



**REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

**Thursday, July 9, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

Peter Harmon

Ross Wells

Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR – None.

STAFF REPORTS

HEARINGS

1. [**Kamyshin Minor Hillside Development \(PL15005 – HM, DR\)**](#) – Design Review for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370**

STUDY SESSION

1. [**Chalomar Crossings Subdivision \(PL150027 – DR\)**](#) – Study Session for Rezoning from RS-7 to RL, Major Subdivision tentative map to create up to 17 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. **Project Planner: Joan Ryan @ (925) 671-3370**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

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 (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

July 23, 2015
August 13, 2015



REPORT TO DESIGN REVIEW BOARD

DATE: July 9, 2015

I. GENERAL INFORMATION

Project Name: Kamyshin Minor Hillside Development Use Permit and Design Review (PL150005-HM, DR)

Review Status: Preliminary Design Review

Location(s): 3687 Treat Blvd

Parcel Number(s): APN 130-230-044

General Plan: Rural Residential

Zoning: RR-15 (Single Family Residential; min. 15,000 sq. ft. lot size)

Applicant: Vladimir Kamyshin
5717 Robertson Avenue
Carmichael, CA 95608
vk@rvcinc.us

Vicinity Map:



II. PROJECT BACKGROUND

On January 13, 2015, Vladimir Kamyshin submitted a Minor Hillside Development Use Permit and Design Review for the construction of a single-family home at the subject site. The application was reviewed by the Development Advisory Committee (DAC) on February 3, 2015 and deemed incomplete. A neighborhood meeting was held on February 17; three residents attended who commented on concerns regarding the current road condition and potential impacts on views. The project underwent preliminary design review on February 12, 2015. On March 19, 2015, the applicant returned to the Board with a single story plan to address the earlier comments of the Board. The Board provided specific direction, as noted on the annotated agenda from that date (Exhibit A). The applicant resubmitted architectural plans on June 15, 2015 for Preliminary Design Review.

III. PROJECT DESCRIPTION AND DISCUSSION

The average slope of 23.2 percent is over 15 percent, thus, the City's Hillside Protection design criteria applies to the project site. The Hillside Protection design criteria within the City's Development Code require that development be designed to fit the terrain rather than altering the terrain to fit the development. Development patterns which require excessive cuts or fill or oversized massing are to be avoided. Split-level foundations, low retaining walls, and terraces are encouraged.

A. Grading and Site Planning

Staff finds the proposed site plan and grading are consistent with the Hillside Protection design criteria. The home is positioned on the western, flatter portion of the site to avoid the steepest areas located on the southern area of the site along Treat Blvd (Exhibit B). However, the one-story design is approximately ten feet wider than the prior two-story design and is proposed with a single building pad. The design could be further improved with a split-level foundation that would allow for the home to better "nestle" into the site. The pad is widened by cutting the hillside and building two retaining walls on the south side of the site, each approximately three feet at the maximum height. The walls extend along the south side toward the rear of the house and tapers into the hillside to create a flatter building area. Specifics on proposed grading have not been updated. The previous two story plan required 320 cubic yards of cut and 40 cubic yards of fill (shown on Exhibit D for reference). The garage face is approximately 20 feet from the edge of the private roadway easement with an uphill slope of approximately 15 percent from the private drive to the garage.

To respond to the Board's previous comments from March 19, 2015, the applicant has:

- *Rotated the residence slightly to better fit with existing topography.*
- *Revised retaining walls to be block, rather than wood.*

Staff's comments on grading and site planning are as follows:

- *Re-examine the garage finish floor level to step pads to minimize flat grading, and improve the fit by better "nestling" home into hillside, such that design follows the topography.*

B. Building Architecture

The proposed single family home includes 3,048 sq. ft. of living area and a 456 sq. ft. two-car garage with contemporary style architecture (Exhibit B). The single story residence is proposed with a sloped standing seam metal roof with a bronze finish, white stucco finish over most of the body of the home with charcoal stone tile to be specified by architect (color and materials board will be provided at meeting). Horizontal 1" x 6" red western cedar are utilized at the front of the residence to accent the peak of the roof as well as to provide wainscotting on the side and rear elevations. Windows are specified as Milguard vinyl windows in bronze or espresso finish. The proposed residence measures approximately 16 feet, 10 inches tall at the peak of the front elevation. Hillside criteria says homes shall "Be stepped back to follow the natural contour of the slope, with the height of the tallest vertical plane not exceeding 20 feet measured from grade; and stepping back a minimum of 10 feet at the 20-foot limit."

Proposed colors and materials are contemporary with a light stucco body, red western cedar horizontal wainscotting and accents, including a cedar front entry door, and bronze or espresso vinyl windows as illustrated in Exhibit C, Color & Materials. The home includes a standing seam aluminum roof in a bronze finish.

To respond to the Board's previous comments from March 19, 2015, the applicant has

- *Eliminated the corbels/trellis, previously shown above the garage;*
- *Incorporated vaulting of the roof peak with clerestory windows;*
- *Clarified that windows include sliders and fixed windows;*
- *Modified elevation to break up wainscotting along the southern elevation with addition of the charcoal stone tile. Applicant has also provided wood accents at peak of roof and incorporated wood accents as wainscotting on southern, eastern and northern elevations;*
- *Incorporated application of charcoal stonework to portions of front (western) and southern facades to provide vertical massing;*
- *Added gables on east elevation;*
- *Removed the tiny roof trellis work above the windows;*
- *Revised roof plan to incorporate greater interest; and*
- *Eliminated screen wall in favor of landscaping on the southern elevation.*

Staff's comments on building architecture are as follows:

- *Consider a split-level foundation that follows the topography of the site with garage on separate level.*
- *Provide adjustable accent awnings of red western cedar on back windows of south elevation to improve screening of bedrooms from sun and reduce blank face of back portion of building (bedrooms).*
- *Update south elevation - Wood screen on south side of building is shown on front perspective but not for south elevation. Height of screen should be included.*

C. Landscaping/Walls and Fences/Lighting

Landscaping

A revised plan has not been provided with this re-submittal.

The previous landscape plan on file (Exhibit D) shows landscaping adjacent to the front porch and driveway. The palette included Red-Leaf Japanese Maple trees, and smaller shrubs including Agapanthus, Fountain Grass, Longwood Blue, and various succulents. The bulk of the remainder of the site was shown as turf. The existing trees on site are not shown for removal. The landscape plan does not provide additional landscape screening between the new home and Treat Blvd., but there is existing landscaping along the street frontage.

Staff's comments on the landscape plan are as follows:

- *Revised landscape plan needs to be provided for Final Design Review.*
- *Tree sizes need to be indicated; all trees to be a minimum 24-inch box.*
- *Turf was specified over the majority of the site which needs to be revised given the current CCWD drought policies, as well as the impracticality, given the topography of the site.*
- *Modify landscaping on south side of home to include some landscaping to provide eventual shading of the residence and visual screening of the new home from the roadway.*
- *Indicate retaining wall design, finish and color and landscaping around retaining walls.*

Walls and Fences and Lighting

Two long retaining walls extend from the front of the homes along the south side of the home toward the rear of the residence. A third retaining wall is shown at the western side of the home along the perimeter of the rear patio area. Based on the illustrative plan, the proposed retaining walls are three feet tall at maximum height and would taper into existing grade, but no information is provided as to color or materials. Proposed perimeter fencing is not indicated on the Hillside Development Plan.

No information is provided regarding exterior lighting. Staff's comments on walls, fencing, and lighting are as follows:

- *Provide information regarding finishes for retaining walls and any property line fencing proposed.*
- *Provide information regarding exterior lighting that is consistent with the architecture and is designed to eliminate direct and off-site glare.*

IV. RECOMMENDED ACTION

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

Staff's Recommendations

Grading and Site Planning

- *Re-examine the garage finish floor level to step pads to minimize flat grading, and improve the fit by better "nestling" home into hillside, such that design follows the topography.*

Architecture

- *Consider a split-level foundation that follows the topography of the site with garage on separate level.*
- *Provide adjustable accent awnings of red western cedar on back windows of south elevation to improve screening of bedrooms from sun and reduce blank face of back portion of building (bedrooms).*
- *Update south elevation - Wood screen on south side of building is shown on front perspective but not for south elevation. Height of screen should be included.*

Landscaping

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- *Indicate retaining wall design, finish and color and landscaping around retaining walls.*

Walls and Fences and Lighting

- *Provide information regarding finishes for retaining walls and any fencing.*
- *Provide information regarding exterior lighting that is designed to eliminate direct and off-site glare.*

Prepared by:


Joan Ryan, AICP
Senior Planner
(925) 671-3370
Joan.ryan@cityofconcord.org

Exhibits:

- A- Annotated agenda from March 19, 2015
- B- Project plans, date-stamped received June 15, 2015
- C- Color and materials Board, date-stamped received June 26, 2015
- D- Prior landscape plan and site plan for comparison, January 13, 2015

15sdrb.005Kamayshia



**SPECIAL MEETING OF THE
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DESIGN REVIEW BOARD**

****SPECIAL MEETING****

**Thursday, March 19, 2015
5:30 p.m., Special Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby
Staff Present:	F. Abejo, R. Lenhardt, J. Ryan
Audience Attendance	8 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR – *None.*

STAFF REPORTS – *None.*

HEARINGS

- 1. The Moulding Company (PL150028 – DR) – Design Review application for an approximately 34,400 square foot warehouse and showroom building on a 2.18-acre parcel at 5117 Commercial Circle. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APN 159-040-076. Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

ACTION: Approved with condition for landscape plan to return as a staff report item, 5-0. (Wells motioned, Shelby seconded.)

STUDY SESSION

- 1. Kamyshin Hillside Development Plan (PL150005 – HM, DR) –** Minor Hillside Development Plan Use Permit and Design Review for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370.**

ACTION: Comments provided. The Board suggested that the applicant explore rotating the unit 15-20% on the lot to better fit with the existing topography and that any retaining walls (if needed) should be block rather than wood. In terms of the architecture, the Board noted that: 1) the contemporary design was alright, even with a standing seam roof, but that the applicant may want to take a step further to more of a tech design; 2) the corbels/trellis shown above garage should be eliminated; too busy; 3) consider vaulting of the roof peak with clearstory windows; could be raised and more accentuated and the tiny corbels did not provide enough accent; 4) clarify whether slider or double hung windows; 5) break up wainscoting; it emphasizes too much horizontal; consider applying stonework on portions of entire walls to add vertical massing; 6) provide minimum 2"x8" fascia at roof line; 7) suggested flipping bedrooms with dining and opportunity to add gables on east elevation; 8) suggested beefing up the tiny roof trellis work above the windows; 9) suggested breaking up the roof line generally; 10) recommended stepping pads to minimize flat grading, and "nestle" home into hillside; 11) utilize landscaping instead of the screen wall on east elevation; 12) bedrooms face south more than east, more should be done to provide for screening of sun on that side of the home.

The Board recommended that the applicant and architect return with further detailed plans for Preliminary Design Review, based on the comments provided.

BOARD CONSIDERATIONS/ANNOUNCEMENTS – E. Avila announced the approval of Starbucks on the corner of Treat Boulevard and Clayton Road.

STAFF ANNOUNCEMENTS – None.

ADJOURNMENT – 7:06 p.m. (Harmon motioned, Shelby seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

March 26, 2015 – Cancelled

April 9, 2015

DAVID KESLER ARCHITECT
 4739 26th STREET
 SAN FRANCISCO, CA
 TEL: 510 710 7810
 FAX: 510 285 2332

DRAWING INDEX
 ARCHITECTURAL
 A3.0 COVER SHEET
 A3.1 GROUND LEVEL FLOOR PLAN
 A3.2 ELEVATIONS
 A3.3 ELEVATIONS



VICINITY (CONCORD ZONING)

GENERAL CONDITIONS

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ON SITE TO ARRANGE JOB SCHEDULING WITH THE OWNER'S REPRESENTATIVE, ARCHITECT AND CLIENT. THE MEETING SHALL ADDRESS THE PROJECT'S SCHEDULE, LOGISTICS, AND ANY OTHER CONCERNS THAT MAY ARISE DURING THE PROJECT.
2. THE CONTRACTOR SHALL MAKE NECESSARY CHANGES, INCLUDING REMOVAL, REINSTALLATION OF MATERIALS AT HIS SOLE EXPENSE, IF HE FAILS TO CHECK WITH THOSE DOING OTHER WORK AND HIS INSTALLED WORK IS LATER FOUND TO INTERFERE WITH SUCH WORK.
3. WHERE WORK OF ONE TRADE JOINS OR IS ON OTHER WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE WORK OF OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGING SAME WILL NOT BE PERMITTED. SHOULD IMPROPER WORK OF ANY TRADE BE COVERED BY ANOTHER WHICH RESULTS IN DAMAGE TO THE WORK OF ANY OTHER TRADE, THE CONTRACTOR SHALL MAKE GOOD BY THE CONTRACTOR WITHOUT EXPENSE OR DELAY TO THE PROJECT OR PROJECT SCHEDULE.
4. THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON DRAWINGS PROVIDED BY THE OWNER. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
5. THE CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AREA BY CONSTRUCTION OF DUST BARRIERS AS MAY BE REQUIRED BY THE SCOPE OF WORK.
6. THE CONTRACTOR SHALL PATCH UP ALL ROOFING DAMAGE INCURRED DURING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE ALL PENETRATIONS THROUGH FINISHED ASSEMBLIES GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE BUILDING BEFORE ORDERING MATERIAL, OR DOING ANY WORK. IF ANY INCONSISTENCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF HIS WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON THE LOCATION OR HEIGHT OF WORK. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED OR CORRECTED AT HIS COST TO THE PROJECT OR DELAY IN THE PROJECT SCHEDULE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND LOCATIONS OF PARTITIONS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT AND ALIGNMENT. ALL DIMENSIONS SHALL BE SHOWN ON FLOOR PLAN IN CASE OF CONFLICT. NOTIFY THE ARCHITECT FLOOR PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS UNLESS SPECIFIED SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
9. SUBSTITUTIONS
 1. FOR PRODUCTS INDICATED OR SPECIFIED ONLY BY REFERENCE STANDARD, SELECT ANY PRODUCT MEETING SUCH STANDARD.
 2. FOR PRODUCTS INDICATED OR SPECIFIED BY MAKING SEVERAL ALTERNATE PRODUCTS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR REVIEW OF A SUBSTITUTION FOR A PRODUCT OR MANUFACTURER NOT SPECIFICALLY NAMED.
 3. FOR PRODUCTS INDICATED OR SPECIFIED BY MAKING ONE ALTERNATE PRODUCT, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR REVIEW OF A SUBSTITUTION FOR A PRODUCT OR MANUFACTURER NOT SPECIFICALLY NAMED.
 4. FOR PRODUCTS INDICATED OR SPECIFIED BY MAKING ONLY ONE PRODUCT AND MANUFACTURER, THERE IS NO SUBSTITUTION.

SQUARE FOOTAGE SUMMARY

FIRST FLOOR - HANDELABLE	3048 SF
GARAGE	458 SF
FIRST FLOOR GARAGE	3504 SF
AVERAGE SLOPE	29.2 %
TOTAL	18,794 SF
LOT COVERAGE	25.5 %
TO OUTSIDE EXIST WALL	FOOTPRINT 1,340 SF
	19.2 % PROPOSED

SYMBOL LEGEND

- REVISION CLOUD AND NUMBER
- ROOM NAME & NUMBER
- FINISH TYPE
- REVISION SYMBOL
- DETAIL NUMBER
- EXTENDED ELEVATION TAG
- INTERIOR ELEVATION TAG
- SECTION TAG
- DATE/NOV

PLANNING APPLICATION

SCOPE OF WORK:
 THESE DRAWINGS DESCRIBE A NEW ONE STORY SINGLE FAMILY RESIDENCE AT 3887 TREAT BLVD IN CONCORD CALIFORNIA ON A 1.00 ACRES LOT. THE PROJECT CONTAINS ARCHITECTURAL PLANS AS PART OF THIS PLANNING APPLICATION.

APPLICABLE BUILDING CODES

THE FOLLOWING CODES AS AMENDED BY THE CITY OF CONCORD, ARE APPLICABLE TO THIS PROJECT

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROJECT TEAM

PROJECT OWNER:
 VLADIMIR KAMYSHIN
 GOLDLINE INVESTMENT
 510 710 7910
 1-916-806-9628

ARCHITECT:
 DAVID KESLER ARCHITECT
 4739 26th STREET
 SAN FRANCISCO, CA 94114
 david@keslerarchitect.com

STRUCTURAL ENGINEER:
 TBD

CONCORD ZONING - SINGLE FAMILY RESIDENTIAL

APN# APN 150230044

BUILDING TYPE: VB

ZONING DISTRICT: RR-15

INTERIOR SIDE YARD SETBACK: 10'-0"

CORNER SIDE YARD SETBACK: 30'-0"

FRONT YARD SETBACK: 20'-0"

MAX. HEIGHT: 30'

MAX. STORIES: SIX (6) STORIES

LOT SIZE: 1.00 ACRES

TOTAL SQUARE FOOTAGE WITH GARAGE: 18,794 SF

LOT COVERAGE: 25%

UNITS: 1 PROPOSED

PARCEL: D PM 1502 300 44 PM 47

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 GOLDLINE INVESTMENT
 510 710 7910
 1-916-806-9628

ARCHITECT:
 DAVID KESLER ARCHITECT
 4739 26th STREET
 SAN FRANCISCO, CA 94114
 david@keslerarchitect.com

STRUCTURAL ENGINEER:
 TBD

CONCORD ZONING - SINGLE FAMILY RESIDENTIAL

APN# APN 150230044

BUILDING TYPE: VB

ZONING DISTRICT: RR-15

INTERIOR SIDE YARD SETBACK: 10'-0"

CORNER SIDE YARD SETBACK: 30'-0"

FRONT YARD SETBACK: 20'-0"

MAX. HEIGHT: 30'

MAX. STORIES: SIX (6) STORIES

LOT SIZE: 1.00 ACRES

TOTAL SQUARE FOOTAGE WITH GARAGE: 18,794 SF

LOT COVERAGE: 25%

UNITS: 1 PROPOSED

PARCEL: D PM 1502 300 44 PM 47

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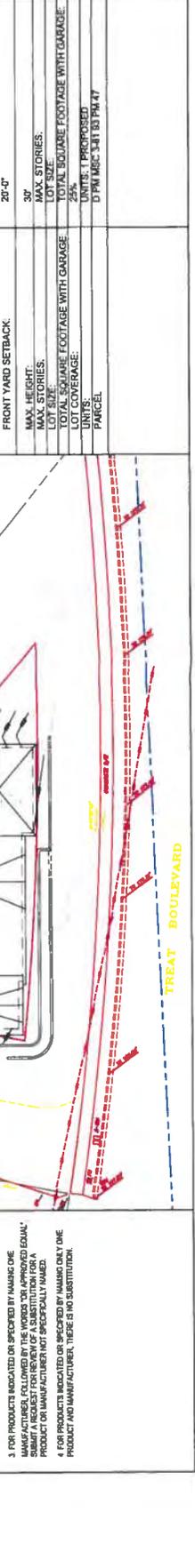
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DAVID KESLER
ARCHITECT

4739 25th STREET
SAN FRANCISCO CA
TEL: 415.774.8900
E: FAX: 415.285.2532

PROJECT AND DATE TO BE USED FOR PERMITTING PURPOSES ONLY. THIS PLAN IS VALID FOR THE PROJECT AND DATE SPECIFIED ONLY.

NO.	DATE	DESCRIPTION
01	10/14	PLANNING
02	08/23	PLANNING

PROJECT:
SINGLE FAMILY RESIDENC
3887 TREAT BLVD
CONCORD CA.



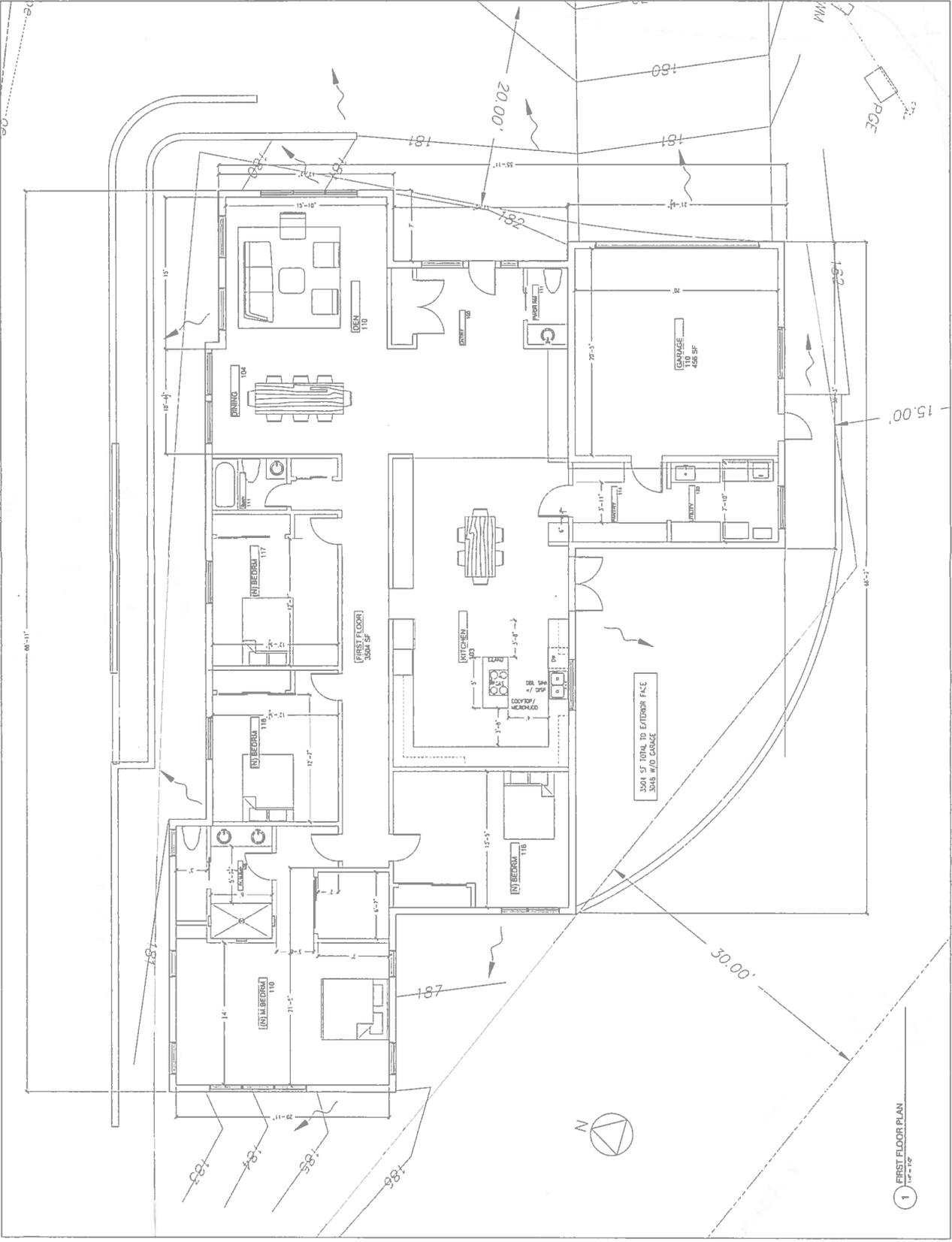
STATE OF CALIFORNIA

CONTRACT NO.
STRUCTURAL ENGINEER
TBD

PROJECT DESCRIPTION
PLANS

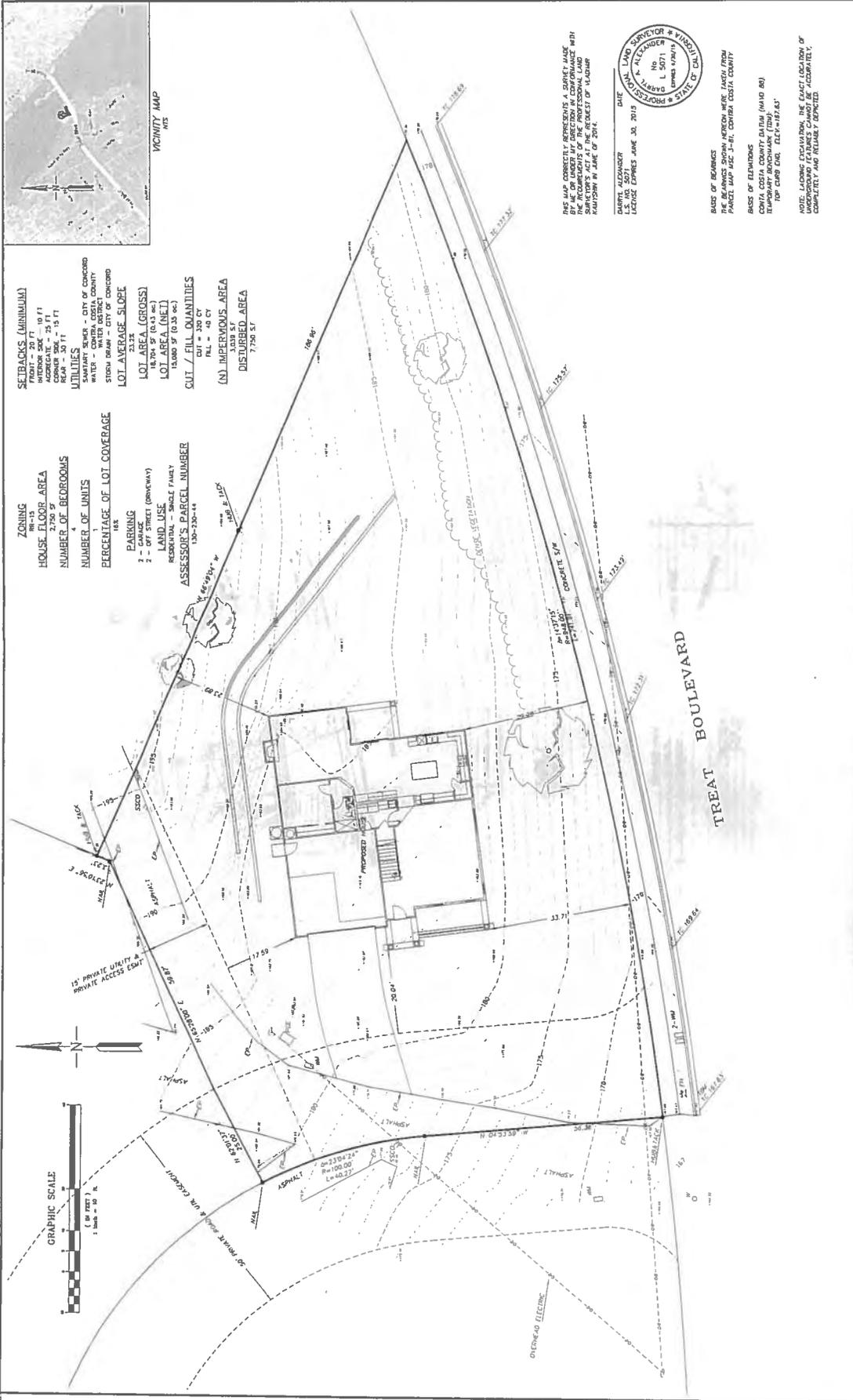
JOB NUMBER:	3887 TREAT BLVD
SCALE:	AS NOTED
DATE:	03/21/15
DRAWN BY:	DNK
CHECKED BY:	DNK
CUSTOMER:	3887 TREAT - A2.1
SHEET NUMBER:	

A2.1



1 FIRST FLOOR PLAN
1/4\"/>

Exhibit C will be presented at the
Design Review Board meeting.



SETBACKS (MINIMUM)
 FRONT - 10 FT
 SIDE - 5 FT
 REAR - 10 FT
 AGGREGATE - 25 FT
 SIDE - 15 FT
 REAR - 30 FT

UTILITIES
 SANITARY SEWER - CITY OF CONCORD
 WATER - WATER DISTRICT
 STORM DRAIN - CITY OF CONCORD

LOT AREA (GROSS)
 18,924 SF (0.43 AC)

LOT AREA (NET)
 15,800 SF (0.36 AC)

CUT / FILL QUANTITIES
 CUT = 330 CY
 FILL = 40 CY

(N) IMPERVIOUS AREA
 3,000 SF
DISPERSED AREA
 7,750 SF

ZONING
 HOUSE FLOOR AREA
 2,750 SF

NUMBER OF BEDROOMS
 4

PERCENTAGE OF LOT COVERAGE
 14%

PARKING
 2 - GARAGE
 2 - OFF STREET (DRIVEWAY)

LAND USE
 RESIDENTIAL - SINGLE FAMILY

ASSESSOR'S PARCEL NUMBER
 130-230-14

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYORS ACT AS ENFORCED BY THE BOARD OF SURVEYORS IN JUNE OF 2014.



DATE
 12/21/2014

BY
 ALEXANDER & ASSOCIATES INC.

FOR
 LICENSE EXPIRES JUNE 30, 2015

BASES OF BEARINGS
 THE BEARINGS SHOWN HEREON WERE TAKEN FROM PARCEL MAP USE J-6, CONTRA COSTA COUNTY

BASES OF ELEVATIONS
 CONTRA COSTA COUNTY DATUM (MAD 86)
 TEMPORARY POINTS: (TWP 86)
 10' CHAIN PIN, ELEV. 101.83

NOTE: LADING OR CARRYING THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY DETERMINED AND SHOULD BE REVEALED.

PROJECT NAME 3687 TREAT BOULEVARD CONCORD, CALIFORNIA APN 130-230-44	SURVEYORS ALEXANDER & ASSOCIATES INC. PLANNERS 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-9256	DRAWN BY S	SCALE TITLE SITE PLAN/TOPOGRAPHIC SURVEY	SHEET NO. C8
		DESIGNED BY DA	PARCEL NO. PM MSC 3-81 (93 PM 47)	DATE 12-21-2014
APPROVED BY	DATE	DATE	DATE	DATE
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION

MEMORANDUM

June 25, 2015

TO: Design Review Board

CC: Laura Simpson, Planning Manager

FROM: Joan Ryan, Senior Planner

SUBJECT: Site Design Exploration, Orientation, and Circulation for Chalomar Crossings
Study Session – Request for Feedback

On June 25, 2015, the Design Review Board provided comments during the study session for the Chalomar Crossings subdivision where the applicant provided two alternative site plans reflecting 18-lot subdivisions. The Board requested that the applicant further explore site plan concepts and return to the Board with a plan providing one access point to Chalomar Road that is further from the intersection of Oak Grove Road and Chalomar Road. The Board also requested that the applicant explore whether Alternative 1 can be modified to revise the western egress point to an emergency-only exit.

On June 26, 2015, the applicant provided staff with four different concepts, as described below:

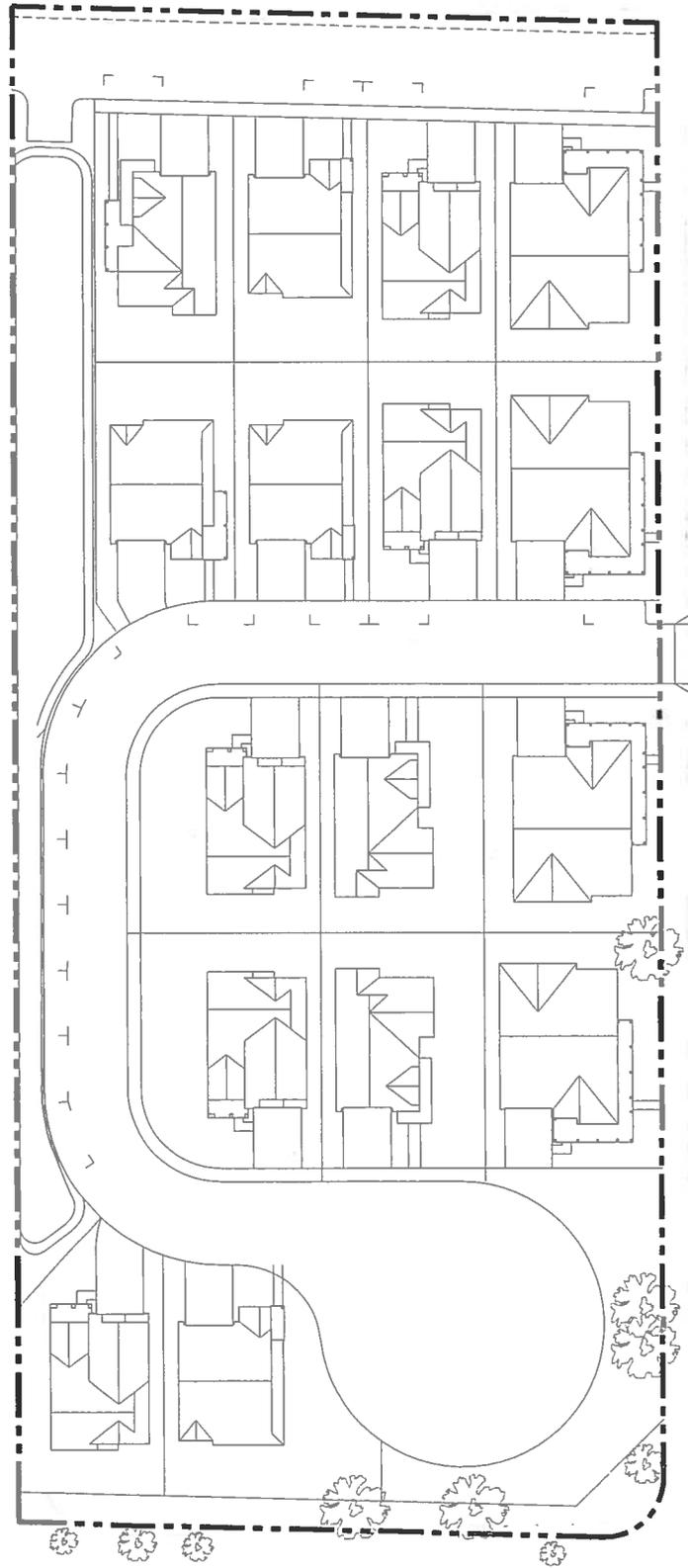
- 16 lots with two access points to Chalomar, providing a cul-de-sac nearest the intersection of Chalomar Road and Oak Grove Road. Single stories are shown along Chalomar Rd. (Concept #19)
- 17 lots using the eastern easement for access with a cul-de-sac on western portion of site, and 2 story homes backing to northern boundary. (Concept #20)
- 13-15 lots with one access point on Chalomar Road and two cul-de-sacs, and 2 story homes backing to northern boundary. (Concept #22)
- 17 lots with circulation similar to previous Alternative 1, but with two points of connection to Chalomar Road and an emergency egress at the western portion of the site where a hammerhead turn-around is now shown. (Concept #22)

The site concepts represent traditional but small lots for single family detached development.

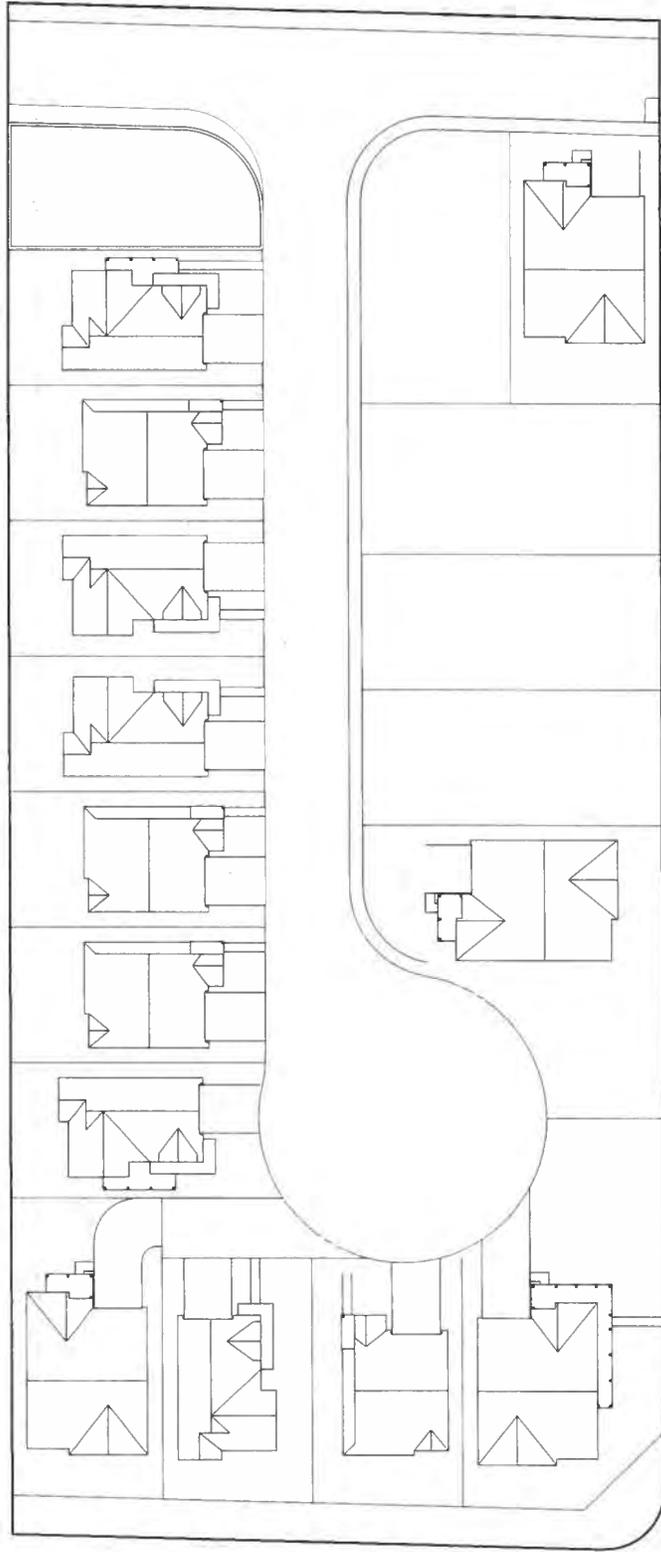
Attachments:

- A. Site Concepts #19-#22

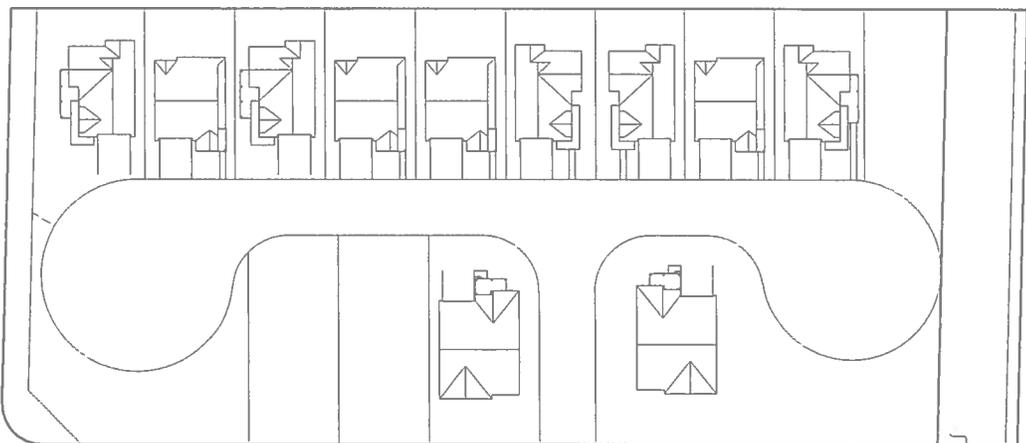
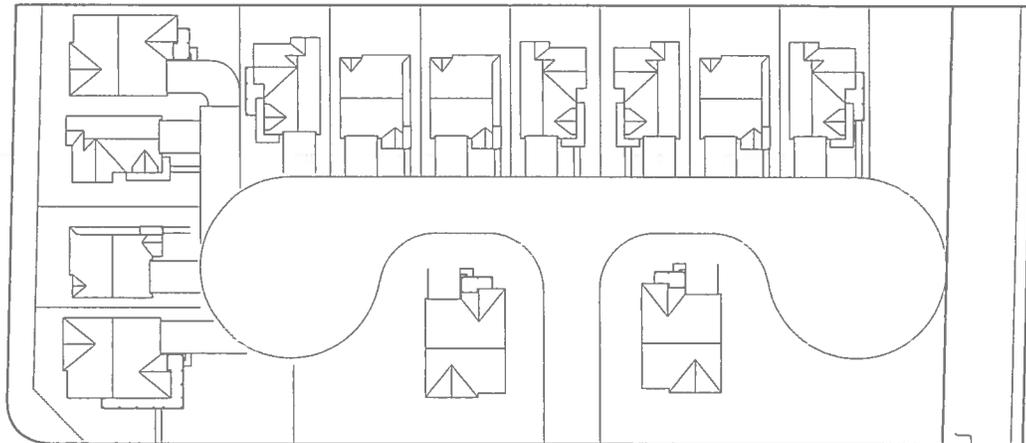
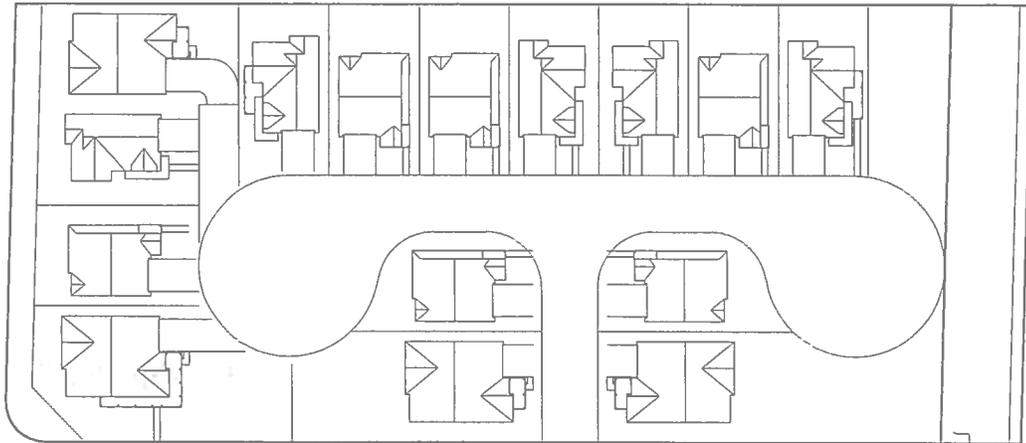
CONCEPT #19



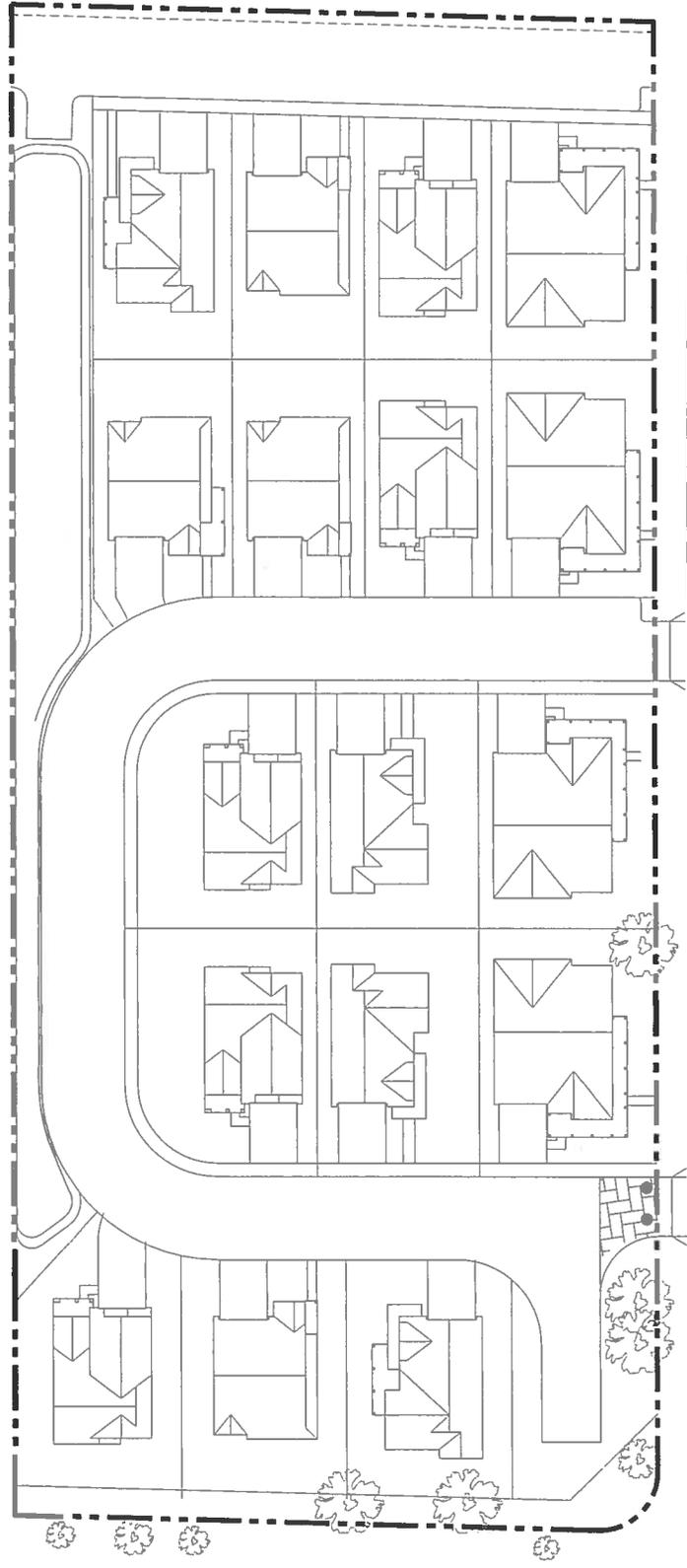
CONCEPT #20



CONCEPT #21



CONCEPT #22



1/24/2024