 4-sided design and details specifically at the rear of the building as it is seen from HWY 680; 2) Consider vertical elements such as trees along the rear of the building; 3) Focus on using a variety of building materials to break up the linear elevation along Willow Pass; 4) Supported modifications to the building similar to design example #10 provided in the staff report; 5) Consider tree grates along building adjacent to parking lot and accessible parking spaces to allow for landscaping and compliance with ADA; 6) Consider using pavers or stamped concrete at the driveway off of Willow Pass in order to break up the amount of asphalt.

STUDY SESSION

1. **Abdelnor Family Duplexes (PL17502 – PA)** – Study Session for two duplex buildings on a 7,600 square foot parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 111-230-021. **Project Planner: Lorna Villa @ (925) 671-3176**

   **ACTION:** The Board provided staff with the following comments: 1) Provide a landscape plan prepared by a licensed landscape architect; 2) Create more relief and articulation on all four elevations; 3) Consider reversing the balconies on each building; 4) Consider utilizing a trellis with vines on the buildings; 5) Provide more interest along the street frontage; 6) Evaluate floor plans and look for opportunities to make changes that will allow for massing changes to the exterior façade; 7) Provide fence details for the site; 8) Review Wiseria Lane subdivision and Willow Walk subdivision as examples of approved multi-story residential buildings.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

STAFF ANNOUNCEMENTS: None

ADJOURNMENT: 7:35 p.m. (5-0-0, Shelby motioned, Wells seconded)

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

July 11, 2019
July 25, 2019
NEW APARTMENT BUILDINGS FOR:
1985 NORTH 3RD STREET
CONCORD, CA

PROJECT LOCATION

SCOPE OF WORK

THE PROJECT INVOLVES THE CONSTRUCTION OF TWO NEW THREE LEVEL MULTI-FAMILY APARTMENT BUILDINGS WITH ASSOCIATED SITE IMPROVEMENTS ALONG NORTH 3RD STREET. THE PROJECT SITE IS CURRENTLY VACANT.

BUILDING DATA

LOCATION: 1985 NORTH 3RD STREET, CONCORD, CA
DOCUMENT: MULTIFAMILY R-2
FIRE Sprinklers: YES, AUTOMATIC, FULLY SPRINKLED
ZIP: 111-230-021
ZONING: CMX, COMMERCIAL MIXED USE
LOT SIZE: 7,600 SF
LOT COVERAGE: 0.49
BLOCK AREA: FOOTPRINT (2 BUILDINGS) / 7,600 SF LOT

AREA TABULATION

<table>
<thead>
<tr>
<th>UNIT 1 &amp; 2</th>
<th>UNIT 3 &amp; 4</th>
<th>TOTAL FOR 2 BUILDINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING AREAS</td>
<td>1,855 SF</td>
<td>3,710 SF</td>
</tr>
<tr>
<td>(INCLUDING BALCONIES)</td>
<td>2,924 SF</td>
<td>5,848 SF</td>
</tr>
<tr>
<td>BALCONIES</td>
<td>521 SF</td>
<td>1,042 SF</td>
</tr>
<tr>
<td>TOTAL SQUARE FOOTAGE</td>
<td>2,835 SF</td>
<td>5,703 SF</td>
</tr>
</tbody>
</table>

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA GREEN BUILDING CODE (CalGreen)
2016 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
2016 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS
2016 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT CONTACT

ARCHITECT
BANDUCCI ASSOCIATES ARCHITECTS, INC.
7011 KOLL CENTER PARKWAY, SUITE 100
PLEASANTON, CA 94566
T 925.426.4701   F 925.426.4721
CONTACT: WILL DIMICHELE   X 111
EMAIL: w.dimichele@baarchitects.com

LANDSCAPE
THOMAS BAAK AND ASSOCIATES LLP
1620 N. MAIN STREET SUITE #4
WALNUT CREEK, CA 94596
T 925.933.2583 x107    C 925.787.5526
CONTACT: ANDREA SWANSON
EMAIL: aswanson@tbaak.com

STRUCTURAL
WIN STRUCTURAL CONSULTING
218 RAY STREET
PLEASANTON, CA 94566
T: 925.425.9862    C: 415.652.4511
CONTACT: WASSIM NAGUIB
EMAIL: winaguib@winstructural.com

OWNER
MARY ARMANIOUS & SAMY ABDELNOUR
1600 GOLDEN BAY AVE. #302
SAN RAMON, CA 94582

CITY
1950 PARKSIDE DRIVE, MS/01B
CONCORD, CA 94519
T 925.671.3176

3D RENDERING FROM NORTH 3RD STREET

DESIGN AND SITE REVIEW: 9.27.19

3D RENDERING FROM NORTH 3RD STREET

EXHIBIT B
NEW APARTMENT BUILDINGS FOR:
CONCORD, CA

REVISED

David B. Banducci, AIA, Architect

SCALE
SHEET TITLE
DATE
DRAWN BY
SHEET NO.
PROJECT NO.

No. C 014982
BBB
9.27.19
DESIGN AND SITE REVIEW

1. CONTEXTUAL SITE PLAN
SCALE: 1/32"=1'-0"

2. SITE PHOTOS
1. GROUND LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

NEW APARTMENT BUILDINGS FOR:
CONCORD, CA

REVISED

David B. Banducci, AIA, Architect

2. SECOND LEVEL FLOOR PLAN
ELEVATION KEYNOTES

1. STREET ELEVATION (EAST)
   SCALE: 1/4"=1'-0"

NEW APARTMENT BUILDINGS FOR:
CONCORD, CA

REVISED

David B. Banducci, AIA, Architect

SCALE
SHEET TITLE
DATE
DRAWN BY
PROJECT NO.

No. C 014982

9.27.19 DESIGN AND SITE REVIEW

3. EXTERIOR WALL SCONCE

MATERIAL LEGEND

1. STREET ELEVATION (EAST)

2. COURTYARD ELEVATION (SOUTH)
   SCALE: 1/4"=1'-0"

3. EXTERIOR WALL SCONCE

PRELIMINARY EXTERIOR ELEVATIONS

SHEET TITLE

SCALE
PROJECT NO.
DATE
DRAWN BY

A3.1

banducci associates architects, inc.
1905 NORTH 3RD STREET
CONCORD, CA

www.banducci.com

INFORMATIONAL DRAWINGS
REVISIONS:
DRAWN AND SIGNED 9.27.10

SHEET NO.
1. REAR ELEVATION (WEST)

SCALE: 1/4"=1'-0"

NEW APARTMENT BUILDINGS FOR:

CONCORD, CA

REVISED

David B. Banducci, AIA, Architect

2. SIDE ELEVATION (NORTH)

SCALE: 1/4"=1'-0"

3. TRASH ENCLOSURE PLAN

SCALE: 1/4"=1'-0"

4. TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4"=1'-0"
NEW APARTMENT BUILDINGS FOR:
CONCORD, CA

1. 3D RENDERING AT NORTH 3RD STREET
2. 3D RENDERING AT NORTH 3RD STREET
3. 3D RENDERING AT NORTH 3RD STREET
4. 3D RENDERING AT REAR

1. 3D RENDERING AT NORTH 3RD STREET
2. 3D RENDERING AT NORTH 3RD STREET

REV 5.27.15

No. C 014982

9.27.19

DESIGN AND SITE REVIEW

9.27.15

No. C 014982

B B B

9.27.19

DESIGN AND SITE REVIEW

9.27.15
DATE: November 14, 2019

I. GENERAL INFORMATION

Project Name: Chick-fil-A (PL19112 – DR)
Review Status: Preliminary Design Review
Location(s): 1400 Willow Pass Road
Parcel Number(s): 126-380-001
General Plan: Downtown Mixed Use
Zoning: DMX (Downtown Mixed Use)
Applicant: 4G Development and Consulting, Inc.
Leah Lombardi
P.O. Box 270571
San Diego, CA 92198

Vicinity Map:
II. PROJECT BACKGROUND

On December 11, 2018, 4G Development submitted a preliminary application on behalf of Chick-fil-A to construct a new drive-through quick service restaurant at 1400 Willow Pass Road. Since drive-through uses are not allowed under the site’s current zoning, staff presented the project to the City Council to determine if the Council was open to considering a General Plan Amendment and Rezone of the property to allow for a drive-through use.

On March 26, 2019, the City Council held a study session on the potential General Plan Amendment and Rezone that was continued at Chick-fil-A’s request. The matter was continued to April 23, 2019, where the City Council indicated they would be open to considering a General Plan Amendment and Rezone to allow a drive-through use at the subject site.

On June 19, 2019, Chick-fil-A submitted a formal application requesting a General Plan Amendment from Downtown Mixed Use (DTMU) to West Concord Mixed Use (WCMU), a Rezone from Downtown Mixed Use (DMX) to West Concord Mixed Use (WMX), Use Permit for a Drive-Through Restaurant, and Design and Site Development Review for a 4,610 square foot quick-service restaurant with a drive through component. The proposed restaurant would be on a 58,544 square foot site located at 1400 Willow Pass Road. The site is currently occupied by a vacant restaurant (Lin’s Buffet Restaurant) with associated parking and landscaping.

On July 16, 2019, the Development Advisory Committee (DAC) conducted a meeting and provided the applicant with comments regarding site design, access, landscaping, amongst other issues and the application was deemed incomplete.

On September 11, 2019, a neighborhood meeting was held to receive public input regarding the proposed project. Eight members of the public attended and had inquiries regarding proposed public street/sidewalk improvements, number of vehicles that could be queued in the drive-through lane, site maintenance and cleanliness, potential drive-through vehicle back-up onto Danzig Plaza and Franquette Avenue, and the possibility of limiting street parking on Danzig Plaza.

On September 13, 2019, the City received revised plans in response to comments in the first incomplete letter. On September 24, 2019, the DAC reviewed the revised plans and deemed the resubmitted application incomplete.

This application is for Preliminary Review. The Board’s comments will be incorporated into revised plans that will return for Final Design Review for the Board’s consideration and recommendation to the Planning Commission and City Council.
DISCUSSION

A. Site Plan/Parking

Site Plan

The project site is an irregular-shaped parcel that is approximately 58,544 square feet (1.34 acres) in size and located at the southeast corner of Willow Pass Road and Franquette Avenue. The site is bounded on the north by Willow Pass Road, on the south and east by Danzig Plaza, and on the west by Franquette Avenue. The surrounding properties are a mix of commercial and office uses with buildings of varying heights, styles, and colors. The site contains the vacant Lin’s Buffet restaurant that was constructed in 1971, and has a building square footage of 8,732. There are currently 76 standard parking stalls, and three ADA stalls for a total of 79 parking spaces. The subject property is relatively level with existing landscaping located around the building and along the perimeter of the site.

The proposed project involves demolishing the existing restaurant and removing the parking areas and all landscaping from the site. The project includes construction of a new 4,610 square foot quick-service restaurant with 49 parking stalls, a loading area, and a drive-through lane with stacking for 19 cars. The proposed 22'-4” high restaurant building would be setback 22'-11” from the western property line along Franquette Avenue, and 35'-6” from Willow Pass Road. Approximately 8,827 square feet of landscaping would be provided around the perimeter of the site, on the north and south sides of the restaurant building, and in the parking area. A trash enclosure/storage area and loading zone are proposed on the eastern portion of the parking lot.

Vehicular Access will be from two driveway entrances along Danzig Plaza on the southern part of the project site. A proposed 19-car, double stacked drive-through queueing lane with an overhead shade canopy and two menu boards would be located on the north side of the restaurant building. The drive-thru lane would wrap around the building where it narrows to one lane with a bypass lane beyond the menu boards. A second overhead shade canopy would be provided over the cars queueing at the pickup window on the south side of the building.

Stormwater treatment facilities will include an underground infiltration system to treat on-site runoff. Two catch basins have been placed at the low points of each basin to collect runoff and direct it to the infiltration system.

Staff has the following comments and recommendation:

- To improve site distance for egressing vehicles from the driveway located on the east side of the project site, consider relocating the trash enclosure northward to the other side of the loading zone.

- To improve internal circulation, consider designating the driveway closest to Franquette Avenue for egress only.
• Provide site visibility triangles at the driveways and site corners in compliance with City of Concord standards.

• Relocate the monument sign from the sight visibility triangle at the northeast corner of the site.

Parking

A total of 47 standard size (9' X 20') parking spaces are provided on the eastern portion of the site. The parking plan includes two handicap accessible spaces and three clean air/vanpool/electric vehicle spaces in front of the building. Four short-term bicycle parking spaces are provided near the southeast corner of the building where two spaces are required. Five long-term bicycle parking spaces are also required for the project that are not shown.

Staff has the following recommendation:

• Identify location of the five required long-term bicycle parking spaces and consider a location in close proximity to the main entrance or an employee entrance.

B. Architecture

The proposed Chick-fil-A site is 1.23 acres with a proposed 4,610 square foot building, with 110 seats and an indoor playground that is oriented to face the parking area and Danzig Plaza. The proposed restaurant building consists of a medium sand finish stucco exterior with tan earth-tone colors and dark contrast parapet coping and door awnings. A dark metal canopy with a white roof is proposed on the north side of the building to protect vehicles in the double queueing line from the elements. Another smaller canopy with a dark metal structure and roof is proposed on the south side of the building to protect cars waiting at the drive-through pick-up window queueing area. A trash enclosure with light stucco walls, dark metal doors and no roof are proposed at the eastern end of the parking lot.

Staff has the following recommendation:

• The project site is located along a visually prominent segment of Willow Pass Road and gateway into downtown. Staff recommends a more prominent building design as appropriate for this location that features, among other things, a variety of high quality finishes and colors, unique building forms, and design elements that add visual interest.

• Provide a roof over the trash enclosure that matches the style and color of the trash enclosure and restaurant building.

• Provide details of the outdoor seating area located on the east side of the building and consider incorporating a fenced area with a trellis feature to provide shade.

• Provide the type and locations of trash cans adjacent to building entry, parking lot, and near outdoor seating area.
C. Landscaping

Existing landscaping on the site, including 28 existing trees are proposed to be removed due to their location in relation to proposed site improvements and their poor condition. An arborist report prepared for the site by Arbor Resources indicates none of the existing trees that are proposed to be removed are considered to be protected species or of sufficient size to require a tree removal permit. However, in accordance with Concord Municipal Code Section 18.31.020.A.4 if the trees were planted as a condition of approval for a previous project on the site (Lin’s Buffet Restaurant), the existing trees would be considered to be protected and a Tree Removal Permit would need to be approved prior to their removal. Proposed new landscaping consists of a mixture of twenty-three 24-inch box trees, ten species of shrubs, and a spreading succulent (blue chalksticks) as groundcover.

Staff has the following comments and recommendation:

- Section 18.200.060.C.3 of the Municipal Code requires that “landscaping shall be designed to screen drive-through aisles to prevent headlight glare and to minimize visibility of vehicles from adjacent streets...” The proposed drive-thru drive aisle and queueing area is directly adjacent to Willow Pass Road, Franquette Avenue, and Danzig Plaza Road and the design may induce headlight glare towards traffic on these roadways. Landscaping is proposed between the drive aisle and these roadways; however, it is not clear if the trees/shrubs in this area will be sufficient to block headlight glare. Staff recommends modifying the landscape plan as necessary to provide adequate screening within the driveway to ensure headlights through drive through will be screened.

- In order to screen the six-foot-high menu boards from view along Willow Pass Road, tall shrubs or a screen fence with landscaping should be provided in the landscape strip along Willow Pass Road.

- Provide a trellis with vines along the west end of the south elevations to the west of the overhang to add interest to the building.

- Extend landscaping strip along the south side of the building to wrap around the west side of the building.

- Extend the landscape strip along the west side of the building further south and provide a trellis with vines along the west side of the building.

III. Summary and 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: Jerry Hittleman
Contract Planner

Exhibits:
A - Applicant’s Written Statements June 19, 2019
B - Project plans received September 11, 2019
June 19, 2019

RE: 1400 Willow Pass Rd. Chick-fil-A Design Statement

The proposed development encompasses Concord’s APN 126-380-001, which is currently vacant Lin’s Buffet. We propose to construct a new 4,863 square foot, approximately 22’ tall, freestanding drive-thru restaurant building. The site includes 49 parking stalls, a loading area, and 22-car stack in the drive-thru lane.

Chick-fil-A sets high standards for architectural quick-service restaurant design, and their proposal will meet or exceed the development requirements for parking, drive-thru stacking, landscape and building setbacks, and architectural design.

The proposed Chick-fil-A site is a 1.23 acre lot, with a 4,863 square foot building, with 110 seats and an indoor playground. The proposed building will be constructed a warm stucco exterior, alongside a dark contrast parapet wall coping, and window and door awnings.

The proposed site meets City requirements and provides generous landscaping, including a 5-foot landscape buffer around the perimeter of the site, and 25 (17 new) trees throughout. Landscaping is also used to screen visible infrastructure such as the electrical transformer, and the trash enclosure from immediate public view. Grasses and shrubs are provided around the building to soften the building aesthetic and provide a natural setting for the building.

The site is designed to be pedestrian friendly by providing pedestrian access from Willow Pass Rd & Franquette Ave. A sidewalk along Danzig plaza was also provided, for convenient access from the several nearby office buildings which surround the site.

The building itself is located on the northeasterly border of the site, and is oriented to face the parking area and Franquette Ave. The drive-thru with dual-order board wraps around the building and provides optimal vehicle flow patterns within the site, separating the drive-thru and dine-in guest traffic.

Chick-fil-A looks forward to serving the community in Concord, as well as bringing its quality architecture, generous landscaping, service-oriented culture, and healthy, delicious menu to the City of Concord.
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.
CONSTRUCTION NOTES

NOTES

SIGHT VISIBILITY ZONES NOTE

BENCHMARK

BASIS OF BEARING

GRADING PLAN
WATER USE AND SOILS REPORT

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

ARCHITECT'S PROJECT #

PRINTED FOR

DATE

SHEET

SHEET NUMBER

DRAWN BY

WATER CONSERVATION STATEMENT

All plant materials selected for this site are appropriate for the geographical location and local climate and their adaptation to the soil type in the landscape of the project. All plant species are native to the region and are selected for their adaptability to the climate and soil conditions of the site.

CHICK-FIL-A

WILLOW PASS & FRANQUETTE

1400 WILLOW PASS RD. CONCORD, CA

All plant materials selected for this site are appropriate for the geographical location and local climate and their adaptation to the soil type in the landscape of the project. All plant species are native to the region and are selected for their adaptability to the climate and soil conditions of the site.

16-129 - VB/JGH

(43.4) (0.62) [(0.45 X 8,827) + (0.55 X 0)] = 101,410 gallons per year

2,648.1

(43.4) (0.62) (.30 X 8,620) / 0.81 = 85,906 gallons per year

(43.4) (0.62) (.30 X 207) / 0.75 = 2,228 gallons per year

88,134
PRELIMINARY ELEVATIONS
Willow Pass & Franquette - Concord, CA

COLOR AND MATERIAL LEGEND

10-29-19 - 08-09-19
03-20-19
04-06-19
06-17-19
09-04-19

Note:
All roof top mechanical equipment shall be located in
unobstructed area screened from view by screens. etc.
BIRD'S EYE VIEW
(SOUTHEAST)
BIRD'S EYE VIEW
(NORTHEAST)
BIRD'S EYE VIEW
(NORTHWEST)

PRELIMINARY RENDERINGS
Willow Pass & Franquette - Concord, CA
BIRD'S EYE VIEW
(SOUTHWEST)