



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

**Thursday, July 14, 2016
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

Ross Wells

Jason Laub – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. [6/23/16 Meeting Minutes](#)

STAFF REPORTS

- [Concord Toyota Façade Enhancement \(PL16051 – DR\)](#) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162**
- [Ridge Park Subdivision \(PL16155 – DR\)](#) – Project Planner: Joan Ryan @ (925) 671-3370**

HEARINGS

- [Cash and Carry \(PL16202 – DR\)](#) – Design Review for façade and tenant improvements to an existing multi-tenant building formerly occupied by OSH Hardware on a 5.2-acre site located at 2150 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-170-021. **Project Planner: Jessica Gonzalez @ (925) 603-5821****

STUDY SESSION

- [1950 Concord Avenue \(PL16266 – DR\)](#) – Study Session for a remodel of an existing 4,800 sq. ft. commercial and office building located at 1950 Concord Avenue. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-052-018. **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) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

July 28, 2016
August 11, 2016



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

**Thursday, June 23, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Staff Present: R. Lenhardt, J. Ryan
Audience Attendance: 10 people

DRAFT SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD - *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS - *None*

CONSENT CALENDAR

A. 6/9/16 Meeting Minutes

ACTION: *Approved with changes, 3-0-1. (Shelby motioned, Wells seconded, Laub abstained.)*

STAFF REPORTS - *None*

HEARINGS

- 1. Concord Village (PL15438 – DR) – Design Review for a 230-unit apartment project with 2,966 sq. ft. of amenity space on a 2.3-acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APNs: 126-083-011, -012, -013. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162****

ACTION: *Recommended for approval 4-0 with the following conditions (Wells motioned, Shelby seconded): The following items shall return as a staff report item prior to the issuance of the building permit: 1) details of the stucco scoring, sun trellis, and bird repellent wire in the tower elements, 2) final landscape plan with sections and plan views of the planted bioswales, and sections of wall groupings (especially the ones that are setback from the street and are visible), and 3) finalization of finishes including the roof materials and a sample of the metal fence.*

2. **Concord Toyota Façade Enhancement (PL16051 – DR)** – Design Review to construct a new façade and repaint the existing Concord Toyota building at 1090 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-324-006. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *Recommended for approval 4-0 with the following conditions (Shelby motioned, Laub seconded): The following items shall return as a staff report item prior to the issuance of the first permit: 1) revised north and south elevations that reflect the mass of the east elevation, 2) entry portal lighting scheme that achieves the look of illuminated side panels so the structure reads as a monolith at night, and 3) “refresh” the existing landscaping with drought tolerant species or submit a revised plan that is consistent with the current water efficient landscape ordinance.*

3. **Ridge Park Subdivision (PL16155 – DR)** – Design Review for four single family homes ranging in size from 3,579 to 4,135 sq. ft. located at 9999 Ridge Park Court. The General Plan designation is Low Density Residential; Zoning classification is RS-10 (Single Family Residential; 10,000 sq. ft. minimum lot size); APNs 130-090-031, -032, -033, and -034. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Recommended for approval 4-0 with the following condition (Shelby motioned, Wells seconded): The following item shall return as a staff report item: 1) present revised rear elevations for two of the plans (e.g., Plan A or B and Plan C or D).*

BOARD CONSIDERATIONS/ANNOUNCEMENTS - None

STAFF ANNOUNCEMENTS – *Staff provided an update on the recruitment to fill the vacant position on the Board. Staff announced Andrew Mogensen accepted a position with the City of San Leandro and his last day will be July 12. Staff announced there would be a field trip scheduled in September to tour recently constructed projects.*

ADJOURNMENT – *7:49 p.m. (4-0, Shelby motioned, Wells seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

July 14, 2016

July 28, 2016

MEMORANDUM

July 14, 2016

TO: Design Review Board
FROM: G. Ryan Lenhardt  Senior Planner
SUBJECT: Staff Report Item No. 1 – Concord Toyota Façade Enhancement

On June 23, 2016, the Design Review Board conducted design review of the Concord Toyota Façade Enhancement and provided the applicant with the following comments:

- 1) Revise the north and south elevations to reflect the mass of the east elevation;
- 2) Consider an entry portal lighting scheme that achieves the look of illuminated side panels so the structure reads as a monolith at night; and
- 3) “Refresh” the existing landscaping with drought tolerant species or submit a revised plan that is consistent with the current water efficient landscape ordinance.

The applicant requested further clarification of the Board’s comments with respect to the building massing and detailing prior to resubmitting for final approval.

Staff requests the Board consider the proposed change and provide one of the following recommendations to staff:

- 1) The Board supports the inclusion of the red stripe in lieu of additional massing (“bump-outs”) on the north and south elevation; or
- 2) The Board supports the inclusion of additional massing (“bump-outs”) on the north and south elevation in lieu of the red stripe; or
- 3) An alternative recommendation.

The Board’s recommendation will be addressed in revised plans that return as a staff report item prior to the issuance of the first permit.

Exhibits

A – Proposed elevation modifications date stamp received July 5, 2016

B – Maita Toyota exterior elevations date stamp received July 5, 2016

RECEIVED
JUL - 5 2016
PLANNING

MAITA TOYOTA
SACRAMENTO, CA
JULY 5, 2016

PROPOSED

Continue red stripe
at sides of Showroom
(no bump-out)



CURRENT



MEMORANDUM

July 14, 2016

TO: Design Review Board

FROM: Joan Ryan, Senior Planner

SUBJECT: Staff Report Item No. 2 – **Ridge Park Subdivision (PL16155 - DR)**

On June 23, 2016, the applicant received final design review approval from the Design Review Board for the Ridge Park Subdivision. In addition, the Board requested one item return as a staff report item, the applicant's rear elevations, whereby they requested further differentiation of the rear elevations that would be seen side by side, as further described below:

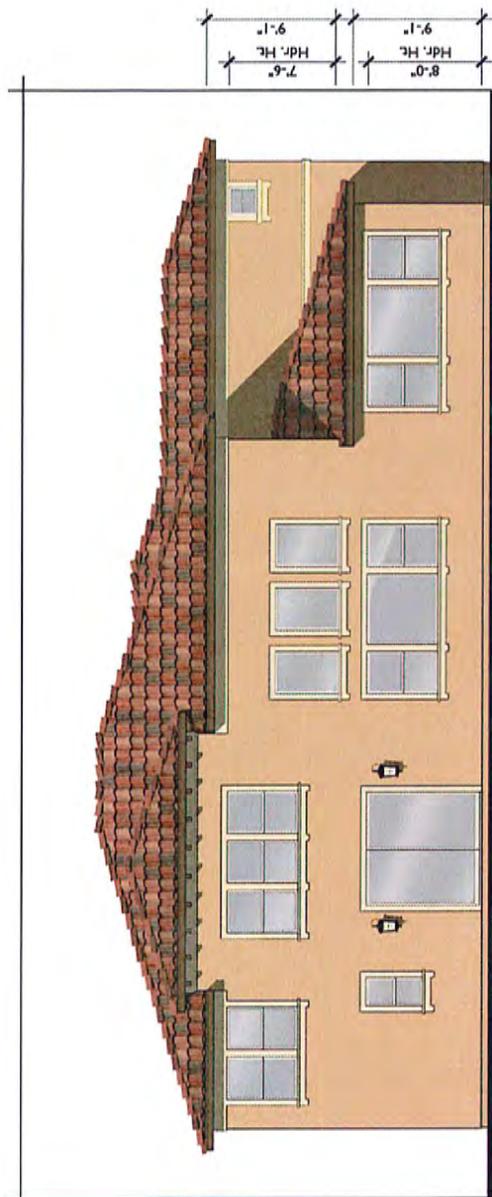
Rear Elevations – Prepared by D.R. Horton, dated 7/5/16 reflects the revised elevations for Parcels A and D. Elevations for Parcels B and C (unchanged from Board approval) have also been included for comparison. Parcel A (Italian) elevation reflects a new upper window arrangement at the great room, with narrower upper windows. Parcel B (French Country) reflects a different window arrangement at the upper windows than Parcel A, which would be viewed next to Parcel B. Parcel A also has a hip roof over the master bedroom windows, as opposed to the gable roof for Parcel B.

Parcel C (Spanish style) is included for comparison and includes gable roof elements with decorative tile accents and retains the large window arrangement at the great room. The master bedroom includes two single window sliders. Parcel D (Craftsman Style) reflects new pot shelves below the three upper windows over the lower slider to the rear patio and three new single fixed windows with pot shelves at the great room. The elevation also includes siding under the gable eaves.

- Staff is satisfied with the rear elevations and the modifications provided.

Exhibit:

A - Rear Elevations Plan 1X (Parcels A and D) and Plan 1R (Parcels B and C) and date stamp received July 5, 2016.



B - ITALIAN (PARCEL 'A')



C - CRAFTSMAN (PARCEL 'D')

PLAN IX
Rear Elevation
RIDGE PARK

Concord, California



257.16069

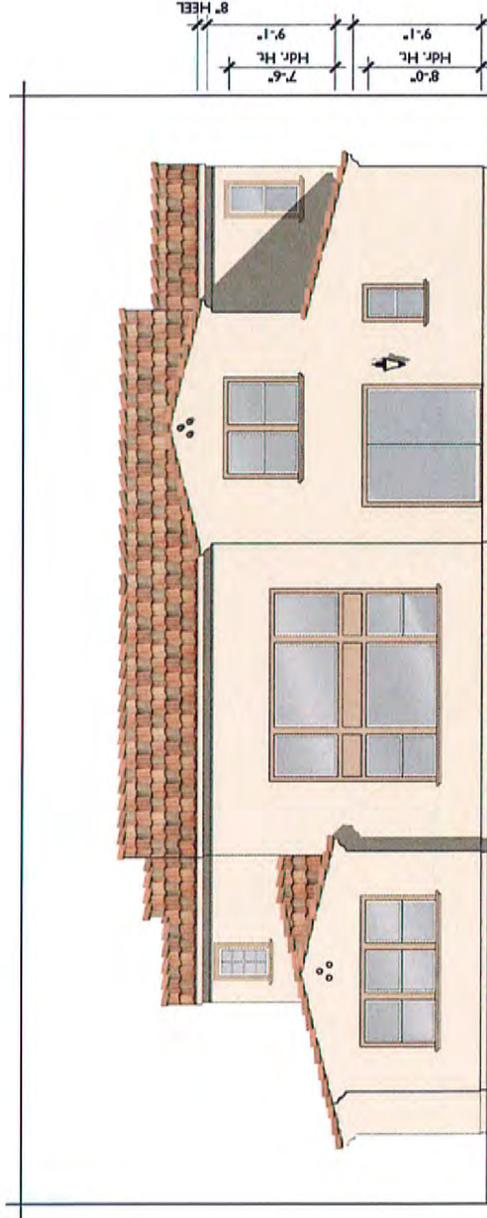
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
CORPORATE OFFICE
10000 Green Valley Drive
San Diego, CA 92126
619.451.1000

07.05.16

DRHOHON
America's Builder



D - FRENCH COUNTRY (PARCEL 'B')



A - SPANISH (PARCEL 'C')

PLAN I R
Rear Elevation

RIDGE PARK

Concord, California



Bassenian | Lagoni
ARCHITECTURE - PLANNING - INTERIORS
CORPORATION

11777 - 1st Street, Suite 100
San Diego, CA 92121
Tel: 619.594.1100
Fax: 619.594.1101

257.16069

07.05.16

DR-HORTON
FIRST
America's Builder



REPORT TO DESIGN REVIEW BOARD

DATE: July 14, 2016

I. GENERAL INFORMATION

Project Name: Cash & Carry (PL16202 – DR)
Review Status: Design Review
Location: 2050 Monument Blvd
Parcel Number: 129-170-021
General Plan: Regional Commercial
Zoning: RC (Regional Commercial)
Applicant: Architectural Dimensions
Attn: Tony Silva and Joanne Park
300 Frank H. Oqawa Plaza, Suite 375
Oakland, CA 94612

Vicinity Map:



II. PROJECT BACKGROUND

On April 29, 2016, Cash & Carry, a retail restaurant equipment and supply store, submitted an application for façade and tenant improvements at the former OSH Hardware tenant space.

On May 17, 2016, the Development Advisory Committee (DAC) reviewed the project. On May 26, 2016 the application was deemed incomplete.

On May 25, 2016, the Board conducted design review of the project and provided the applicant with comments. The Board asked the applicant to provide a landscape plan that replaces dead, dying and missing landscaping, meet with the property owner and staff to discuss ways to secure, enclose, or demolish the vacant garden center, submit a Master Sign Program, eliminate the “gap” behind the proposed trash enclosure adjacent to the building, and repair and paint the existing building façade as needed in addition to the proposed façade enhancements.

On June 20, 2016, the applicant resubmitted their application for Administrative Design Review in response to the Board’s comments.

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

III. DISCUSSION

The May 25, 2016 meeting minutes are *italicized* below followed by the applicant’s response in **bold** and then staff’s comments and bulleted recommendations when applicable. Overall, staff believes the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project’s conditions of approval.

Architecture

- 1) *Repair and paint the existing building façade as needed in addition to the proposed façade enhancements.*

Areas to be refinished and or painted have been identified on the elevations. Some of the existing rafters and fascia boards may need to be replaced due to years of water damage. These areas will be replaced and painted to match the existing condition and have been noted with and “E” on the elevations. The full extent of the replacement will not be determined until the construction phase.

The applicant responded to the Board’s direction.

- 2) *Eliminate the “gap” behind the proposed trash enclosure adjacent to the building*

The trash enclosure has been moved to be directly adjacent to the building eliminating the gap.

The applicant responded to the Board's direction.

- 3) *Meet with the property owner, and staff to discuss ways to secure, enclose, or demolish the vacant garden center*

We are willing to work with the building owner, staff and the police department to determine a temporary means to secure the garden center.

Staff contacted the property owner and they have expressed an interest in keeping the former garden center in hopes of attracting a restaurant tenant that will use the structure as a patio for outdoor dining. Staff also spoke with the Police Department and they recommended securing the structure until such time that the structure is used by a future tenant. While the Police Department did not offer specific recommendations, staff has the following suggestions for the Board to consider.

- Staff recommends the applicant reinforce and secure the large windows on the nursery and connect the area to an alarm system. Staff suggests using window mullions or tubular steel painted to match window frame and interior windows located within the nursery (Exhibit F). Staff recommends the final details for the nursery be approved by the city of Concord Police Department and Planning required as a Condition of Approval.

Landscaping

- 4) *Provide a landscape plan that replaces dead/dying and missing landscaping.*

A preliminary landscape and irrigation plan have been attached.

The applicant responded to the Board's recommendation.

Signs

- 5) *Submit a Master Sign Program that incorporates the proposed façade improvement.*

The sign program for this project will be submitted under a separate permit. All signage and related façade improvements have been removed from the plans. They will be reviewed by the Design Review Board as part of the Master Sign Program application.

- The applicant did not respond to the Board's recommendation. Staff recommends the applicant submit a Master Sign program for the project.

IV. Recommendation

Staff recommends the Board review the plans, consider the recommendations discussed below, identify any additional issues, and provide the applicant with comments for incorporation as conditions of approval.

- Secure the large windows on the nursery and connect the area to an alarm system
- Master Sign Program

V. Motion

Staff has prepared the following motion for the Board's consideration for the project.

I (Board Member _____) hereby move that the Design Review Board recommend approval of Cash & Carry Façade Improvements (PL16202 – DR), subject to the Development Code provisions applicable to the project and any additional recommendations made by the Board.

Prepared by: 
Jessica Gonzalez
Planning Technician
(925) 603-5821
jessica.gonzalez@cityofconcord.org

Exhibits:

- A - Annotated Response letter date stamp received June 27, 2016
- B - Project Plans date stamp received June 20, 2016
- C- Plant photo attachment to Landscape Planting Plan (L1.0), date stamp received June 20, 2016
- D- Proposed bicycle racks manufacture specifications date stamp received July 5, 2016
- E- Proposed shopping cart manufacture specifications date stamp received June 20, 2016
- F- Nursery site photo, taken May 10, 2016



300 Frank H. Ogawa Plaza
Suite 375
Oakland, CA 94612

www.archdim.com

James M. Heilbronner
Architect C 11531

June 20, 2016

Ms. Jessica Gonzalez
Planning Division
City of Concord
1950 Parkside Drive
Concord, CA 94519

RECEIVED
JUN 27 2016
PLANNING

Re: Cash & Carry
2050 Monument Boulevard
Concord, CA 94520

Subject: Response to Comments – PL16202

Dear Jessica,

Below are our responses to your comments dated May 26, 2016.

PLANNING DIVISION

Completeness Items

1. Please provide landscape plans per the Design and Site review application checklist (enclosed).

Response: A preliminary landscape and irrigation plan have been attached.

2. A Master Sign Program is required. Please submit material consistent with Section 18.180.060 of the Development Code and include the information with the architectural drawings including but not limited to dimensions of the signs, materials, colors, method of attachment, method of illumination, and section drawings for the Board's review.

Response: The Sign Program for this project will be reviewed under a separate permit.

3. Please indicate whether bicycle parking is provided onsite or not. Please include either proposed or existing bicycle parking information on the plans per the short and long term bicycle parking requirements in Section 18.160.120 of the Development Code.

Response: New short term bicycle parking is being provided for the Cash and Carry and future tenant spaces and is shown on the site plan. Long term bike parking is not applicable to this project because the maximum shift size is only 4 to 6 people; not 25 as listed in the ordinance.

4. The tenant space and building square footage noted on the plans do not match our historical data, please confirm all square footages on the site plan including but not limited to; the enclosed nursery, the proposed tenant space, Cash & Carry tenant space, and the Big Lots tenant space.

Response: The overall square footage has been revised. We are unable to verify the Big Lots tenant space due to lack of access, however, its square footage data is based on as-built data received from the owner. The Cash and Carry, future Tenant, and Garden Center were all field measured by this office and considered to be accurate to the actual built condition.

General Comments

5. Address the Design Review Board's comments. The Board provided the applicant with the following comments: The site is located at a very visible intersection;

Response: See responses to Design Review Board comments below.

6. Staff has not received comments from the Concord Police Department as of the publication of this letter but anticipates their responses. Staff will forward the comments to the applicant when they are received.

Response: See responses to Police Department comments below.

ENGINEERING DIVISION

General Comments

7. Design the newly proposed trash enclosure in accordance with CCCSD standards.

Response: The trash enclosure has been designed to include a covered trash area, hot and cold water, and a grease interceptor with a connection to the sanitary sewer.

TRANSPORTATION DIVISION

Completeness Item

8. Submit a photometric plan showing minimum footcandles of 0.6 on general parking and pedestrian area; and minimum footcandles of 1.0 on vehicle use area.

Response: A photometric plan has been attached.

DESIGN REVIEW BOARD COMMENTS

The Board provided the applicant with the following comments: The site is located at a very visible intersection;

1. Provide a landscape plan that replaces dead/dying and missing landscaping,

Response: A preliminary landscape and irrigation plan have been attached.

2. Staff is encouraged to meet with the property owner and the applicant to discuss ways to secure, enclose, or demolish the vacant garden center,

Response: We are willing to work with the building owner, staff, and the police department to determine a temporary means to secure the garden center.

3. Submit a Master Sign Program that incorporates the proposed façade enhancement,

Response: The Sign Program for this project will be reviewed under a separate permit.

4. Eliminate the "gap" behind the proposed trash enclosure by moving it adjacent to the building,

Response: The trash enclosure has been moved to be directly adjacent to the building eliminating the gap.

5. Repair and paint the existing building façade as needed in addition to the proposed façade enhancements.

Response: Areas to be refinish and/or painted have been identified on the elevations. Some of the existing rafters and fascia boards may need to be replaced due to years of water damage. These areas will be replaced and painted to match the existing condition and have been noted with and "E" on the elevations. The full extent of the replacement will not be determined until the construction phase.

POLICE DEPARTMENT COMMENTS

1. Condition continued upkeep and blight remediation in the front and back of the business.

Response: Per your phone conversation with Tony Silva on June 15, 2016, we understand this comment is a condition of approval.

2. Prohibit the removal of any lights. In fact, I suggest more lighting at the rear. The rear of the building is a strong attractive nuisance area, with new camps appearing regularly.

Response: Additional lighting has been provided at the front, side, and rear of the building. One light standard was removed due to the continuation of the rear drive aisle. An additional light standard was added to the nearest landscape planter.

3. Removal of the nursery area would be ideal, as it is foreseeable it will eventually become an area in which to camp if it is left as-is.

Response: The garden center is currently secured by approx. 9' high CMU block wall and an 8' high chain-link fence. All openings are covered with either expanded mesh or windows. We would be willing to discuss further options with the police department and have it listed as a condition of approval for the project. Our intention is to have a tenant on board prior to the end of construction of the Cash and Carry tenant space and have a definitive plan for the Garden center.

4. Have in place a shopping cart retention system that prohibits the removal of carts from the business perimeter.

Response: Cash and Carry with contract with a cart retrieval contractor as required. We would appreciate if this would be made a condition of approval for this project so we have time to organize and vet different contractors that serve this area.

5. Have in place a shoplifting prevention protocol/plan and employ loss prevention staff at all times the business is open.

Response: Per your phone conversation with Tony Silva on June 15, 2016, we understand this comment is a condition of approval.

6. Arrange/ decorate the entrances in a manner that discourages loitering, panhandling, or squatting (It may be necessary to seek direction from PD on this).

Response: The existing columns are typically located in planters and the front entrance will be well lit. If further requirements are needed we would be willing to work with the police department during the construction documents phase.

FIRE PROTECTION DISTRICT: P2016-02620

1. The applicant shall submit a minimum of two (2) complete sets of plans and specifications of the subject project to the Fire District for review and approval **prior to** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (107) CBC

Response: Acknowledged.

2. Submit plans to: Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill, CA 94523

Response: Acknowledged.

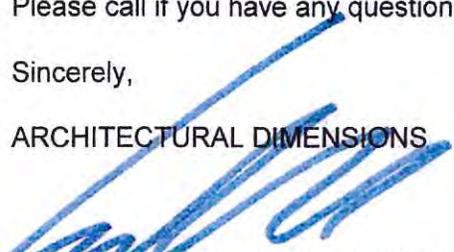
Our preliminary review comment shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

Response: Acknowledged.

Please call if you have any questions or need additional information.

Sincerely,

ARCHITECTURAL DIMENSIONS



Anthony Silva, Senior Project Manager

cc: SF007

CASH AND CARRY
 TENANT IMPROVEMENT
 2050 MONUMENT BLVD.
 CONCORD, CA
 APN: 129-170-021

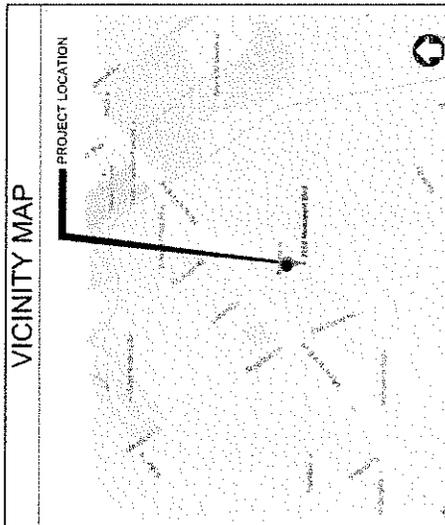
RECEIVED
 JUN 20 2016
 PLANNING

DEVELOPER:
SMART AND FINAL
 600 CITADEL DRIVE
 COMMERCE, CA 90040
 (323) 869-7984

ARCHITECT:
ARCHITECTURAL DIMENSIONS
 300 FRANK H. OGAWA PLAZA, SUITE 375
 OAKLAND, CALIFORNIA 94612
 TEL: (510) 463-8300, FAX: (510) 463-8395

SUBMITTED TO:
 CITY OF CONCORD
 PLANNING DEPARTMENT

FOR:
 DESIGN REVIEW



ARCHITECTURAL DIMENSIONS
 300 Frank H. Ogawa Plaza, Suite 375
 Oakland, CA 94612
 TEL: 510-463-8300 • FAX: 510-463-8395

PROJECT INFO
 CASH AND CARRY
 2050 MONUMENT DRIVE
 CONCORD, CA

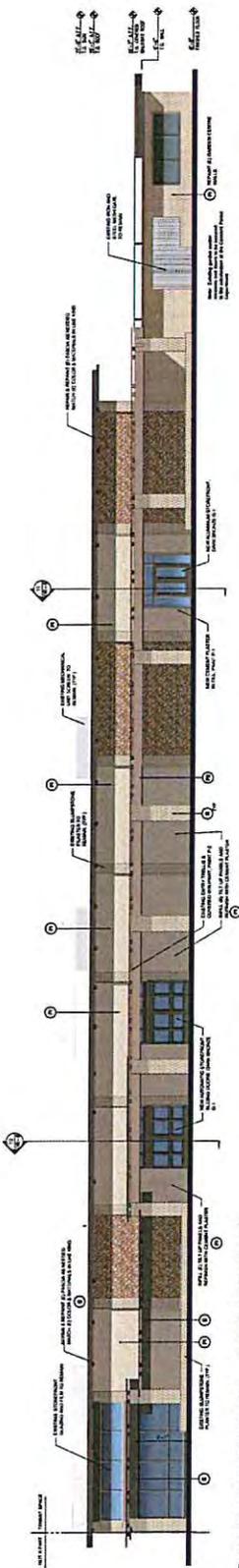
PROJECT DESCRIPTION

THIS PROJECT PROPOSES A TENANT IMPROVEMENT TO AN EXISTING RETAIL SPACE. MODIFICATIONS INCLUDE: DEMISING THE EXISTING SPACE INTO 2 SPACES, PARTIAL DEMOLITION OF AN EXISTING ENTRY CANOPY, THE ADDITION OF NEW RESTROOMS AND OFFICE SPACE, AND A NEW TRASH ENCLOSURE.

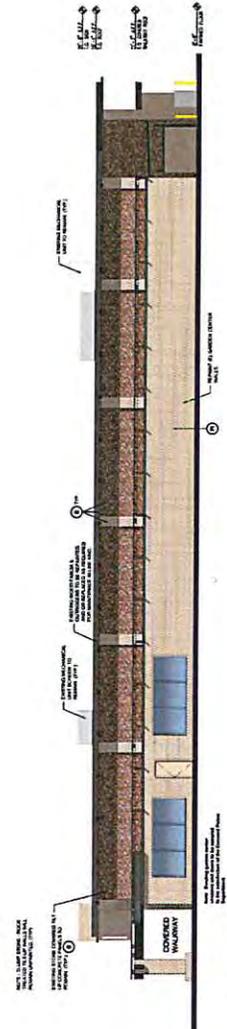
DRAWING INDEX

DR-1.1	TITLE SHEET
DR-1.1	EXISTING SITE PLAN
DR-2	SITE PLAN
DR-3.1	PHOTOS AND EXISTING ELEVATIONS
DR-3.2	NEW ELEVATIONS
DR-4.1	EXISTING FLOOR PLAN
DR-4.2	PROPOSED FLOOR PLAN
DR-5	OVERALL BUILDING SECTIONS AND SITE SECTIONS
DR-6	WALL SECTIONS AND DETAILS
DR-7	PROJECT PHOTOS
E1.1	PHOTOMETRIC PLAN
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN

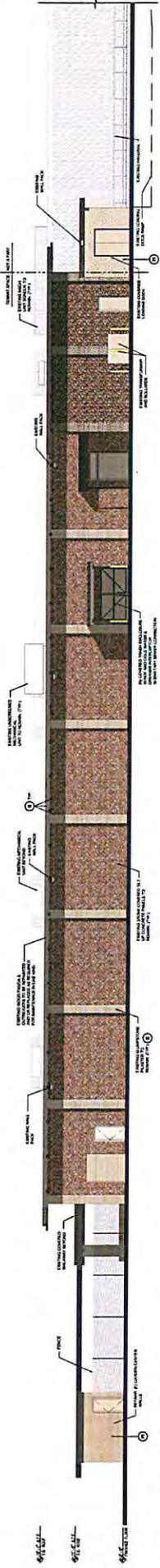
JOB NO.	DATE	DRAWING NO.
SP987	06/17/16	DR-1.1



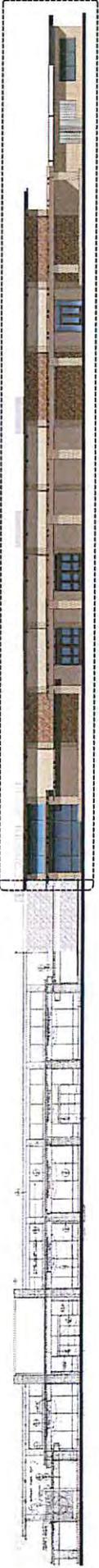
1 NORTH ELEVATION- AREA OF WORK
SCALE 3/32" = 1'-0"



2 WEST ELEVATION
SCALE 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE 3/32" = 1'-0"

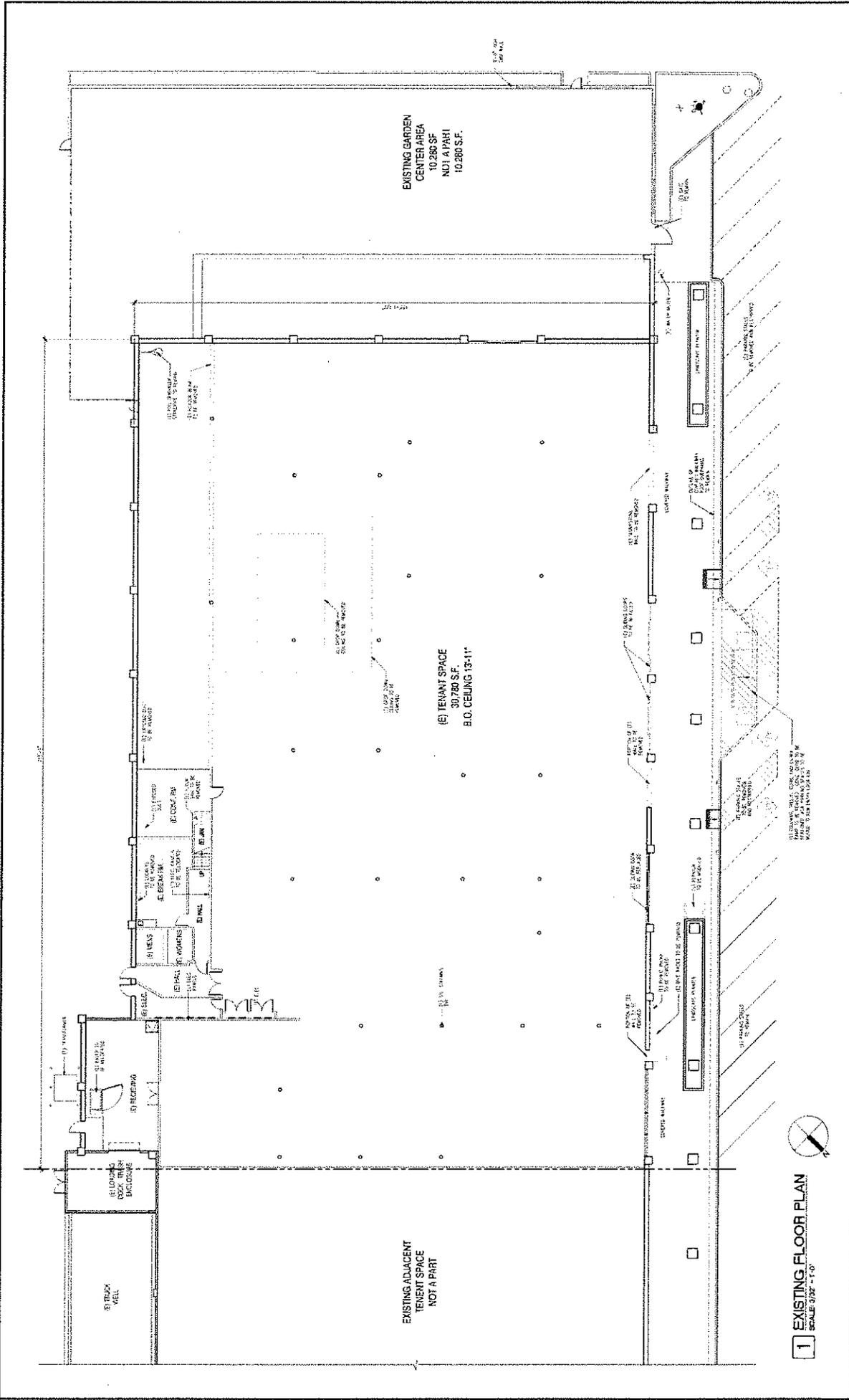


4 OVERALL FRONT ELEVATION
SCALE: NTR

MATERIAL AND COLOR SCHEDULE

	CEMENT PLASTER "OUTER BANKS" SHERWIN WILLIAMS
	CEMENT PLASTER / TRIM / INTERIORS "OUTER BANKS" SHERWIN WILLIAMS
	ROOF FINISH "DARK GRANITE" KARNATI

EXISTING COLOR OR MATERIAL TO REMAIN SHALL BE MATCHED TO MATCH ADJACENT MATERIAL. ALL MATERIALS TO BE USED IN FINISHES AND FINISHES REQUIRED TO BE MATCHED TO ADJACENT MATERIAL.



ARCHITECTURAL DIMENSIONS

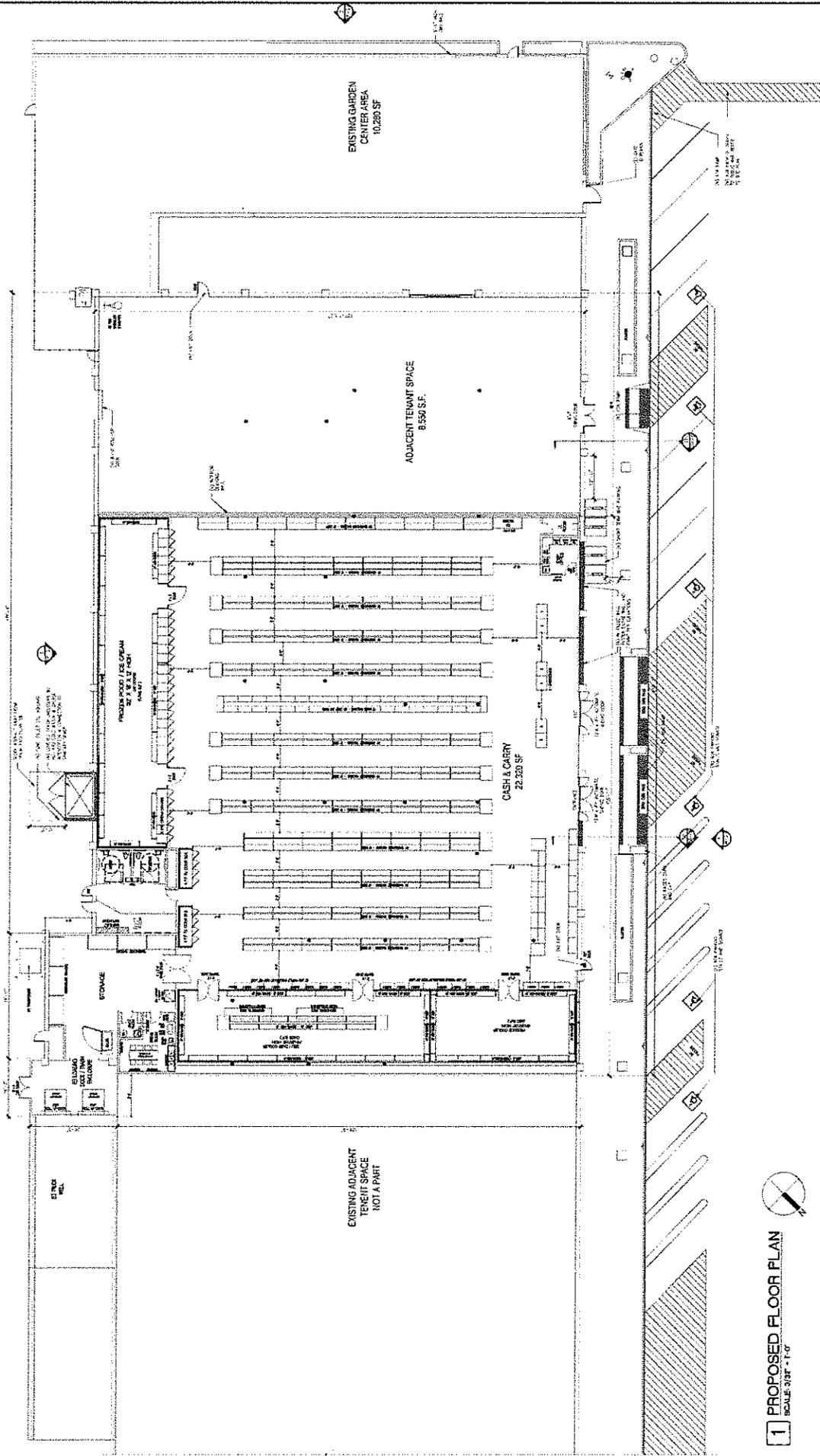
1 EXISTING FLOOR PLAN
SCALE 3/32" = 1'-0"

PROJECT INFO
300 Frank H. Ogawa Plaza, Suite 3175
Concord, CA 94612
TEL: 415 463-8000 FAX: 510-463-8695

PROJECT INFO
CASH AND CARRY
2050 MONUMENT DRIVE
CONCORD, CA

PROJECT INFO
DRAWING NO. S7007
DATE: 08/11/16
DESIGNED BY: [Signature]

PROJECT INFO
DR-4.1



1 PROPOSED FLOOR PLAN
SCALE 3/8" = 1'-0"

JOB NO. DR-4.2
DATE: 08/17/12
DATE: 08/17/12
DATE: 08/17/12

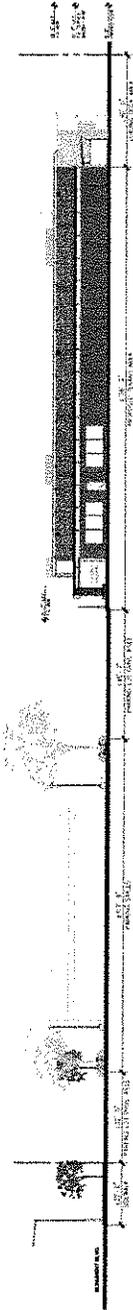
CASH AND CARRY
2050 MONUMENT DRIVE
CONCORD, CA

PROJECT INFO

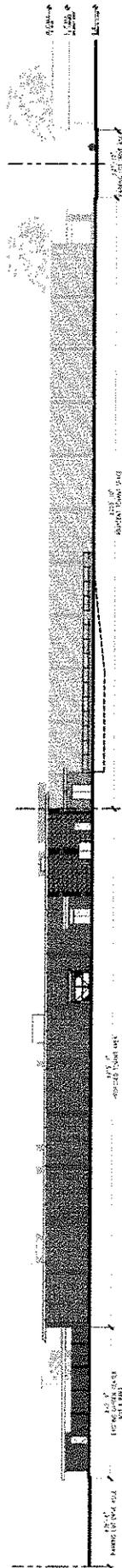
PROJECT INFO

300 Front St., Concord Plaza, Suite 375
Concord, CA 94612
TEL: 925-463-8500 / FAX: 925-463-8595

ARCHITECT
DIMENSIONS



1 OVERALL SITE SECTION
SCALE: 1" = 20'



2 OVERALL SITE SECTION
SCALE: 1" = 20'

ARCHITECTURE
DIMENSIONS

350 Frank H. Ogden Plaza, Suite 202
Concord, CA 94012
TEL: 925-463-8550 FAX: 925-463-8995

PROJECT INFO

CASH AND CARRY
2850 MONUMENT DRIVE
CONCORD, CA

JOB NO. 88007
DATE 08/17/16

DRAWING NO. DR-5



MONUMENT BLVD SITE PHOTO



OAKGROVE ROAD SITE PHOTO



MONUMNET BLVD SITE PHOTO
ADJACENT STREET DEVELOPMENT



OAKGROVE ROAD CORNER SITE PHOTO
ADJACENT STREET DEVELOPMENT



MONUMNET BLVD AND OAKGROVE ROAD CORNER SITE PHOTO



MONUMENT BLVD SITE PHOTO



CASH AND CARRY PROJECT

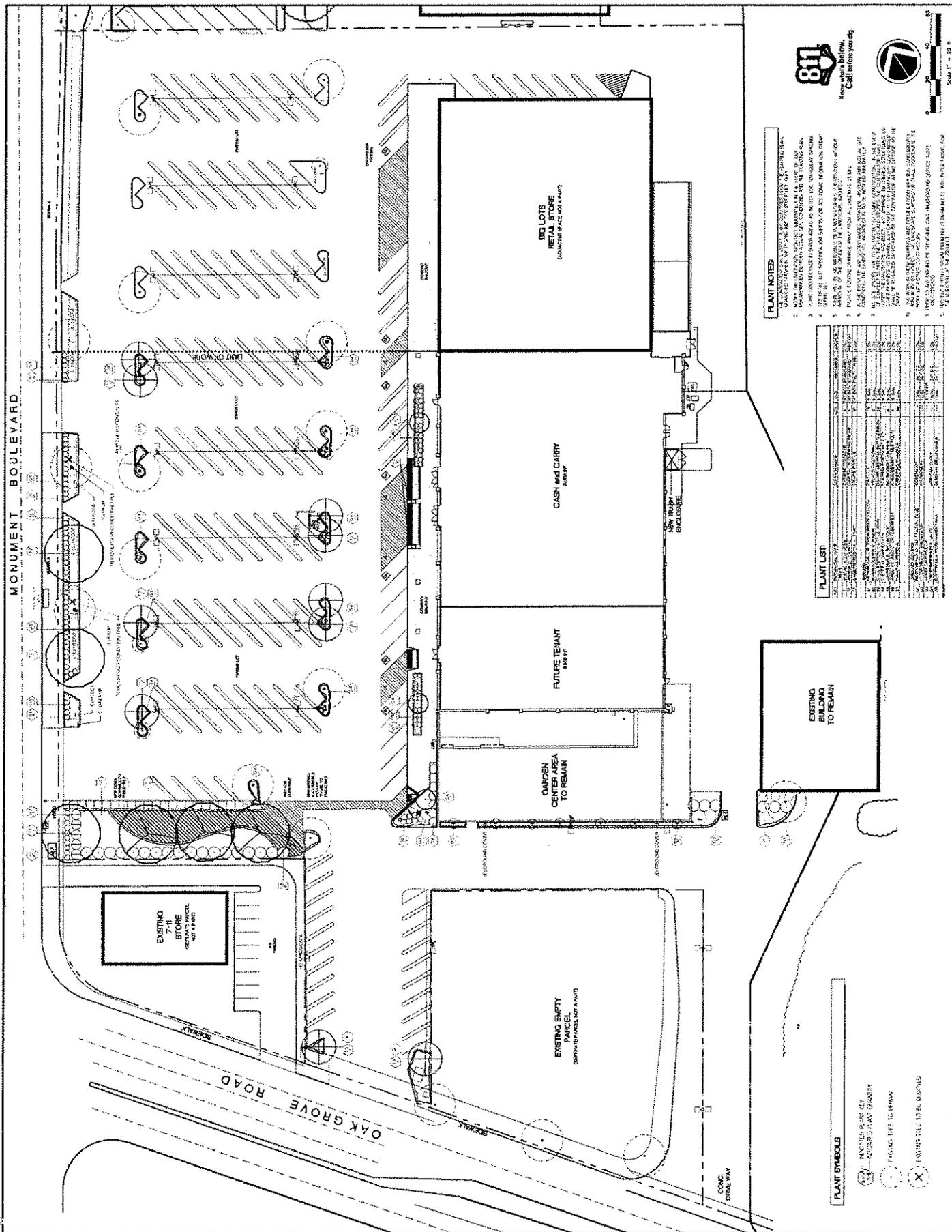
2830 MONUMENT BLVD.
CONCORD, CA



DATE	10/15/10
PROJECT	CASH AND CARRY
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

LANDSCAPE PLANTING PLAN

L1.0



- PLANT NOTES**
1. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
 2. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
 3. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
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 8. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
 9. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
 10. ALL PLANTING SHALL BE INSTALLED AS SHOWN.

PLANT LIST

SYMBOL	PLANT NAME	QUANTITY	REMARKS
1
2
3
4
5
6
7
8
9
10

PLANT SYMBOLS

- 1. EXISTING PLANT
- 2. PLANTING TO REMAIN
- 3. PLANTING TO BE REMOVED

PLANT NOTES

1. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
2. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
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9. ALL PLANTING SHALL BE INSTALLED AS SHOWN.
10. ALL PLANTING SHALL BE INSTALLED AS SHOWN.



Sheet 1 of 24



T1. PISTACIA CHINENSIS
CHINESE PISTACHE



T2. PYRUS CALLERYANA 'CAPITAL'
CAPITAL FLOWERING PEAR



T3. LAGERSTROEMIA X 'MIAMI'
MIAMI CRAPE MYRTLE



S1. HEMEROCALLIS EVERGREEN YELLOW
DAYLILY

CASH AND CARRY PROJECT
2050 MONUMENT BLVD, CONCORD, CA

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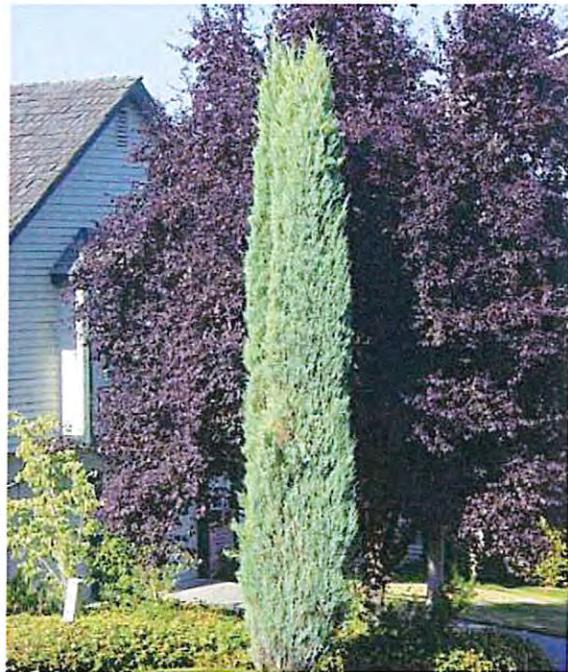
S2. RHAPHIOLEPIS U. 'MINOR'
YEDDA HAWTHORN



S3. CALLISTEMON V. 'LITTLE JOHN'
DWARF WEEPING BOTTLEBRUSH



S4. DIETES V 'VARIEGATA'
STRIPED FORTNIGHT LILY



S5. JUNIPERUS S. 'SKYROCKET'
SKYROCKET JUNIPER

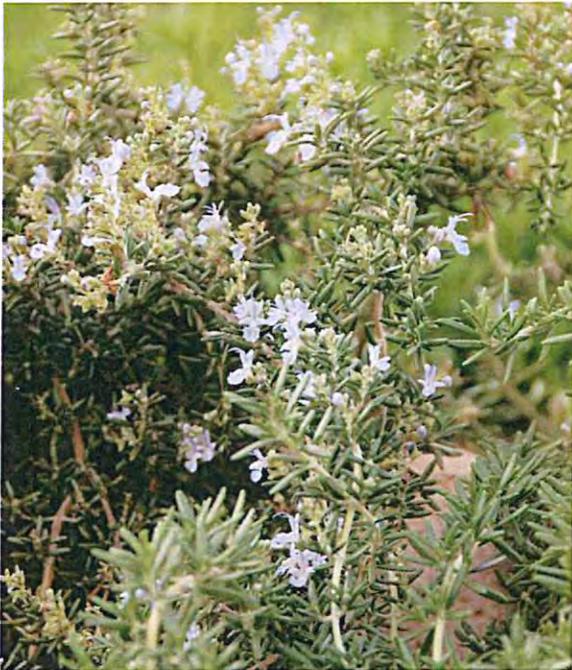
CASH AND CARRY PROJECT
2050 MONUMENT BLVD, CONCORD, CA



S6. ARBUTUS UNEDO 'OKTOBERFEST'
STRAWBERRY TREE MULTI



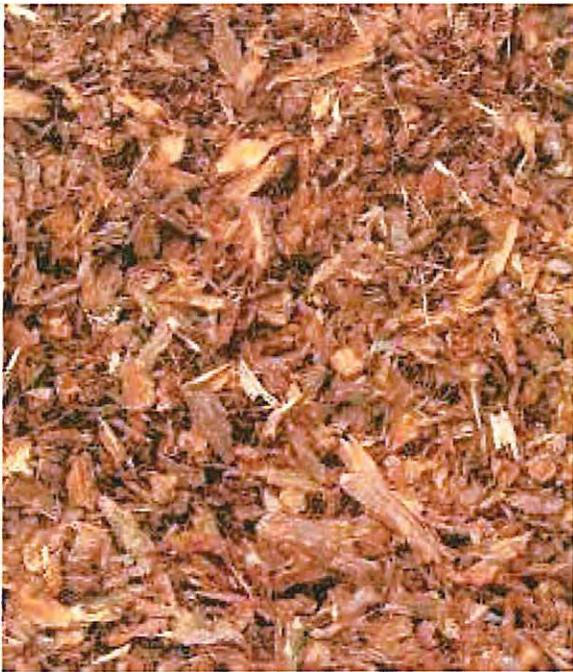
S7. MAHONIA REPENS
CREEPING OREGON GRAPE



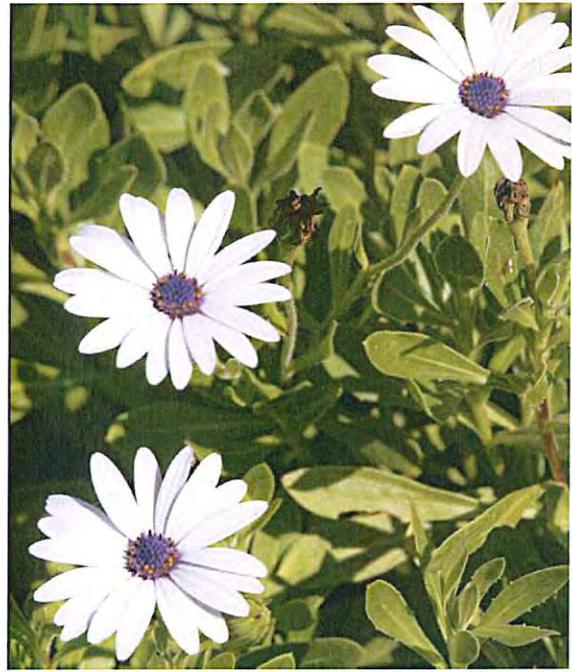
G1. ROSMARINUS O. 'HUNTINGTON BLUE'
PROSTRATE ROSEMARY



G2. MYOPORUM P. 'PROSTATUM'
MYOPORUM



G3. WOOD CHIP MULCH
3" DEEP



G4. OSTEOSPERMUM F. 'WHITE'
AFRICAN DAISY



G5. CAMPANULA POSCHARSKYANA
SERBIAN BELLFLOWER

CASH AND CARRY PROJECT
2050 MONUMENT BLVD, CONCORD, CA



SITE FURNISHINGS

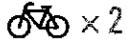
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Portland, Or. 97296-0385



THE SOL

A sleek, accommodating geometric, the Sol works beautifully with a broad variety of architectural styles.

CONSTRUCTION/MATERIAL

- 2" Sch. 40 Round Steel Tubing (shown)
- 2" x 2" Square Steel Tubing (Pipecutter Proof)
- 5" x 6" Steel Flanges

DIMENSIONS

- 36" Length
- 6" Width
- 32.5" Height

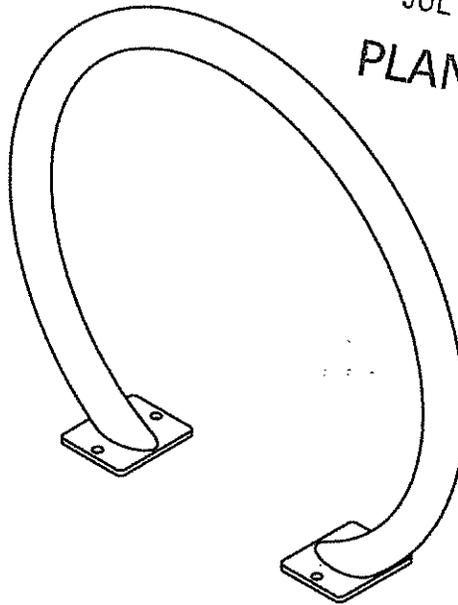
MOUNTING OPTIONS

- Flange Mount (Shown)
(4) .63" Mounting Holes
- In-Ground
11" Leg Extensions

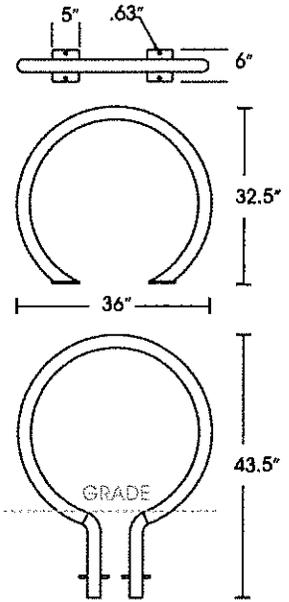
FINISH OPTIONS

- T304 Stainless Steel
#4 Satin Finish
- Hot Dipped Galvanized
- Powder Coating
#

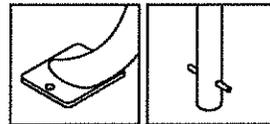
- Thermoplastic Coating
#



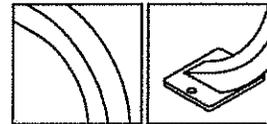
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Flange or In-Ground



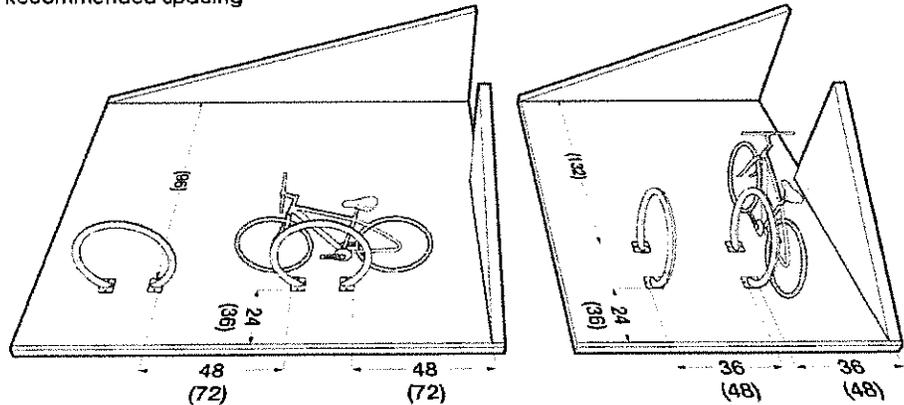
Square Tubing & Flange



RECOMMENDED LAYOUT

NOTES:

- "Bike" is 70"
- # Minimum Spacing
- (#) Recommended Spacing



CONTRACTOR:

JOB: 2050 Monument Blvd, Concord, Ca

NOTES:

Manufactured in the Pacific Northwest

Nesting Carts

Custom Colors Available



This high quality, versatile cart can be used both by store personnel and your customers. Customers can use the cart for large items, while placing small purchases in the optional mid utility basket. These carts nest into less than 33% of their normal length, thus freeing up valuable floor space.



8000047



8000045



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Carts Shown Nested

FEATURES:

- All welded steel construction
- Gusseted and reinforced in high stress areas
- Nestable for easy storage

OPTIONS:

- Mid Utility Basket (MB)
- Zinc plated or powder coated finish for your convenience

REPLACEMENT PARTS:

Model #3060

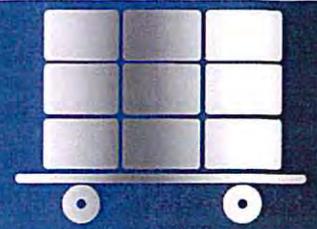
- (2) rear swivel 8" x 2" polyurethane, replacement order #B000541. (2) front rigid 8" x 2" polyurethane, replacement order #B000542.

- Fasteners order #B000503 (bolt) and #B000183 (nut).

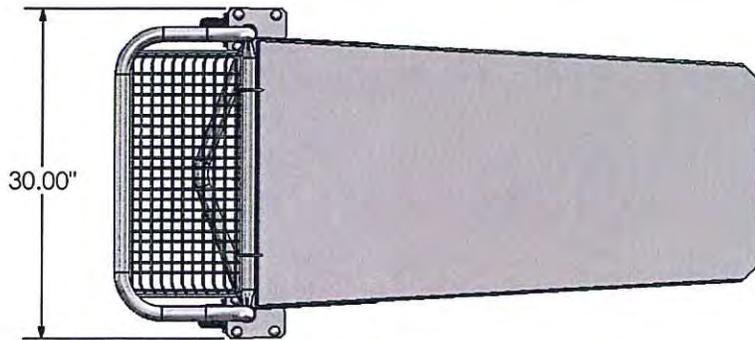
Model #2448

- (2) rear swivel 6" x 2" polyurethane, replacement order #B000507. (2) front rigid 6" x 2" polyurethane, replacement order #B000508.

- Fasteners order #B000060 (bolt) and #B001225 (nut).

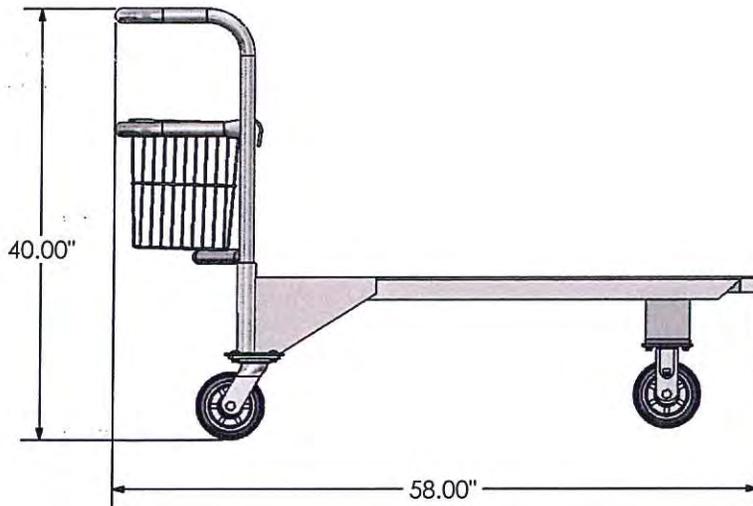


Material Handling



Freight Class: 100
NMFC Code: 188560-S6

8000047



Order #	Model	W	L	H	Cart Capacity	Finish	Color	Accessory	Weight
8000043	2448-NCPC-PU. NESTING CART, BLUE	30"	58"	40"	2000 lbs.	Powder Coated	Blue	-	142 lbs.
8000044	2448-NCZP-PU, NESTING CART	30"	58"	40"	2000 lbs.	Zinc Plated	NA	-	142 lbs.
8000045	3060-NCPC-PU,NESTING CART	36"	70"	40"	2000 lbs.	Powder Coated	Green	-	153 lbs.
8000047	2448-NCZP-PU-MB, NESTING CART W/BSK	30"	58"	40"	2000 lbs.	Zinc Plated	NA	Basket	142 lbs.
8000344	2448-NCPC-PU-MB, NEST CART W/BSK GY	30"	58"	40"	2000 lbs.	Powder Coated	Gray	Basket	142 lbs.
8000048	3060-NCZP-PU-MB NESTING CART W/BSK	36"	70"	40"	2000 lbs.	Zinc Plated	NA	Basket	153 lbs.
8000107	3060-NCPC-PU-MB NESTING CART W/BSK	36"	70"	40"	2000 lbs.	Powder Coated	Green	Basket	153 lbs.

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REPORT TO DESIGN REVIEW BOARD

DATE: July 14, 2016

I. GENERAL INFORMATION

Project Name: 1950 CONCORD AVENUE (PL160266 - DR)

Review Status: Study Session

Location: 1950 Concord Avenue

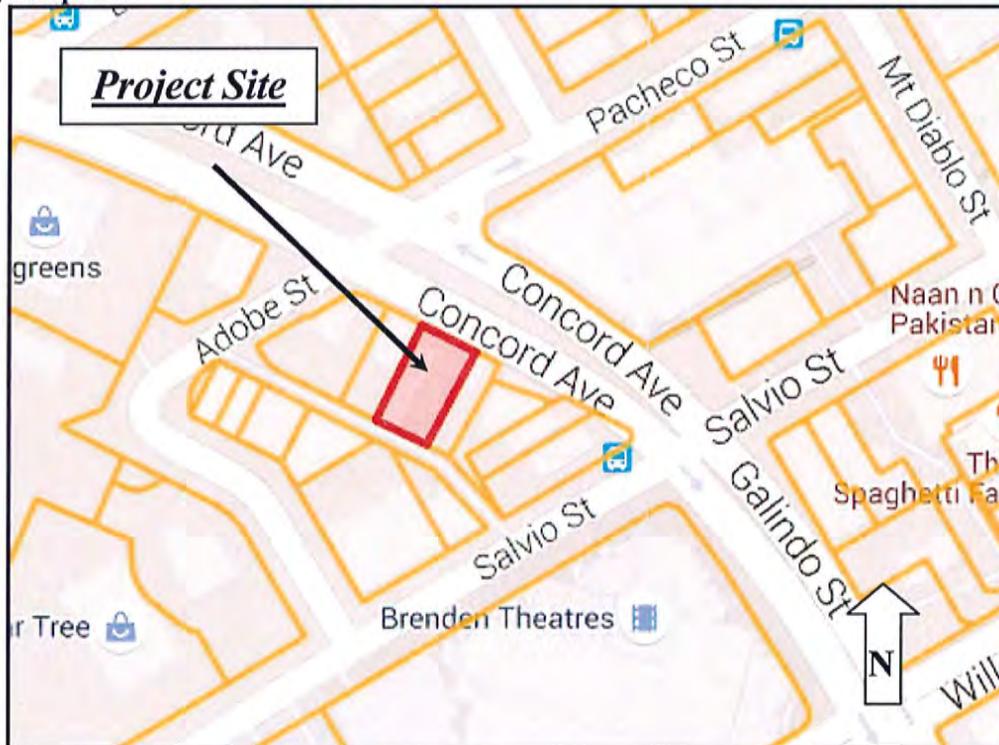
Parcel Number: APN 126-052-018

General Plan: Downtown Mixed Use

Zoning: Downtown Mixed Use

Applicant: Sreenivas Ramireddy
1125 Trowbridge Way
Danville, CA 94506
(925) 351-4496

Vicinity Map:



II. PROJECT BACKGROUND

On June 21, 2016, the applicant submitted an application to remodel an existing 4,800 sq. ft. commercial and office building. The Old Hangout bar has most recently been located on the ground level of the building. The building is located between Yanni's Greek Restaurant and Diablo Glass.

The applicant is soliciting the Board's input regarding the building design and patio layout prior to submitting an application for Preliminary Design Review and review by the Development Advisory Committee (DAC). The Board's comments will be incorporated into revised plans that return for Preliminary Design Review.

III. DISCUSSION

Site Plan/Circulation/Parking

The building is located on the northwestern property line of the parcel along Concord Avenue. An entry driveway provides access to visitor parking on the side of the building adjacent to seven parking spaces. The City's parking garage is located directly across Concord Avenue for additional parking. A patio area is currently located at the front of the building along Concord Avenue. An exterior stairwell provided access to the upper level, but has been modified such that access now occurs within the building via a stairwell and alternately an elevator to the upper level. Loading and service activities typically occur from the alley at the rear of the building. New landscaping is proposed at the patio area. Existing landscaping is also located along the eastern edge of the site, adjacent to the parking area. Staff has the following comments.

- Staff has no comments on site circulation.

Architecture

The building remodel proposes eliminating the upper patio decks from the building, replacing the windows, provision of decorative Juliet (metal) balconies at the upper windows, and provision of tower elements at the corners of the building to emphasize two of the four entries. The footprint of the building remains the same. The building design features a stucco finish in a crème color and glass storefront (aluminum) windows painted brown. Tenant entries are oriented toward the patio and parking area. Each tower projection at the two corners of the building incorporates slightly taller parapet walls, and decorative round windows. Heating, ventilating, and air conditioning equipment is proposed on the roof and will be screened from view by the roof parapet.

- Discuss whether it is necessary to further emphasize the two entries, one at the tower element, and one at the side of the building.
- Consider incorporating a decorative cornice on the building.
- Consider aluminum sunshades/awnings over the upper windows for additional building detail.

- Consider using modern patio furniture (benches, chairs, and planters) given the proposed building architecture.
- Consider an improved architectural treatment for the southern wall (facing alley) not currently shown.

Landscaping/Fencing/Walls/Lighting

The proposed landscaping is designed to accent the front of the building and patio area and includes installation of a planter on the northwest property line to provide vertical shrubs/vines to reduce the massing of the adjacent building wall. No specifics are provided in terms of the plant materials at this time. The intention is to remove the shrubs that currently exist at the front of the site and replace them with planters. The existing wrought iron fencing would be replaced with a more contemporary open wire fencing with a metal railing. No building or patio lighting is shown with the submittal. Staff has the following comments.

- Enhance the existing landscaped areas adjacent to the parking area by adding trellis elements and plantings or other features to improve its appearance, where four pine trees are currently shown.
- Provide specifications for tables, chairs, umbrellas, and planters.
- Provide building lighting in keeping with the architectural theme.
- Provide more details regarding the paving at the patio and along the eastern side of the building.

Signs

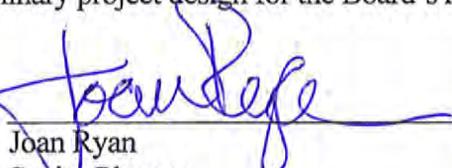
Two existing ground signs are located at the driveway entry. Additional building signage is located on the front of the building facing Concord Avenue. No plans for signage are shown at this time.

- Locations for signage should be shown on the building at the time of Preliminary Design Review.

IV. SUMMARY

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

Prepared by:


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

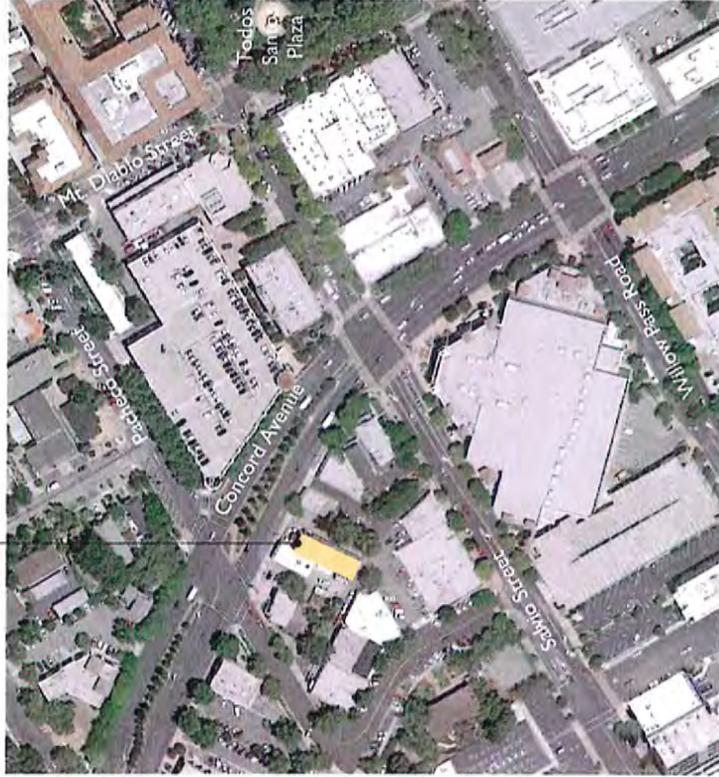
Exhibits:

- A - Applicant's written statement and project plans, date stamped received June 21, 2016

16srdrb.072

1950 Concord Avenue Site & Facade Improvements

1950 Concord Avenue
 APN 126-052-018



VICINITY MAP

CONTENTS

- 1 Project Information
- 2 Context Plan
- 3 Existing Site Plan
- 4 Proposed First Floor Plan
- 5 Proposed Second Floor Plan
- 6 Existing & Proposed Perspectives
- 7 Proposed Elevation - Southeast Elevation
- 8 Proposed Elevation - Northeast Elevation
- 9 Proposed Section & Colors

CI Topographic Survey

Improvements to the site with a new enclosed patio of metal railings and planters. The building facade improvements include removing the exterior stairs and walkway at the second floor. A new building entry way and lobby are emphasized with a slight projection. The first floor has a uniform rhythm of openings with aluminum windows and doors. New window openings at the second floor are embellished with decorative metal balconies.

OWNER
 Sreenivas Ramireddy
 925-351-4496
 info@ramireddy.net

DESIGNER
 SZFM Design Studio
 Sudhish Mohindroo
 415-956-5515 x11
 sudhish@szfm.com

SZFM
 DESIGN
 STUDIO

PROJECT INFORMATION

1950 CONCORD AVENUE - Concord

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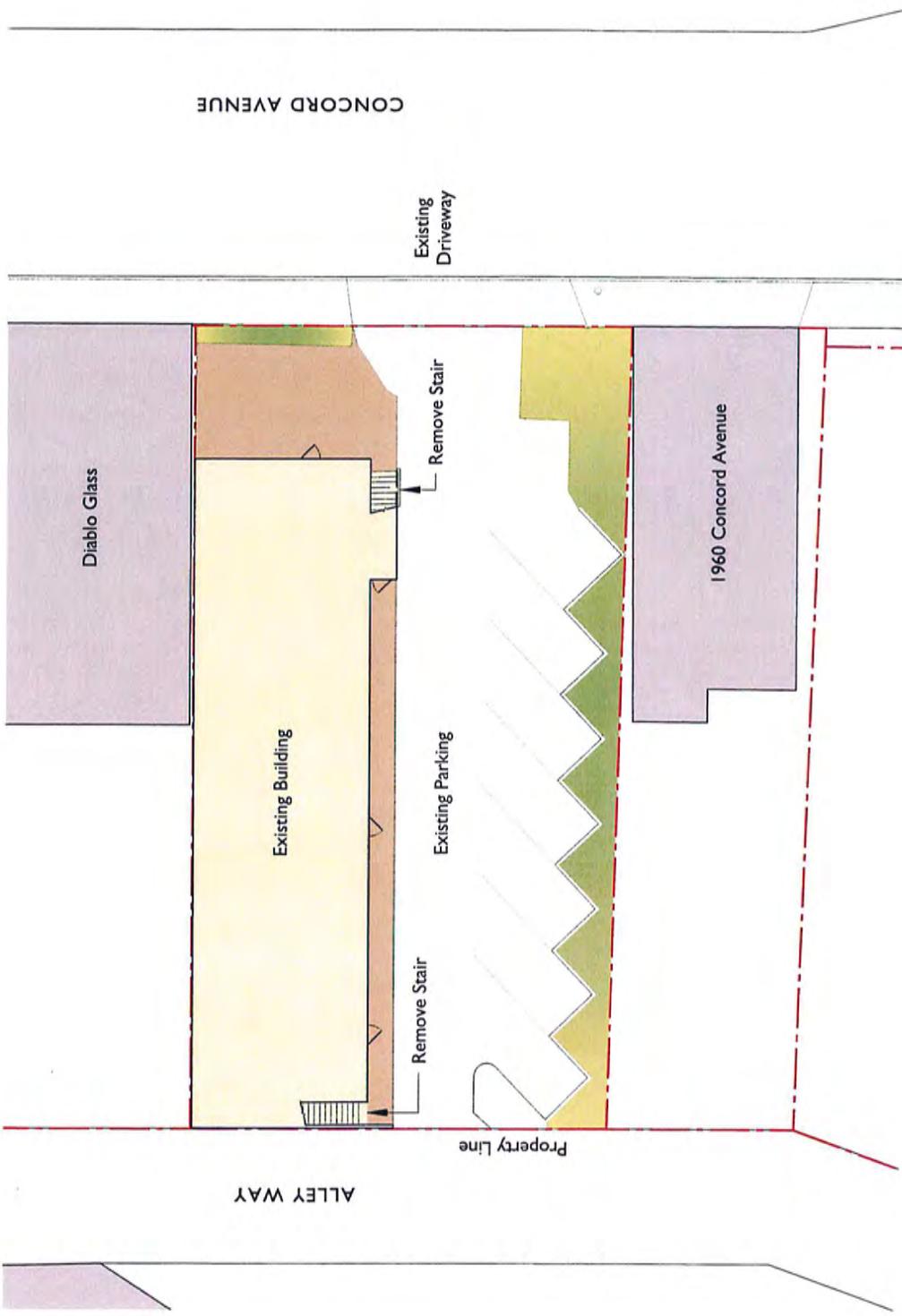


Context Plan

6/17/16

1950 CONCORD AVENUE - Concord





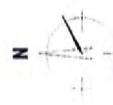
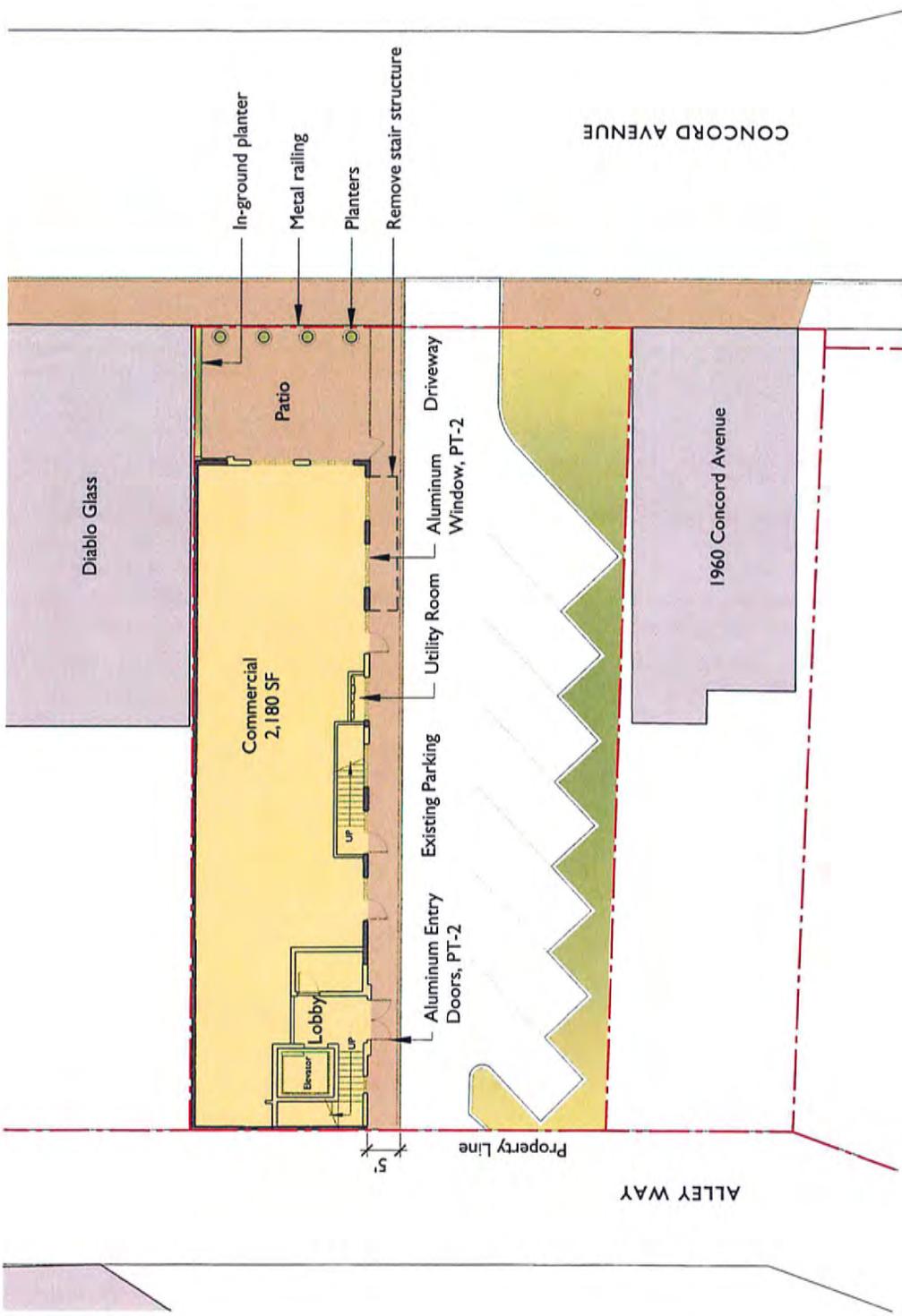
Existing Site Plan

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1950 CONCORD AVENUE - Concord

0 16'



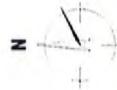
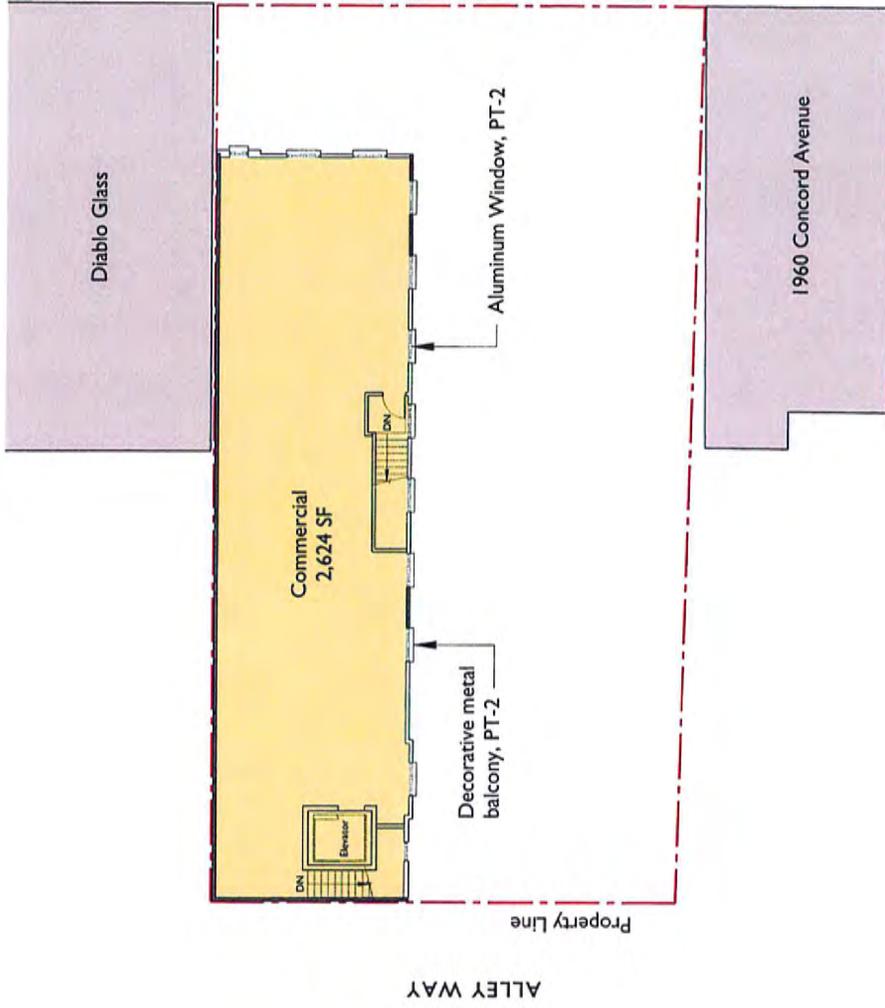


Proposed First Floor Plan

1950 CONCORD AVENUE - Concord

6/17/16

0 16'



Proposed Second Floor Plan

1950 CONCORD AVENUE - Concord

6/17/16

0 16'



Existing Conditions

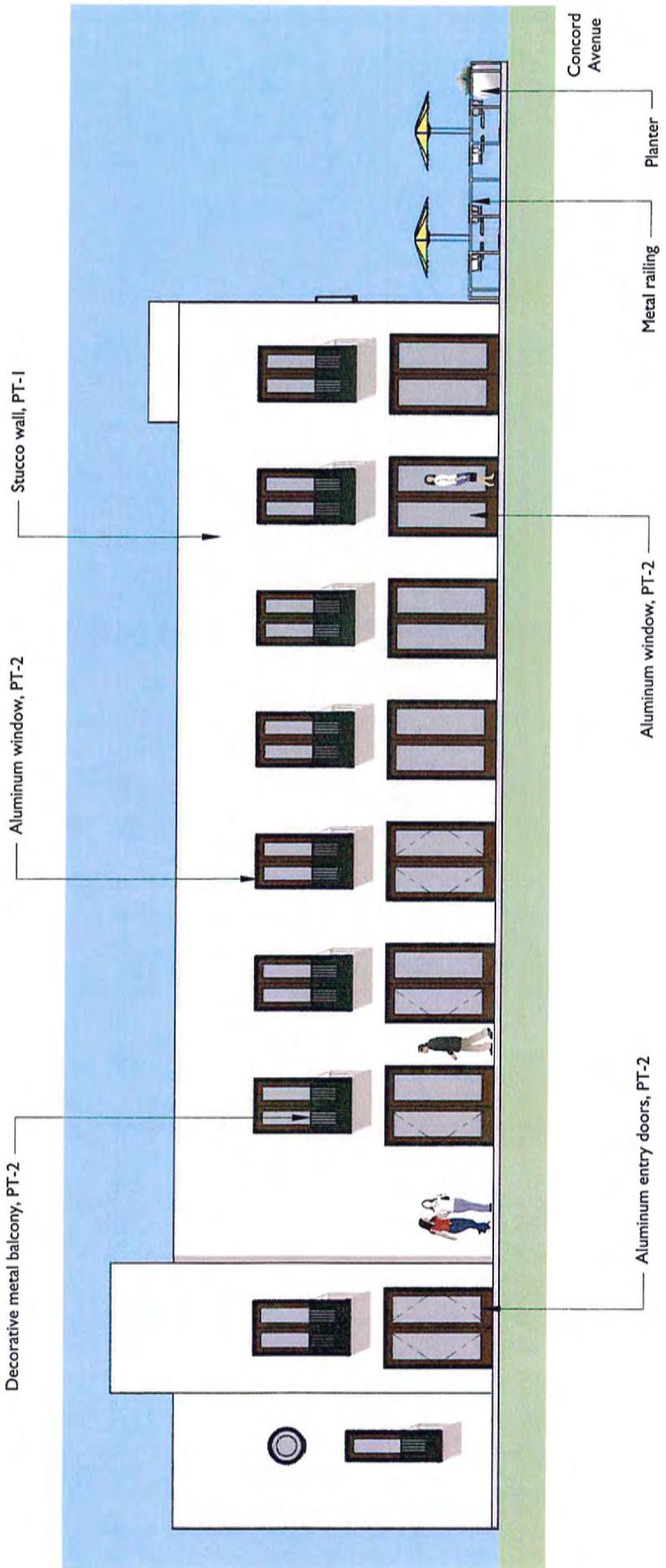


Proposed Improvements - View from Concord Avenue



Perspectives

6/17/16



Proposed Southeast Elevation

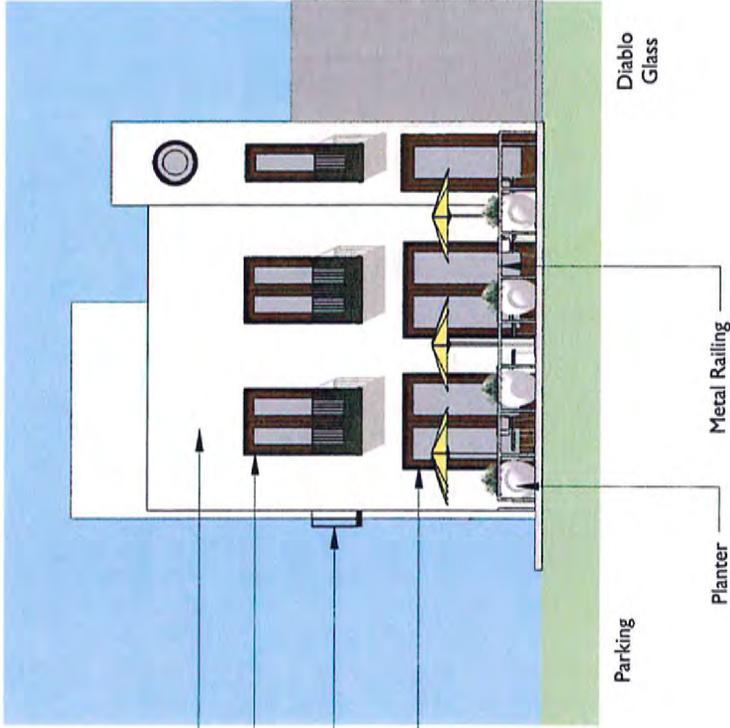
Proposed Exterior Elevation

1950 CONCORD AVENUE - Concord



6/17/16

0 8'



- Stucco wall, PT-1
- Aluminum window, PT-2
- Decorative metal balcony, PT-2
- Aluminum entry doors, PT-2

Proposed Northeast Elevation



Proposed Exterior Elevations

1950 CONCORD AVENUE - Concord

6/17/16

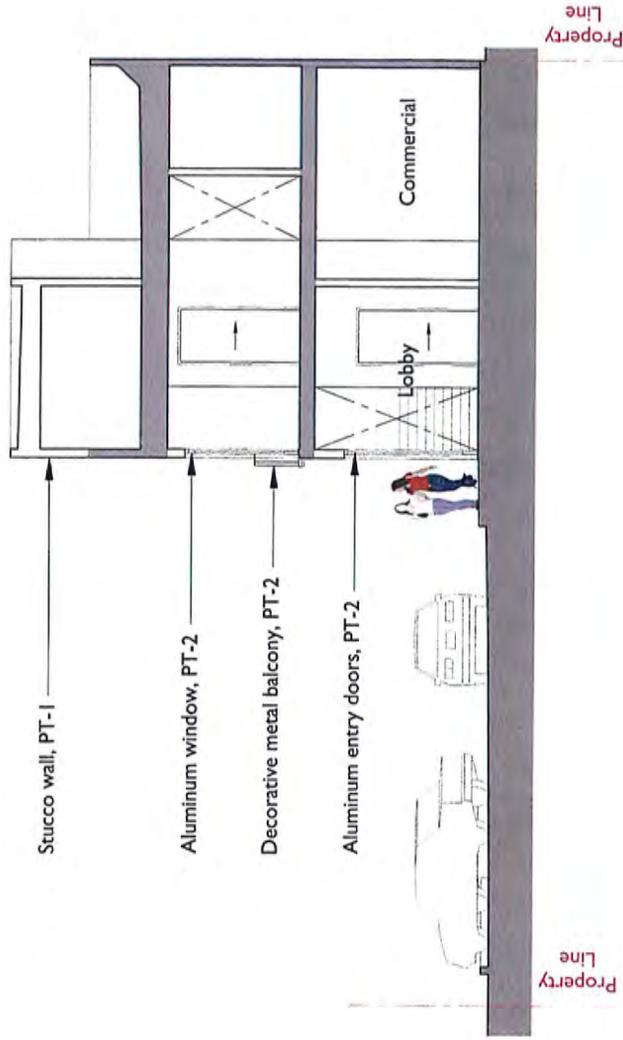
0 8'

COLORS

PT -1 Building Color
 Dunn-Edwards DEW 312
 Total Recall



PT -2 Accent Color
 Aluminum Doors & Windows,
 Decorative Metal Balcony
 Dunn-Edwards DE6098
 Burns Cave



Proposed Building Section

Proposed Building Section & Colors

1950 CONCORD AVENUE - Concord

6/17/16

0 8'

