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**REGULAR MEETING OF THE  
CITY OF CONCORD  
PLANNING COMMISSION**

**Wednesday, April 2, 2014  
7:00 p.m. – Council Chamber  
1950 Parkside Drive, Concord**

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Planning Commission Members:

Carlyn Obringer, Chair

John Mercurio, Vice Chair

Ernesto A. Avila, Commissioner

Robert Hoag, Commissioner

Tim McGallian, Commissioner

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**REGULAR MEETING  
7:00 p.m. – Council Chamber**

**I. ROLL CALL**

**II. PLEDGE TO THE FLAG**

**III. PUBLIC COMMENT PERIOD**

**IV. ADDITIONS / CONTINUANCES / WITHDRAWALS**

**V. CONSENT CALENDAR**

**1. 3/05/14 Meeting Minutes**

**VI. PUBLIC HEARINGS**

- 1. [McDonald's](#) (PL131344 – UP, DR) – Application for a Use Permit Amendment and Design Review for a 5,008 sq. ft. McDonald's restaurant with drive-thru in place of an existing McDonald's restaurant on a 1.07-acre site at 1691 Monument Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 128-290-068. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15302 "Replacement or Reconstruction," the project is classified as a Class 2 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: G. Ryan Lenhardt (925) 671-3162.****

**VII. COMMISSION CONSIDERATIONS**

**VIII. STAFF REPORTS / ANNOUNCEMENTS****IX. COMMISSION REPORTS / ANNOUNCEMENTS****X. FUTURE PUBLIC HEARING ITEMS****XI. ADJOURNMENT**

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**NOTICE TO PUBLIC**

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**ADA ACCOMMODATION**

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3257, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

**APPEALS**

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

**APPLICANT'S SUBMITTAL OF INFORMATION**

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

**CONSENT CALENDAR**

All matters listed under CONSENT CALENDAR are considered by the Commission to be routing and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

**CORRESPONDENCE**

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

**HEARINGS**

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

**MEETING RECORDS**

Cassette tapes and videotapes of each Planning Commission meeting are available for listening or viewing at the Planning Division office. Copies of the videotapes may be purchased. Contact the Planning Division Administrative Coordinator at (925) 671-3152 for further information.

**NOTICE TO THE HEARING IMPAIRED**

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

**ROUTINE AGENDA ITEMS AND CONTINUED ITEMS**

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

**SPEAKER'S CARD**

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

**TELEVISED MEETINGS**

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

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**NEXT PLANNING COMMISSION MEETINGS:**

April 16, 2014: 7:00 pm – Council Chambers

May 7, 2014: 7:00 pm – Council Chambers

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REPORT TO PLANNING COMMISSION

DATE: April 2, 2014

**SUBJECT:** MCDONALD'S (PL131344 - UP, DR)

**Recommendation:** Adopt Resolution No. 14-06PC, approving Use Permit Amendment and Design Review (PL131344 - UP, DR) for McDonald's.

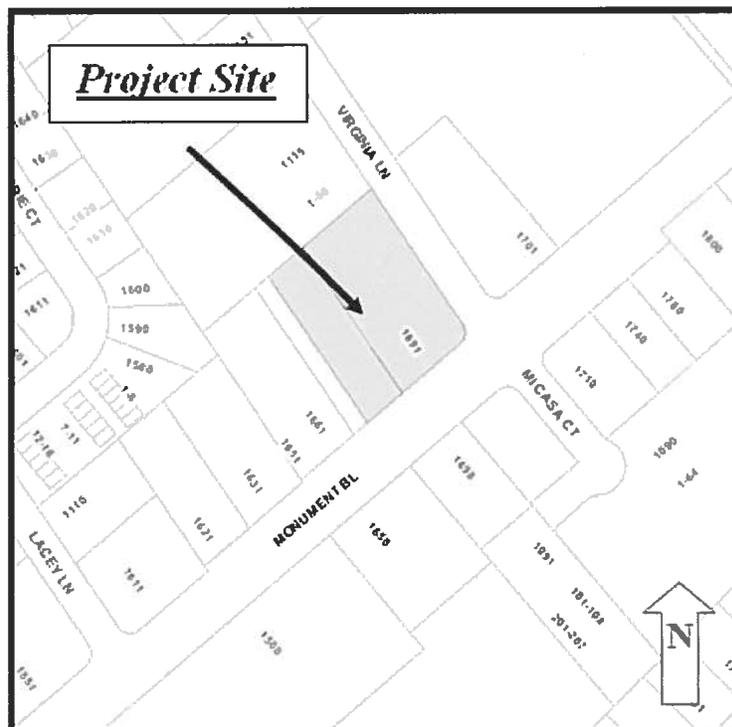
**I. Introduction**

**A. Application Request**

Application for a Use Permit Amendment and Design Review for a 5,048 sq. ft. McDonald's restaurant with dual drive-thru in place of an existing McDonald's restaurant with drive-thru on a 1.07-acre site.

**B. Location**

The project site is located at 1691 Monument Boulevard, APNs 128-290-068 and 128-290-071.



**C. Applicant/Owner**  
McDonald's USA  
Attn: Margaret Trujillo  
2999 Oak Road, Suite 900  
Walnut Creek CA 94597  
(925) 949-4000

## **II. Background**

On May 19, 1971, the Planning Commission approved a Use Permit (UP 24-71) for a McDonald's carryout restaurant at the subject site.

On March 15, 1978, the Planning Commission approved a Use Permit (UP 7-78) to add a drive-thru service window to the McDonald's restaurant and 43 additional off-street parking spaces on an adjacent parcel.

On November 21, 2013, McDonald's submitted a Use Permit Amendment and Design Review application for a new 5,048 sq. ft. restaurant and drive-thru. The Development Advisory Committee (DAC) deemed the application complete on March 10, 2014.

McDonald's conducted a neighborhood meeting on May 3, 2012; one neighbor attended the meeting and was supportive of the project.

The Design Review Board conducted Preliminary Design Review of the project on November 14, 2013. The Board suggested shifting the driveway west on Monument Boulevard to facilitate exiting the drive-thru lane, using white porcelain tile instead of the brick veneer above the building entrance and incorporating the McDonald's "swoosh" above the roofline as a projecting element, adding a walkway from the Virginia Lane sidewalk to the building entrance, and general landscaping comments. The Board granted Final Design Review approval on February 27, 2014.

## **III. General Information**

### **A. General Plan**

The General Plan designation is Commercial Mixed Use.

### **B. Zoning**

The site is zoned Commercial Mixed Use.

### **C. CEQA Status**

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15302 "Replacement or Reconstruction," the project is

classified as a Class 2 Categorical Exemption, and therefore, no further environmental review is required.

#### D. Site Description

The existing McDonald's restaurant and parking lot are located on Parcels "C and B" respectively according to the County Assessor's Map. The new project proposes the same layout.

<b>Lot Size and Dimensions</b>	46,447 sq. ft. (approx.) (Parcel "C" – 31,145 sq. ft.) (Parcel "B" - 16,117 sq. ft.)	192 ft. x 250 ft. (approx.) (Parcel "C" - 127 ft. x 250 ft.) (Parcel "B" - 65 ft. x 250 ft.)
<b>Existing Improvements</b>	McDonald's restaurant, outdoor play space, parking lot, drive-thru lane, landscaping, and site lighting.	
<b>Topography</b>	The parcel is flat and sits slightly above the neighboring properties and adjacent streets.	
<b>Existing Vegetation</b>	Trees and small shrubs along the perimeter of the site and adjacent to the building.	

#### E. Surrounding Land Use

The site is surrounded by the following uses:

	<b>Land Use</b>	<b>General Plan Designation</b>	<b>Zoning</b>
<b>North</b>	Residential	Medium Density Residential	RM
<b>South, East, West</b>	Retail	Commercial Mixed Use	CMX

### IV. Detailed Project Description

#### A. Development Regulations

The following table lists the CMX district regulations compared to the proposed project. The project complies with the development standards.

<b>Standards</b>	<b>Required</b>	<b>Provided*</b>
Lot Area (minimum square feet)	10,000	46,447
FAR (maximum)	1.0	0.11
Setbacks (minimum feet)		
Front yard	5	48
Side yard	5	68
Corner side yard	10	75
Rear yard	6	78
Landscaping (% coverage)	20	25
Building Height (maximum feet)	30	23'-4"

<b>Standards</b>	<b>Required</b>	<b>Provided*</b>
Parking Spaces	50	50

\* The site was evaluated as one parcel for determining setbacks.

**B. Description of Business**

McDonald’s is a fast food restaurant that sells a variety of cooked and pre-packaged items. The dining room is open from 5:00 a.m. – 11:00 p.m. and the drive-thru 24 hours a day. The restaurant will employ up to eight employees at any given time during operating hours. Approximately 75% of customers purchase menu items from the drive-thru. Deliveries are received in the morning during off-peak hours.

**V. Discussion**

**A. General Plan**

The site’s current General Plan land use designation of Commercial Mixed Use allows a mix of commercial uses, offices and multi-family uses along commercial corridors such as Clayton Road and Monument Boulevard.

The project is consistent with policies contained in the General Plan. The project will result in the redevelopment of a dated property and provide neighborhood retail within convenient walking distance of residential neighborhoods as required by General Plan Policy LU-1.2.4. The applicant proposes a large rear yard setback, a new masonry wall, and landscaping between the restaurant and the neighboring residential use, which is consistent with Policy LU-2.1.4 that encourages standards to address the transition between new and existing uses to mitigate impacts. The Design Review Board’s approval of the building architecture supports Policy LU-1.1.7 that requires high-quality design by using modern building designs and materials and colors. For these reasons, staff finds the proposed project consistent with the Commercial Mixed Use land use designation and the policies within the General Plan.

**B. Site Planning/Circulation/Parking**

The project consists of demolishing the entire site and constructing a new 5,048 sq. ft. McDonald’s restaurant, parking lot, dual drive-thru lane with two menu order boards, landscaping, and lighting. The site design is similar to the existing McDonald’s. The proposed building is located in the center of the site with orientation toward Monument Boulevard, access is from driveways on Monument Boulevard and Virginia Lane, and the dual drive-thru lane wraps around the back of the building exiting on Monument Boulevard. Perimeter lighting and landscaping are proposed similar to what is existing. The proposed project excludes an outdoor play space, the dual drive-thru consists of two lanes merging into one before reaching the pickup window, and site circulation is two-way in the east parking lot and one-way in the west parking lot.

### Discussion

The McDonald's restaurant sits on its own parcel and shares access and parking with an adjacent parcel to the west. As part of the Commission's 1978 approval, a condition of approval required a "deed restriction for the portion of the adjacent parcel to the west to be used for parking. Said deed restriction shall restrict the use of the property exclusively for parking for the existing restaurant." Staff was unable to find evidence that the deed restriction was recorded even though the two parcels have been operating as one parcel with shared access and parking. The City Attorney's office is proposing a condition of approval that requires the applicant to enter into an agreement with the City to "hold the property as one parcel for the purposes of creating a single parcel on which the project is developed" prior to the issuance of a certificate of occupancy. The applicant agrees to the condition (see Exhibit B to Planning Commission Resolution No. 14-06PC).

At the November 14, 2013 Design Review Board meeting, the Board directed staff to study the feasibility of shifting the driveway on Monument Boulevard west to facilitate drive-thru exiting, relocate the crosswalk away from the driveway on Monument Boulevard, and incorporate a walkway from Virginia Lane to the building entrance.

The Transportation Division considered the Board's recommendation to shift the driveway and determined it would require relocating an existing bus stop turnout, an above-grade transformer, a monitoring well, and a light standard. While they agreed that relocating the driveway would facilitate exiting, they had concerns about relocating the bus stop because there is no turnout on the adjacent property. The crosswalk was reoriented 20 feet closer to the intersection and the driveway was reduced in width 6'-3" so the inbound right turn lane is further from the intersection and the crosswalk. A walkway was added from Virginia Lane to the building entrance.

Staff concluded the parking lot design, drive aisle dimensions, vehicle-turning radii, and queuing for the drive-thru lane is acceptable and that adequate signage and striping is proposed to protect pedestrians onsite.

### **C. Building Architecture**

The building design incorporates contemporary materials and colors that reference and update the neighboring buildings on Monument Boulevard. The single-story linear building incorporates a brick veneer and a porcelain tile façade with an entry tower and arched "swooshes" on the two most visible elevations. A silver metal awning wraps around all four sides of the building with a corrugated metal parapet roof screen. The two-tone brick veneer alternates on the building elevations with the darker color used on the projecting, massing elements. Yellow accent colors are proposed for the signage, roof elements, and a portion of the awnings. The project has been pre-certified by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

### Discussion

The Board reviewed the project and agreed the massing and scale of the building relates well with the surrounding residential and commercial uses and that the materials and colors are modern, attractive, and will age well. The Board asked the applicant to consider using the white porcelain tile instead of brick veneer above the building entrance and raise the entry tower to create a massing element and project the “swoosh” above the roofline. The Board also directed the applicant to incorporate a brick veneer on the trash enclosure to tie the two buildings together. The applicant addressed the Board’s comments and revised the elevations. The Board was satisfied with the revised details and encouraged the applicant to consider using porcelain tile or corrugated metal in place of the brick veneer facing Monument Boulevard to enhance the appearance of the front façade but did not recommend a condition of approval.

#### **D. Landscaping/Walls/Fencing**

The site incorporates perimeter landscaping with trees, low shrubs, and groundcover. Chinese Elm, Crape Myrtle, and Flowering Pear trees are proposed adjacent to the building and in the parking lot. Small and medium size shrubs are proposed in the parking lot and adjacent to the north end of the drive-thru lane including Santa Barbara Daisy, French Lavender, Star Jasmine, and Fountain Grass. Bio-swales are proposed at the four corners of the site and along the Virginia Lane frontage. An existing six-foot tall masonry wall is located along the south property line and will remain as part of the project.

### Discussion

The landscape plan was peer reviewed by Borrecco/Kilian & Associates, Inc. who made comments regarding the type and size of trees for screening and providing shade in the parking lot, opportunities for shrub planting in place of groundcover, and methods to discourage loitering through landscape design.

The applicant addressed the consultant’s comments by replacing and upsizing the Eastern Redbud trees in the parking lot planters with Chinese Elm trees to provide additional shade. The Board recommended adding a designated pedestrian path from Virginia Lane to the front door of McDonalds to discourage “cutting across” the landscaping and bio-swale. The applicant incorporated a striped pedestrian path that leads to the building entrance. The Police Department recommended adding boulders or landscaping in the northwest corner of the site to prevent people from loitering. The applicant responded by adding a bio-swale and more planting and agreed to provide natural surveillance by trimming the underside of the tree canopies to seven feet and to enter into a Property Maintenance Agreement to maintain the site.

The Board also recommended signage and landscaping be trimmed and kept to a maximum height of three feet within visibility triangles at intersections and driveways. The project complies and staff is proposing a condition of approval requiring large scale details of signage

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improvements showing visibility triangles and landscaping at intersections be incorporated into the building permit plans to verify compliance prior to the issuance of a permit.

**E. Signs**

A variety of illuminated and non-illuminated signs are proposed including channel letters, arches, a freestanding sign, greeting signs, menu boards, drive-thru signs, and onsite directional signage. "McDonald's" signs are proposed on the Monument Boulevard and drive-thru elevations and "arch" logos on all four elevations. Drive-thru directional signage and two menu boards are proposed at the north end of the building and a freestanding sign is proposed adjacent to the driveway on Monument Boulevard.

The Board agreed the amount of signage is appropriate and located for maximum visibility. The CMX District permits a total of 150 sq. ft. of signage whereas the project proposes 121 sq. ft. All secondary signs such as the menu boards and directional signage are considered non-advertising in nature and do not count toward the total square footage permitted in the CMX District.

**VI. Fiscal Impact**

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

**VII. Public Contact**

Notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. Notification was also mailed to the Blind, Aged, and Disabled Communities pursuant to Government Code Sections 65090(d) and 65091(d) as required for businesses that are modifying and/or adding drive-thru facilities. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

**VIII. Summary and Recommendations**

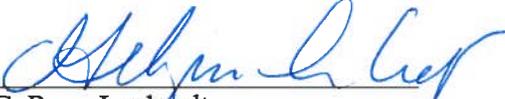
The proposed McDonald's restaurant will improve the site with the addition of an attractively designed modern building that will be compatible with the character of the existing buildings and other developments in the vicinity. The building will be oriented towards Monument Boulevard to minimize the buildings' impact on the surrounding residential neighborhood. Furthermore, with the conditions of approval the project will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such project.

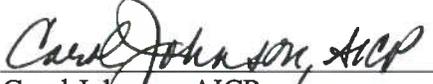
Staff recommends the Planning Commission open the public hearing, consider the staff report and presentation by the applicant, the public testimony, and close the hearing upon completion of public testimony. Staff recommends the Commission adopt Resolution No. 14-06PC approving a Use Permit Amendment and Design Review for McDonald's.

**IX. Motion**

**Project Approvals**

I (Comm. \_\_\_\_\_) hereby move that the Planning Commission adopt Resolution No. 14-06PC approving McDonald's Use Permit Amendment and Design Review (PL131344 – UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 14-06PC. (Seconded by Comm. \_\_\_\_\_.)

Prepared by:   
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Senior Planner  
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ryan.lenhardt@cityofconcord.org

Reviewed by:   
Carol Johnson, AICP  
Planning Manager  
(925) 671-3369  
carol.johnson@cityofconcord.org

**Exhibits:**

- A - PC Resolution No. 14-06PC, Conditions of Approval (Attachment A)
- B - Applicant's "revised" written statement date stamp received December 11, 2013
- C - Applicant's plan sheets date stamp received March 19, 2014

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**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF CONCORD,  
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

**A RESOLUTION APPROVING MCDONALD'S  
USE PERMIT AMENDMENT AND DESIGN  
REVIEW (PL131344 - UP, DR)**

**Resolution No. 14-06PC**

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**WHEREAS**, on November 21, 2013, Margaret Trujillo for McDonald's submitted an application for a 5,048 sq. ft. McDonald's restaurant with dual drive-thru in place of an existing McDonald's restaurant and single drive-thru on a 1.07-acre site at 1691 Monument Boulevard, APNs 128-290-068 and 128-290-071; and

**WHEREAS**, on March 10, 2014 the application was deemed complete for processing; and

**WHEREAS**, pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended; the project is classified as Categorical Exempt pursuant to Section 15302 Class 2 "Replacement or Reconstruction," and therefore no further environmental review is required; and

**WHEREAS**, the Planning Commission, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on April 2, 2014 regarding the subject proposal; and

**WHEREAS**, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff dated April 2, 2014, as well as other documents contained in the record of proceedings relating to the proposed project, which are maintained at the offices of the City of Concord Planning Division; and

**WHEREAS**, on April 2, 2014 the Planning Commission, after consideration of all pertinent plans, documents and testimony, declared their intent to approve the subject proposal subject to the Conditions of Approval contained herein as Attachment A.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:** that the Planning Commission

1 does hereby approve USE PERMIT AMENDMENT AND DESIGN REVIEW (PL131344 - UP, DR)  
2 subject to the Conditions of Approval and further makes the following findings:

3 CEQA

4 1. The project is not subject to additional environmental review pursuant to the provisions of the  
5 California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15302  
6 "Replacement or Reconstruction," the project is classified as a Class 2 Categorical Exemption.

7 Use Permit Amendment and Design Review

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

11 a. The proposed restaurant with dual drive-through is allowed within the CMX  
12 (Commercial Mixed Use) Zoning District and complies with all other applicable provisions of the  
13 Development Code and City Municipal Code.

14 b. The project is consistent with the General Plan and policies that support retail uses and  
15 improvements to existing properties in Commercial Mixed Use Districts. There is no applicable  
16 Specific Plan.

17 c. The design, location, size, and operating characteristics of the project are compatible  
18 with existing uses in the vicinity, including the adjacent retail uses and other multi-family residential  
19 developments located in the vicinity.

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

22 e. The project site is physically suitable for the type, density and intensity of the proposed  
23 use, including access, utilities, and absence of physical constraints. The project site is large enough to  
24 accommodate the new restaurant and dual drive-through lanes and includes existing site access and  
25

1 utility service.

2 f. Granting the Use Permit Amendment will not be detrimental to the public health,  
3 safety, or welfare of the persons residing or working in the subject neighborhood or materially  
4 detrimental or injurious to property or improvements in the vicinity and Zoning District where the  
5 property is located. Project conditions and requirements will ensure on-going operations will not  
6 impact properties or residents of the area and maintenance of the parking lot, building exteriors and  
7 landscaping will be secured through a separate property maintenance agreement.

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

10 a. The project is consistent with the General Plan.

11 b. The project meets the criteria in Development Code Section 122-908 (Design Criteria)  
12 of the Development Code, in that:

13 i. The building is designed with appropriate openings and the landscaping is  
14 designed to accent the buildings and provide visibility throughout the site and supports public safety  
15 and security by allowing for surveillance of the street by people inside the building and elsewhere on  
16 the site;

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

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

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

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

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

6 vii. The project is compatible in scale to the existing retail buildings along  
7 Monument Boulevard and the multi-family residential use to the north and provides an appropriate  
8 transition between the project and the surrounding development.

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

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

16 x. Stormwater treatment areas have been integrated into the landscape design.

17 xi. New construction does not need to match existing surrounding development or  
18 buildings; however, the design shall complement or enhance existing development.

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

21 i. The proposed building is designed with varying roof lines and decorative  
22 elements such as projecting canopies, aluminum storefronts, and a variety of building materials that  
23 are visually appealing from distant views.

24 ii. Vertical massing and accents such as entry towers create visual interest from  
25

1 arterial views and surrounding streets.

2           iii.     Mechanical equipment screening is incorporated into the architectural design  
3 including parapet walls to screen rooftop equipment.

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

6           v.     The design, materials, and colors of the proposed building are similar to newer  
7 developments along Monument Boulevard such as 7-Eleven and Walgreen's and are compatible with  
8 neighboring buildings, some of which use masonry veneers, tile, and aluminum storefronts similar to  
9 the proposed building.

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

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

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

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

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

20          xi.     Trash enclosures will be located onsite and screened from public view.

21          xii.    Loading and service areas are located within a private driveway serving the  
22 project site and thus will not impact public rights-of-way.

23          xiii.   Exterior lighting is designed to be residential in scale and coordinated with the  
24 landscape plan and building elements.

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

3           xv. Building mass and scale is minimized by articulating vertical elements with  
4 color, offsets, and varying rooflines to create the appearance of individual buildings clustered together  
5 instead of a single monolithic building.

6           xvi. Rhythm and visual interest is created through color and building projections  
7 and recesses such as awnings and building projections.

8           xvii. Windows are placed to maximize occupant surveillance of entryways,  
9 walkways, and guest parking areas.

10           xviii. New landscaping is provided onsite in public spaces to accent their appearance.

11 3. The Planning Commission does hereby approve Use Permit Amendment and Design Review  
12 (PL131344 - UA, DR) subject to the Conditions of Approval.

13 4. The Planning Commission does hereby adopt the Conditions of Approval.

14 Measure J

15 5. The project supports the following Growth Management Element policies and is therefore  
16 compliant with Measure "J."

17           i. Policy GM-1.1.1 because the project is an urban development located within  
18 the City's Urban Limit Line.

19           ii. Policy GM-2.1.1 because the project results in urban infill development.

20           iii. Policies GM-7.2.1 through GM-7.2.3 because the project's impact on public  
21 services and facilities are reduced by conditions of approval, as well as by payment of impact fees  
22 proportionate to the project's demand on public services and facilities, including traffic impact,  
23 parkland, and sewer.

24 //

1 Effective Date

2 In accordance with City of Concord Municipal Code Section 122-1170, approvals, or other decisions  
3 of the Planning Commission shall become effective on the 11<sup>th</sup> calendar day following the date the  
4 decision is rendered, if no appeal is filed.

5 **PASSED AND ADOPTED** this 2nd day of April, 2014, by the following vote:

6 **AYES:**

7 **NOES:**

8 **ABSTAIN:**

9 **ABSENT:**

10  
11 

---

Carol Johnson, AICP  
Secretary to the Planning Commission

12 Attachments:

13 A – Draft Conditions of Approval

14 B – Draft Covenant and Agreement to Hold Property as One Parcel

15 cc: Dan Sequeira, Public Works-Engineering Services  
16 Robert Woods, Building Division  
17 Captain Robert Marshall, Contra Costa County Fire Protection District

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**ATTACHMENT A**  
**DRAFT**  
**CONDITIONS OF APPROVAL**  
**MCDONALD'S**  
**PL131344 - UP, DR**  
**1691 Monument Boulevard**  
**APNs 128-290-068 and 128-290-071**

9

**PERMIT DESCRIPTION**

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1. These Conditions apply to and constitute the approval of a **Use Permit Amendment (PL131344 – UP)** for a **5,048 sq. ft. McDonald's restaurant with dual drive-thru in place of an existing McDonald's restaurant and single drive-thru on a 1.07-acre site.**
  2. These Conditions apply to and constitute approval of **Design Review (PL131344 – DR)** for a **5,048 sq. ft. McDonald's restaurant with dual drive-thru in place of an existing McDonald's restaurant and single drive-thru on a 1.07-acre site, freestanding trash enclosure, and site landscaping.**
  3. Exhibits date stamped received by the City of Concord on **March 19, 2014** are approved and shall be incorporated as Conditions of Approval.

17

**GENERAL CONDITIONS**

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4. **The City's Transportation Division shall review and approve the proposed signage, pavement markings, and traffic calming devices in the drive thru lane to ensure pedestrian safety prior to the issuance of a building permit. (DRB, TRANS, PLNG)**
  5. **The applicant shall provide garbage monitoring onsite and along the public right-of-way including Monument Boulevard to Virginia Lane at least twice a day. (PLNG)**
  6. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:
    - a. With the submittal of Grading, Improvement, Landscape, or Building Plans.
    - b. Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.

- c. Prior to Construction.
- d. On-going during Construction.
- e. Prior to approval of the Final Map.
- f. Prior to occupancy approval.

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

- 7. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. **(PLNG, BLDG, ENGR)**
- 8. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. **(PLNG, BLDG, ENGR)**
- 9. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body. **(PLNG, ENGR)**
- 10. The Conditions of Approval shall be listed on a plan sheet that is included in the construction plan set (Grading, Utility, Building, and Landscape Plans). **(PLNG, ENGR)**
- 11. Two annotated copies of the Conditions of Approval specifying how each applicable condition has been satisfied, shall be submitted as follows:
  - a. At the time Grading, Utility, Building, and/or Landscape Plans are submitted for plan check, whichever comes first.
  - b. Prior to occupancy approval. **(PLNG, ENGR)**
- 12. Submit three signed copies, one notarized, of the City's "Property Maintenance Agreement", to ensure on-going repair, replacement and maintenance of all exterior improvements including the storm drain outside of the public street right of way, parking lot lights, other privately maintained improvements, buildings, parking areas, walkways, landscaping, irrigation, signs, fences, and other improvements, prior to the issuance of a building permit. **(PLNG, ENGR, BLDG)**
- 13. The project site and area surrounding the site shall be maintained in a weed and litter free condition for the period prior to construction. **(BLDG, PLNG)**

1     **ARCHITECTURAL**

- 2     14.    Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and  
3           transformers), shall not extend above the building parapet and shall be screened from view on  
4           all sides with materials architecturally compatible with the main structure. Screening details  
5           shall be shown on the Building Plans and submitted for review and approval by the Planning  
6           Division, prior to the issuance of Building Permits and installed prior to occupancy approval.  
7           **(PLNG)**
- 8     15.    Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the  
9           color of the adjacent surface, unless otherwise approved by the Planning Division. **(PLNG)**
- 10    16.    The trash enclosure shall be locked at all times unless access is required as part of the day-to-  
11           day operation to discourage recyclers. **(PD)**

12     **LANDSCAPING**

- 13    17.    **The applicant shall incorporate vine planting in the planter strip adjacent to the south**  
14           **side of the trash enclosure as part of the landscape plan prior to issuance of the building**  
15           **permit. (DRB, PLNG)**
- 16    18.    **The applicant shall incorporate low-level hardy landscaping behind the curb along the**  
17           **length of the west parking lot consistent with the approved plant palette in the landscape**  
18           **plans prior to the issuance of a building permit. (DRB, PLNG)**
- 19    19.    **The applicant shall provide large scale details of signage improvements with landscaping**  
20           **at the intersection of Monument Boulevard and Virginia Lane and the driveways on**  
21           **Monument Boulevard and Virginia Lane with site visibility triangles superimposed on**  
22           **the plans submitted for building permit to verify there are no conflicts with site visibility**  
23           **prior to the issuance of a building permit. (DRB, PLNG)**
- 24    20.    **The applicant shall be responsible for maintaining all landscaping and related**  
25           **improvements that is located within the public right-of-way in perpetuity. (DRB, PLNG)**
- 26    21.    **The applicant shall submit Final Landscape Plans prepared by a licensed Landscape**  
27           **Architect, registered by the State of California, for review and approval with the**  
28           **Grading, Improvement, or Building Plans, whichever comes first, prior to the issuance of**  
          **any permit. The Plan shall be drawn on or consistent with the Site Plan prepared by the**  
          **Civil Engineer, with the following information:**
- a.    A legend that lists all plant species (Latin and common name), including size, quantities,  
              spacing, and ultimate height and width.

- b. Specifications and details for planting, including staking of trees and planting in bio-swales or other stormwater treatment areas.
- c. Utility information on the base map, screened back.
- d. Existing trees to be saved and identification of all replacement trees.
- e. Trees (minimum size 24-inch box) and shrubs (minimum 5-gallon; accent or sub-shrubs may be 1-gallon).
- f. Six-inch vertical concrete curbs around landscaped areas. *(PLNG)*

22. Irrigation Plans **shall include a drip irrigation system and** be submitted with the Final Landscape Plans in compliance with the requirements **of the Regional Landscape Water Conservation Ordinance adopted by Contra Costa Water District in compliance with the current State laws.** *(PLNG)*

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

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

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

## **LIGHTING**

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

26. All exterior building and parking lot lighting shall provide illumination for safety and shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways. *(PLNG)*

- 1 27. Prior to the issuance of a site improvement permit and/or building permit, the applicant shall  
2 submit a photometric plan for review and approval by the Planning Division, Building  
3 Division, Engineering Division, and Police Department. The photometric analysis shall be  
4 reviewed by Engineering Services for the determination of streetlight spacing as applicable.  
5 *(PLNG, BLDG, ENGR)*

#### 6 **SIGNAGE**

- 7 28. All freestanding signs shall be setback a minimum of five feet from a public right-of-way.  
8 *PLNG (CMC)*
- 9 29. All signage shall comply with the City of Concord Sign Ordinance. *(PLNG) CMC*
- 10 30. Pennants, banners, streamers, or flags in connection with special promotions and business  
11 openings shall be permitted for a period not to exceed 30 days. The same, different, or similar  
12 pennants, banners, streamers, and flags shall not be permitted within 150 calendar days after  
13 such removal. No pennants, banners, streamers, balloons, inflatable devices, flags, or any  
14 other advertising devices shall be mounted on or above any roof or mansard, or otherwise  
15 extend above a parapet wall or ridge of a structure. *(PLNG, NS) CMC*
- 16 31. Paper or printed window signs shall be limited to no more than 10 percent of the window area  
17 of any street frontage or more than 50 percent of any single window pane. *(PLNG) CMC*
- 18 32. The applicant shall submit construction plans for all signage showing the details of the  
19 installation, dimensions, font, and materials and colors for review and approval prior to the  
20 issuance of a Sign Permit. *(PLNG)*
- 21 33. One sign denoting the architect, engineer, or contractor associated with the project may be  
22 permitted on site. The maximum sign area shall be 40 sq. ft., of which 32 sq. ft. may be for the  
23 general contractor. These signs shall be removed upon occupancy approval. *(PLNG) CMC*

#### 24 **PARKING**

- 25 34. Parking shall comply with Division 3 of the City's Development Code, "Parking, Loading, and  
26 Access" including parking spaces, drive aisle and parking space dimensions, turning radii,  
27 back-out dimensions, driveway clearances, landscape median dimensions, and other relevant  
28 information. *(ENGR, PLNG) CMC*
35. Any vehicle that identifies a business by way of signage that is painted on or applied to the  
vehicle shall be parked in a delivery or storage area at the rear of the building or in an area  
screened from view from adjacent public right-of-way. *(PLNG)*

- 1 36. Handicapped parking spaces shall comply with Chapter 11 "Site Development Requirements  
2 for Handicapped Accessibility" of Title 24 of the California Code of Regulations, and be  
located as close as possible to the primary entrance. *(BLDG)*

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

- 4 37. Submit two copies of Preliminary Title Report, prepared within three months prior to plan  
5 submittal. Show all easements and vesting information on site plan. *(ENGR)*
- 6 38. Design improvements in accordance with the City Standard Plans S-34 and S-36 for sight  
7 distance, sidewalk, back up, fencing, geometrics at intersection and corner setback  
8 requirements, prior to the Acceptance of Improvements. Plans shall be subject to review and  
approval by Engineering Services. *(ENGR)*
- 9 39. Obtain an Encroachment Permit from the City prior to performing any work within the public  
right-of-way or public easements. *(ENGR) CMC*

10 **STREET IMPROVEMENTS**

- 11 40. Reconstruct deficient and non-ADA-compliant frontage improvements as determined by the  
12 City Engineer along the frontage on **Monument Boulevard** and **Virginia Lane** including but  
13 not limited to: driveways; wheel chair ramps; and curb, gutter and sidewalk. *(ENGR)*
- 14 41. Any trenching for underground utilities shall comply with the modified City Standard Detail  
15 S-17 for pavement repair and possible slurry placement. *(ENGR)*
- 16 42. Construct all public facilities in accordance with the current Americans with Disabilities Act  
(ADA), including driveways and curb ramps. *(ENGR)*

17 **NOISE**

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

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

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

1 **CONSTRUCTION ACTIVITIES**

- 2 44. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of  
3 Grading or Building Permits, whichever comes first. **(ENGR)**
- 4 45. Implement a dust and construction noise control plan. Submit the plan to Engineering  
5 Services for review and approval prior to issuance of the Grading Permit. **(ENGR)**
- 6 46. Construction equipment shall not be serviced at the site at any time. During construction no  
7 deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks)  
8 shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays, and between 5:00 p.m. and  
9 8:00 a.m. on weekends and federal holidays. Delivery vehicles shall have their engines turned  
10 off during unloading. **(BLDG, ENGR, PLNG)**
- 11 47. Employ the quietest construction equipment available, to muffle noise from construction  
12 equipment and keep all mufflers in good working order in accordance with State law. **(BLDG,**  
13 **ENGR, PLNG)**
- 14 48. Implement the following measures during construction:
- 15 a. Gather all construction debris on a regular basis and place them in a dumpster or other  
16 container that is emptied or removed on a weekly basis. When appropriate, use tarps  
17 on the ground to collect fallen debris or splatters that could contribute to storm water  
18 pollution.
  - 19 b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and  
20 storm drains adjoining the project site. During wet weather, avoid driving vehicles off  
21 paved areas.
  - 22 c. Broom sweep the public street pavement adjoining the project site on a daily basis.  
23 Caked-on mud or dirt shall be scraped from these areas before sweeping.
  - 24 d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest  
25 the downstream side of the site in order to preclude any debris or dirt from flowing into  
26 the City storm drain system. Filter materials shall be maintained and/or replaced as  
27 necessary to ensure effectiveness and to prevent street flooding. Dispose of filter  
28 particles in an approved trash receptacle.
  - e. Create a contained and covered area on the site for the storage of bags, cement, paints,  
flammable, oils, fertilizers, pesticides, or any other materials used on the site that have  
the potential for being discharged to the storm drain system by being windblown or in  
the event of a material spill.
  - f. Never clean items such as machinery, tools, and brushes or rinse containers in a street,  
gutter, or storm drain.
  - g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash  
water into street gutters or drains. **(ENGR, BLDG)**

- 1 49. No equipment shall be started or staging area be established on the streets or the site before or  
2 after the specified hours of construction. **(ENGR, BLDG)**
- 3 50. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space  
4 area, or street, and that any such material stored on an adjoining site shall be completely  
5 removed and the site cleaned, prior to occupancy approval. **(ENGR, BLDG)**
- 6 51. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or  
7 sleeping quarters on the construction site unless authorized for site security. **(ENGR, BLDG)**
- 8 52. There shall be no parking of construction equipment or construction worker's vehicles on  
9 residential streets at any time; all vehicles shall be maintained on-site. **(ENGR, BLDG)**
- 10 53. Portable toilets used during construction shall be kept as far as possible from adjacent  
11 properties and shall be emptied on a regular basis as necessary to prevent odor. **(ENGR,  
12 BLDG)**
- 13 54. Identify truck routes for the import or export of cut/fill material and/or construction debris for  
14 review and approval by the City Engineer prior to the issuance of permits. Repair any damage  
15 to City streets (private and public) caused by activity associated with this project. **(ENGR)**

#### 13 **GRADING/EROSION CONTROL/GEOLOGIC**

- 14 55. Submit a Geotechnical Report with the Grading Plans and Building Plans, pursuant to CMC  
15 Section 94-51 and Section 86-73 that addresses and provides recommendations for grading,  
16 drainage, walls, building foundations, and pavement structural sections. **(ENGR, BLDG)**
- 17 56. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer,  
18 a Soils Report prepared by a registered Geotechnical Engineer and receipt of a Grading Permit  
19 approved by the City Engineer. The Grading Plans and Soils Report shall require review by  
20 the City's Geotechnical consultant with all costs to be borne by the applicant. **(ENGR)**
- 21 57. Grading on adjacent properties shall require written approval from the affected property  
22 owners. **(ENGR)**
- 23 58. On-site finish grading work shall require drainage to be directed away from all building  
24 foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward  
25 approved drainage facilities or swales. Non-paved drainage swales shall have a minimum  
26 slope of 1 percent. **(ENGR)**
- 27 59. The project engineer shall inspect the finished grading and certify that it conforms to the  
28 compaction and elevations shown on the Grading Plan and Soils Report. **(ENGR, BLDG)**  
**CMC**

- 1 60. Erosion control measures shall be implemented per plans approved by the City Engineer for all  
2 grading work not completed before October 15<sup>th</sup>. At the time of approval of the Improvement  
3 and/or Grading Plans, an approved Erosion Control Plan prepared by a registered Civil  
4 Engineer shall be filed with the City Engineer. *(ENGR)*
- 5 61. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October  
6 15<sup>th</sup> of any given year. During grading work between October 15<sup>th</sup> and April, if rain is  
7 forecast, stop all grading work two days before the rain forecast and implement BMPs to  
8 insure that the site is protected from erosion. *(ENGR)*
- 9 62. Comply with the applicable provisions of the Grading Ordinance and the Storm Water  
10 Management and Discharge Control Ordinance. *(ENGR) CMC*

### 11 UTILITIES

- 12 63. No above ground utility facilities/structures shall be located between the face of curb and back  
13 of sidewalk in the public right-of-way. *(ENGR)*
- 14 64. Comply with the City of Concord sewer design flow criteria and sewer construction  
15 requirements of the Central Contra Costa Sanitary District. *(ENGR)*
- 16 65. Submit to Engineering Services sanitary sewer calculations with the Improvement Plans  
17 stamped and signed by a Registered Civil Engineer for review and approval. *(ENGR)*
- 18 66. Coordinate all facility adjustments, relocations, or additions to utility services with the  
19 appropriate utility companies. *(ENGR)*
- 20 67. The location of all outdoor, above-ground and/or at-grade pad mounted transformers, utility  
21 equipment, electrical and gas meters, vaults, irrigation control boxes, back flow prevention  
22 devices, and the like shall be subject to approval by Planning and Engineering Services prior  
23 to the issuance of the Grading or Building Permit, whichever comes first. All such equipment  
24 shall be screened from view either architecturally or with landscaping and painted forest green  
25 or other approved color as approved by the Planning Division. Any changes to the approved  
26 Utility Plans, including location or screening details shall be reviewed and approved by the  
27 Planning Division. *(PLNG, ENGR)*
- 28 68. Connect all buildings to the sanitary sewer collection facilities of the City, and pay all current  
sewer connection and service fees prior to occupancy approval. *(ENGR) CMC*

1 **DRAINAGE/STORMWATER C.3 REQUIREMENTS**

- 2 69. Submit a Stormwater Control Plan (SWCP) prepared in accordance with the current Contra  
3 Costa Clean Water Program Stormwater C.3 Guidebook for review and approval by  
4 Engineering Services prior to issuance of any permit. The SWCP shall be prepared and  
5 certified by a Civil Engineer, registered in the State of California, demonstrating an  
6 understanding of the design of treatment measures for water quality and groundwater  
7 protection principles applicable to the project site. *(ENGR)*
- 8 70. The permit application shall be consistent with the SWCP and shall include drawings and  
9 specifications necessary to implement all measures in the approved SWCP, prior to the  
10 issuance of any permit. The permit application shall include a completed "Construction Plan  
11 C.3 Checklist" as described in the current C.3 Guidebook. *(ENGR)*
- 12 71. Construct stormwater treatment measures per the approved SWCP prior to occupancy  
13 approval. *(ENGR)*
- 14 72. Submit a final Stormwater BMP Operation and Maintenance Plan (O&M Plan) in accordance  
15 with City of Concord Guidelines, for review and approval by Engineering Services, prior to  
16 occupancy approval. This O&M Plan shall incorporate City comments on the draft O&M Plan  
17 and any revisions resulting from changes made during construction. *(ENGR)*
- 18 73. Execute any agreements identified in the SWCP which pertain to the transfer of ownership,  
19 right-of-entry for inspection or abatement, and/or long-term maintenance of stormwater  
20 treatment or hydrograph modification BMPs, prior to occupancy approval. Execute  
21 agreements for both property owners to ensure the perpetual operation and maintenance of the  
22 stormwater treatment systems. *(ENGR)*
- 23 74. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.  
24 *(ENGR)*
- 25 75. Collect and convey all stormwater entering and/or originating from the site to an adequate  
26 downstream drainage facility. On-site drainage inlets shall have full capture trash devices.  
27 Submit hydrologic and hydraulic calculations for a 10-year storm with the Improvement Plans  
28 to Engineering Services for review and approval. *(ENGR)*
76. Install City of Concord "No Dumping, Drains to Creek" curb marker (English and Spanish  
version) on all catch basins. *(ENGR)*

- 1 77. Include erosion control/storm water quality measures on the final Grading Plan that  
2 specifically address measures to prevent soil, dirt, and debris from entering the storm drain  
3 system. Such measures may include, but are not limited to, hydroseeding, hay bales,  
4 sandbags, and siltation fences and are subject to review and approval of the City Engineer The  
5 applicant shall be responsible for ensuring that the contractor is aware of and implements such  
6 measures. *(ENGR, BLDG)*
- 7 78. Submit a Construction Best Management Practice (BMP) Program for review and approval by  
8 the Engineering Development Services Department prior to issuance of a Building and/or  
9 Grading Permit. The general contractor and all subcontractors and suppliers of materials and  
10 equipment shall implement these BMPs. Construction site cleanup and control of construction  
11 debris shall also be addressed in this program. Failure to comply with the approved  
12 construction BMP may result in the issuance of correction notices, citations, or a project stop  
13 work order. *(ENGR)*
- 14 79. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation  
15 of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If  
16 sidewalks and/or the parking lot are pressure washed, debris must be trapped and collected to  
17 prevent entry into the storm drain system. No cleaning agent may be discharged into the storm  
18 drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged  
19 to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District.  
20 *(ENGR)*
- 21 80. Ensure that the area surrounding the project such as the streets stay free and clear of  
22 construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way  
23 related to project construction. Areas that are exposed for extended periods shall be watered  
24 regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular  
25 basis. All trucks shall be covered. *(ENGR)*
- 26 81. Clean all on-site stormdrain facilities a minimum of twice a year, once immediately prior to  
27 October 15 and once in January. Additional cleaning may be required if found necessary by  
28 the City Engineer/Director of Building Inspection. *(ENGR, BLDG)*

#### **SOLID WASTE/RECYCLING**

- 21 82. Comply with CMC Chapter 82, Solid Waste, Article V, Construction and Demolition (C&D)  
22 Waste Recycling, Sections 82-114 through 82-126, as applicable. *(BLDG)*
- 23 83. Design and implement City approved Source Reduction/Recycling Plan and demonstrate that  
24 interior and exterior refuse enclosures have been sufficiently designed and located for the  
25 storage and pick up of recyclable materials in accordance with CMC Section 82-83, Source  
26 Reduction and Recycling, prior to issuance of a Building Permit. *(PW)*

- 1 84. Trash bins and refuse shall be stored within approved trash enclosure and the doors shall be  
2 closed at all times except when the bins are being emptied. *(NS)*
- 3 85. Comply with the provisions of the CMC, Central Contra Costa Sanitary District and the  
4 disposal service regarding enclosure design, access requirements, and the number of required  
5 individual refuse receptacles based upon waste pickup schedules. Trash enclosures shall  
6 incorporate the following features:  
7 a. A concrete pad to prevent damage to asphalt paving.  
8 b. A roof and sanitary sewer cleanout, designed to prevent rainwater from penetrating the  
9 interior of the enclosure and preclude trash from being blown outside of the bins.  
10 c. The cleanout shall connect to a sanitary sewer to prevent contaminated water from  
11 entering the storm drain system.  
12 d. A grease separator approved by Central Contra Costa Sanitary District shall be  
13 installed on the sanitary sewer line. Hot and cold water supply shall be installed inside  
14 the trash enclosure.  
15 e. If any cleaning agent or degreaser is used, wash water must be collected and  
16 discharged to the sanitary sewer, subject to the approval of the City of Concord  
17 Building and Engineering Department and Central Contra Costa Sanitary District.  
18 *(CCCS, BLDG, ENGR)*
- 19 86. Trash enclosures shall incorporate the same architectural treatment, and use the same exterior  
20 materials and colors as the main building and shall comply with the Community Design  
21 Guidelines, including the following:  
22 a. A solid wood trellis roof.  
23 b. CMU walls with stucco finish.  
24 c. Doors of solid metal with a metal frame with self-closing latch.  
25 d. The height of the enclosure walls and door shall be the same height or higher than the  
26 bins within the enclosure. *(PLNG)*

## 27 **AGREEMENTS, FEES, BONDS**

- 28 87. **The applicant shall enter into a Covenant and Agreement to Hold Property as One  
Parcel with the City for the purposes of creating a single parcel on which the project is  
developed and operated, subject to the approval of the City Attorney, and prior to the  
issuance of a Certificate of Occupancy for the project. *(CA)***
88. All fees noted below are the fees currently in effect as of July 1, 2012 per the Resolution of  
Fees and Charges. The fees and charges are reviewed annually as part of the budget public  
hearing process. Fee adjustments are based on a number of factors and vary depending on the  
type of fee:

**Service-based fees** are adjusted annually based on the San Francisco-San Jose-  
Oakland Area Consumer Price Index;

1                   **Improvement based fees** (also called impact fees) are adjusted annually based on  
2                   Engineering News Record Construction Cost Index (San Francisco Bay Area); and the

3                   **Parkland Fee** is adjusted per Section 78-95 of the Concord Municipal Code.

4                   The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042,  
5                   Fees and Charges for Various Municipal Services, as most recently amended and approved by  
6                   the City Council. Persons interested in how a particular fee is calculated should contact the  
6                   City Department administering the fee or the Finance Department. **(ENGR)**

7                   89.     Provide a **\$2,000** cash deposit to the Planning Division to cover Condition Compliance costs,  
8                   at the time of submittal of plans and documents to Engineering Services or the Building  
9                   Division for plan check. Planning staff's time will be charged to this deposit for work  
10                  performed to implement the Conditions of Approval, from the time of project approval to  
11                  occupancy approval. The deposit will be placed in a refundable account and any unused funds  
11                  will be returned upon completion. If the initial deposit is insufficient to cover actual costs, an  
12                  additional deposit will be required. **(PLNG)**

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

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

16                92.     All required faithful performance bonds and labor materials bonds in a penal amount equal to  
17                100 percent of the approved estimates of construction costs of improvements shall be  
18                submitted to and approved by the City and other agencies having jurisdiction prior to issuance  
18                of the Building or Grading Permit, whichever comes first. **(ENGR)**

19                93.     Encroachment Permit Application:

20                   a.     Pay the Filing Fee at the time of submittal of permit application, Improvement plans  
21                   and supporting documents to City Engineering Services for review. The current fee is  
21                   **\$86.00.**

22                   b.     Provide a restoration security before issuance of the Encroachment Permit. The  
23                   security shall be in an amount sufficient to restore existing public improvements to a  
24                   serviceable condition should development improvement activity cause damage. The  
24                   amount of the security shall be determined by, and be in a form acceptable to the City  
25                   Engineer.

- 1 c. Provide a **\$2,000.00** cash deposit to cover Condition Compliance costs at the time of  
2 submittal of plans and documents to Engineering Services for review. The deposit will  
3 be placed in a refundable account. Condition Compliance costs will be charged to this  
4 deposit over the life of the project permit and mitigation requirements. Any unused  
5 funds will be returned at project completion. If the initial deposit is insufficient to  
6 cover actual costs, an additional deposit in an amount determined by the City Engineer  
7 will be required.
- 8 d. Provide a **\$5,000.00** cash deposit to cover review of Improvement Plans, Grading  
9 Plans, Landscape Plans, Joint Trench Plans, Storm water Control Plans, and other  
10 pertinent documents at the time of first submittal of the documents to Engineering  
11 Services for review. The deposit will be placed in a refundable account. Review fees  
12 will be charged at the hourly rate of **\$172.00**. Any unused funds will be returned at  
13 project completion. If the initial deposit is insufficient to cover actual costs, an  
14 additional deposit in an amount determined by the City Engineer will be required.
- 15 e. Pay the construction inspection fee prior to issuance of encroachment permit. The  
16 current fee is based on 9% of the estimated cost of constructing the required  
17 improvements to support the development.
- 18 f. Provide a **\$500.00** deposit for archiving permanent records prior to issuance of the  
19 Building Permit. Actual fees will be charged following completion of work and any  
20 remaining funds will be refunded at the completion of the project. **(ENGR)**

21 94. Grading Permit Application:

- 22 a. Pay Grading Permit Fees at submittal of a Grading Permit application. The current fee  
23 is determined based on cubic yardage of cut and fill combined, or at the hourly rate of  
24 **\$172.00** if the hourly rate is used.
- 25 b. Provide a **\$2,000.00** cash deposit for Erosion Control prior to issuance of Grading  
26 Permit. The deposit will be placed in a refundable account. Any unused funds will be  
27 returned at project completion. If the initial deposit is insufficient to cover actual costs,  
28 an additional deposit in an amount determined by the City Engineer will be required.
- 29 c. Pay Stockpile and Erosion Control Monitoring fee prior to issuance of Grading Permit.  
30 The stockpile and erosion control monitoring fee is currently **\$23.00** per calendar day  
31 and is collected for the life of the Grading Permit activity. **(ENGR)**

32 95. Sewer Connection Permit:

- 33 a. Pay Sanitary Sewer connection fee. The current sewer connection fee is **\$1,009.00** per  
34 fixture and shall be paid prior to issuance of the Building Permit.
- 35 b. Pay the current sewer service fee prior to issuance of the building permit. The current  
36 fee is **\$363.00** per year and is pro-rated by the month that connection is made.  
37 Commercial locations will have remainder fees charged annually by water usage per  
38 the City's fee schedule. **(ENGR)**

1 96. Traffic Mitigation Fee:

- 2 a. Pay Offsite Street Improvement Program (OSIP) fee for the net increase in gross  
3 building square footage. The OSIP fee shall be the fee in effect at the time of approval  
4 of the Building Permit. The current OSIP Fee is **\$8.81** per square foot of new building  
5 and shall be paid prior to the issuance of the Building Permit. *(ENGR)*

6 **OTHER/MISCELLANEOUS**

- 7 97. Comply with the requirements of the Contra Costa County Health Department for the  
8 abandonment of existing septic tanks or wells. *(ENGR) CMC*

- 9 98. Comply with the requirements of the Contra Costa Fire Protection District. Submit complete  
10 sets of plans and specifications to the Fire District for review and approval at:

11 Contra Costa County Fire Protection District  
12 2010 Geary Road  
13 Pleasant Hill, CA 94523

14 Plan review fees are assessed at that time. The City is not responsible for the collection of fees  
15 or enforcement of requirements imposed by the Fire District. *(CCCFPD)*

- 16 99. The applicant shall defend, indemnify and hold harmless the City, its agents, officials, and  
17 employees from any claim, action or proceeding brought by a third party to set aside, annul,  
18 attack or otherwise void the permit. *(PLNG)*

- 19 100. The permit and approval shall expire in **one** year from the date on which they became effective  
20 unless a building permit is obtained and construction begun. The effective date of the permit  
21 and approval is **April 15, 2014**. *(PLNG)*

- 22 101. A request for a time extension from the expiration date of **August 15, 2015** can be considered  
23 if an application with required fee is filed at least 10 days before the original expiration date,  
24 otherwise a new application is required. A public hearing will be required for all extension  
25 applications, except those involving only Design Review. Extensions are not automatically  
26 approved. Changes in conditions, City policies, surrounding neighborhood, and other factors  
27 permitted to be considered under the law, may require, or permit denial. *(PLNG)*

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

City Clerk  
City of Concord  
1950 Parkside Drive MS/01  
Concord, CA 94519

APN(s): 128-290-068, 128-290-071

(Space Above This Line for Recorder's Use Only)  
[Exempt from recording fee per Gov. Code § 27383 and  
exempt from transfer tax per Rev & Tax Code 11922]

**COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL**

This Covenant and Agreement to Hold Property as One Parcel ("Agreement") is made and entered into \_\_\_\_\_, 2014 ("Effective Date"), between RHC Associates, a New York general partnership ("RHC"), and McDonald's Real Estate Company, a Delaware corporation ("McREC") (jointly and severally, "Property Owners").

Recitals

A. RHC owns certain real property commonly known as 1691 Monument Boulevard, Concord, California, APN 128-290-071 ("RHC Property"), a legal description of which is attached hereto as Exhibit A-1 and incorporated by reference. McREC owns certain real property commonly known as 1691 Monument Boulevard, Concord, California, APN 128-290-068 ("McREC Property"), a legal description of which it attached hereto as Exhibit A-2 and incorporated by reference. The RHC Property and the McREC Property are collectively referred to herein as the "Property."

B. On behalf of McDonald's Corporation, a Delaware corporation ("McDonald's"), Margaret Trujillo, Assistant Regional Manager for McDonald's, submitted application PL131344 – UP, DR seeking City of Concord's ("City") approval for a project consisting of (among other things) reconstruction of an existing McDonald's Restaurant building, reconfiguration of a parking lot and drive through aisle, and operation thereof at the Property.

C. The restaurant building is located on the \_\_\_\_ Property. The associated parking lot and drive through aisle would be located on the \_\_\_\_ Property. Both properties are leased to McDonald's. The RHC Property is subject to a lease with option to purchase (an memorandum of which was recorded on May 2, 1989 in Book 15039, Page 332, of the official records of Contra Costa County, and an amended memorandum of which was recorded on October 8, 2009 as Instrument No. 2009-0237281, of the official records of Contra Costa County). The McREC Property is subject to \_\_\_\_\_.

D. On \_\_\_\_\_, the City of Concord Planning Commission passed Resolution No. PC-\_\_\_\_\_, approving the project subject to specified Conditions of Approval. One of the Conditions of Approval is that the RHC Property and the McREC Property be held as one parcel.

Covenant and Agreement

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Property Owners hereby agree as follows:

1. This Agreement is executed for the purposes of creating a single parcel on which the project is developed and operated, in compliance with the PC Resolution and Conditions of Approval. Absent this Agreement, the individual RHC Property and the McREC Property would not satisfy Concord Municipal Code requirements related to project development and operation, and the project approvals and permits would not have been granted.



EXHIBIT A-1

PORTION OF PARCEL B, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED DECEMBER 28, 1971, IN BOOK 20 OF PARCEL MAPS, AT PAGE 18, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERN CORNER OF PARCEL C, BEING THE MOST EASTERN CORNER OF PARCEL B, AS SAID PARCELS ARE SHOWN ON THE FILED MAP REFERRED TO ABOVE (20 P.M. 18), ALSO BEING A POINT ON THE NORTHWESTERN LINE OF THE CITY ROAD KNOWN AS MONUMENT BOULEVARD;

THENCE FROM SAID POINT OF BEGINNING SOUTH 49° 33' 19" WEST, ALONG THE NORTHWESTERN LINE OF SAID MONUMENT BOULEVARD, BEING ALONG THE SOUTHWESTERN LINE OF SAID PARCEL B (20 P.M. 18), 65.00 FEET;

THENCE LEAVING THE NORTHWESTERN LINE OF SAID MONUMENT BOULEVARD AND THE SOUTHEASTERN LINE OF SAID PARCEL B (20 P.M. 18), NORTH 34° 13' 24" WEST, 250.97 FEET TO A POINT ON THE NORTHWESTERN LINE OF SAID PARCEL B (20 P.M. 18), SAID POINT BEARS NORTH 49° 36' 11" EAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL B (20 P.M. 18), 24.82 FEET FROM THE MOST WESTERN CORNER THEREOF;

THENCE NORTH 49° 36' 11" EAST, ALONG SAID NORTHWESTERN LINE 65.00 FEET TO THE MOST NORTHERN CORNER OF SAID PARCEL B (20 P.M. 18), BEING THE MOST WESTERN CORNER OF SAID PARCEL C (20 P.M. 18);

THENCE SOUTH 34° 13' 24" EAST ALONG THE NORTHEASTERN LINE OF SAID PARCEL B (20 P.M. 18), BEING ALONG THE SOUTHWESTERN LINE OF SAID PARCEL C (20 P.M. 18) TO THE POINT OF BEGINNING.

EXHIBIT A-2

PARCEL "C", AS SHOWN ON THE PARCEL MAP FILED DECEMBER 28, 1971, IN BOOK 20 OF PARCEL MAPS, PAGE 18, CONTRA COSTA COUNTY RECORDS.  
EXCEPTING THEREFROM: THAT PORTION THEREOF DEDICATED TO THE CITY OF CONCORD, FOR STREET AND HIGHWAY PURPOSES, BY INSTRUMENT RECORDED JANUARY 10, 1979, INSTRUMENT NO. 79-4571, IN BOOK 9178, PAGE 860, OFFICIAL RECORDS.

## Written Statement

Revised 12/11/13

RECORDING

DEC 11 2013

PLANNING

### Design Statement

This project consists of a full demolition of the existing restaurant and site and a rebuild of the parking lot, landscape, drive thru and 4,794 square foot restaurant. The custom design scheme of the restaurant incorporates a contemporary palette of materials and colors. The architectural elements integrate well with the landscape and provide a pleasant balance between the organic feel of the landscaping and contemporary lines of the building. The massing and scale of the restaurant are in line with the context of surrounding area and has an inviting streetscape facade. The architecture and site have been designed to provide customers with a fresh and welcoming experience. This project will be designed to be a high performance building in line with the U.S. Green Building Council's LEED program. Due to the site location, outdoor seating is not advised and thus will not be a part of this project.

The parking lot has been designed to accommodate 44 parking spaces and will include three electrical charging stations. The parking lot will include high efficiency LED lighting.

The landscape will utilize on-site storm water management practices and design features such as bio swales and retention basins. The landscape palette includes drought tolerant species to reduce the demand on water.

The hours of operation for the dining room will be 5am to 2am Monday through Friday with the Drive-Thru open 24 hours a day. The restaurant will have up to eight employees per shift.

Lance Crannell AIA LEED AP

Architect

**DESIGN STATEMENT**

This project consists of a full demolition of the existing restaurant and site and a rebuild of the parking lot, landscape, drive thru, and restaurant. The design of the restaurant is consistent with McDonald's most current restaurant design scheme which incorporates a contemporary palette of materials and colors. The architectural elements integrate well with the landscape and provide a pleasant balance between the organic feel of the landscaping and contemporary lines of the building. The massing and scale of the restaurant are in line with the context of surrounding area and has an inviting streetscape facade. The architecture and site have been designed to provide customers with a fresh and welcoming experience. This project will be designed to be environmentally responsible and efficient through the use of sustainable materials, practices, and methodologies. This high performance building will reduce operating costs while reducing water and energy use.

**AERIAL VIEW**



**VICINITY MAP**



**TABLE OF CONTENTS**

- TS Cover Sheet
- SP Architectural Site Plan
- SP Tree Survey
- C1 Conceptual Grading Plan
- C2 Conceptual Utility Plan
- C3 Existing Stormwater Control Plan
- C4 Proposed Stormwater Control Plan
- C5 Cross-Section A-A
- C6 Cross-Section B-B
- L1 Planting Plan
- L2 Planting Details
- A1 Proposed Elevations - South East
- A2 Proposed Elevations - North, West
- A3 Proposed Elevations, Trash Enclosure - North
- A4 Proposed Floorplan
- A5 Proposed Roof Plan
- A6 Architectural Sections
- A7 Photometric Plan
- A8 Site Photos
- A9 Lighting Plan
- A10 Light Stand Specification
- A11 Existing Drive-Thru Conditions Sign Package

**CONTACT INFORMATION**

**APPLICANT**  
 McDONALD'S USA  
 2959 OAK ROAD, STE. 900  
 WALNUT CREEK, CA 94597  
 OFFICE (925) 949-4000  
 ATTN: MARGARET TRUJILLO, LEED AP

**ARCHITECT**  
 SDG ARCHITECTURE - ENGINEERING  
 1000 W. WALNUT ST., 2D  
 BRENTWOOD, CA 94513  
 OFFICE (925) 634-7000  
 ATTN: LANCE CRANNELL, AIA, LEED AP, RD-C

**CIVIL ENGINEER**  
 AMS ASSOCIATES, INC.  
 401 VIGNACIO VALLEY ROAD, SUITE 270  
 WALNUT CREEK, CA 94598  
 PHONE (925) 949-4000  
 ATTN: AL SHAGHAGHI, P.E.

**LANDSCAPE ARCHITECT**  
 HWA LANDSCAPE ARCHITECTURE  
 2420 SAND CREEK RD. STE. C-1 #311  
 BRENTWOOD, CA 94513  
 OFFICE (925) 513-1081  
 ATTN: ROSS WELLS, ASLA



FRONT ELEVATION

McDonald's  
 Universal City, California August 11, 2014



RECEIVED  
 MAR 19 2014  
 PLANNING

SDG Architecture + Engineering  
 1000 Walnut Street, 2D Brentwood, CA 94513  
 925.634.7000  
 www.sdga.com

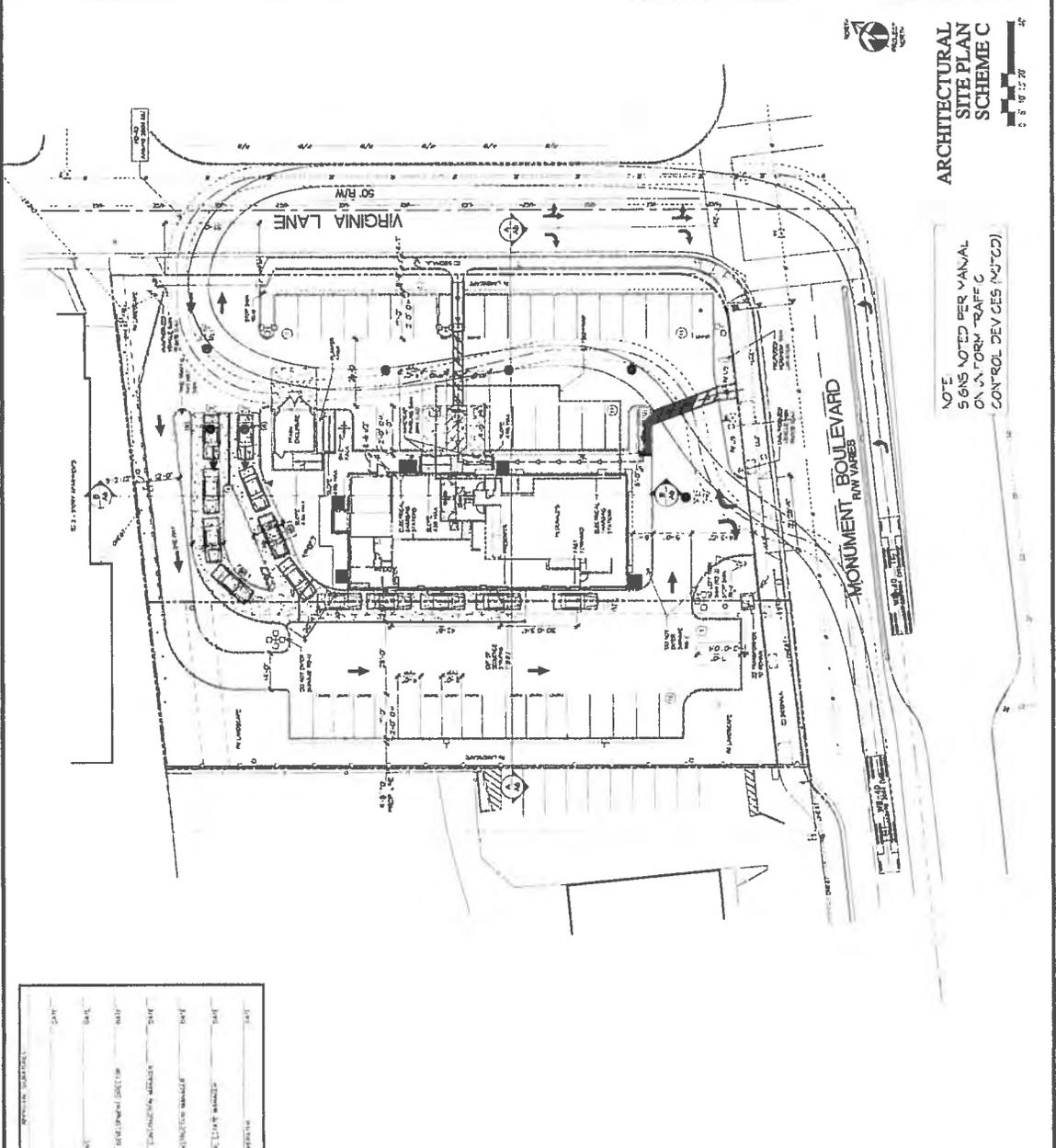
**CLIENT:** MCDONALD'S USA, LLC  
**ADDRESS:** 1241 WILSON BLVD, CONCORD, CA 94520  
**PHONE:** (925) 434-0000  
**PROJECT NO.:** 004-09-2

**DATE:** 004-09-2  
**SCALE:** 1/8" = 1'-0"

**PROJECT INFORMATION (PROPOSED)**  
 PROJECT NO. 004-09-2  
 PROJECT NAME MCDONALD'S RESTAURANT  
 PROJECT ADDRESS 1241 WILSON BLVD, CONCORD, CA 94520  
 PROJECT CONTACT MCDONALD'S USA, LLC  
 PROJECT CONTACT ADDRESS 1241 WILSON BLVD, CONCORD, CA 94520  
 PROJECT CONTACT PHONE (925) 434-0000  
 PROJECT CONTACT EMAIL MCDONALD'S@MCDONALD.COM

**PARKING CALCULATIONS**  
 TOTAL PARKING REQUIRED: 50 SPACES  
 TOTAL PARKING PROVIDED: 50 SPACES  
 TOTAL PARKING SURPLUS: 0 SPACES

**PLAN LEGEND**  
 1. EXISTING DRIVE  
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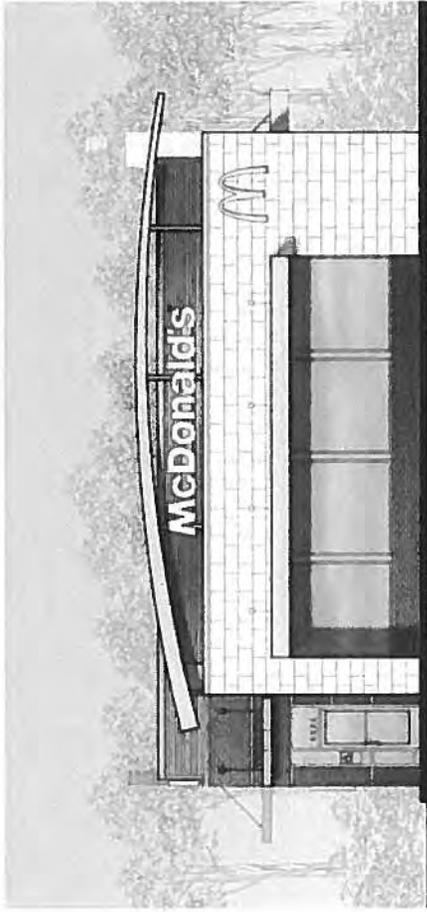




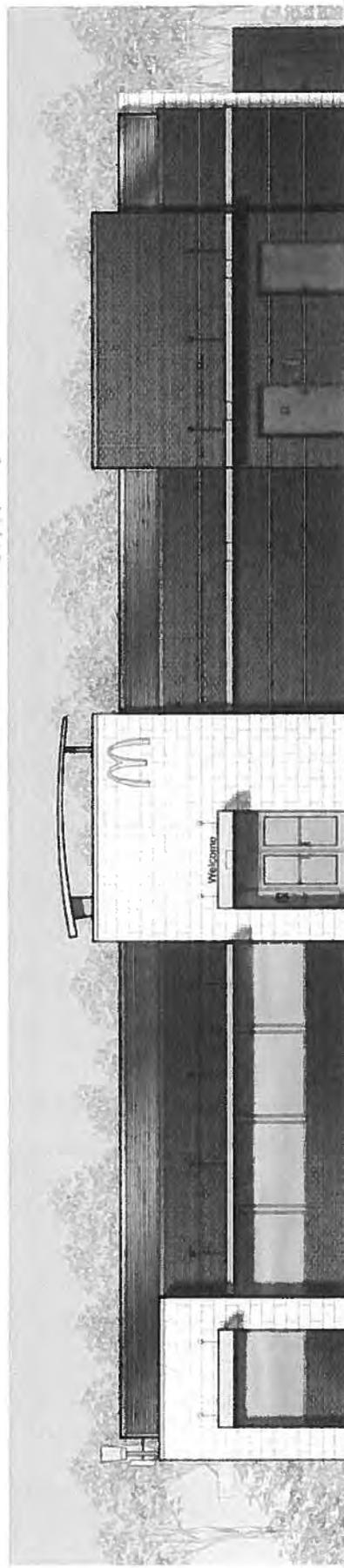








PROPOSED  
SOUTH ELEVATION



PROPOSED  
EAST ELEVATION



**McDonald's**  
University of California  
February 7, 2014

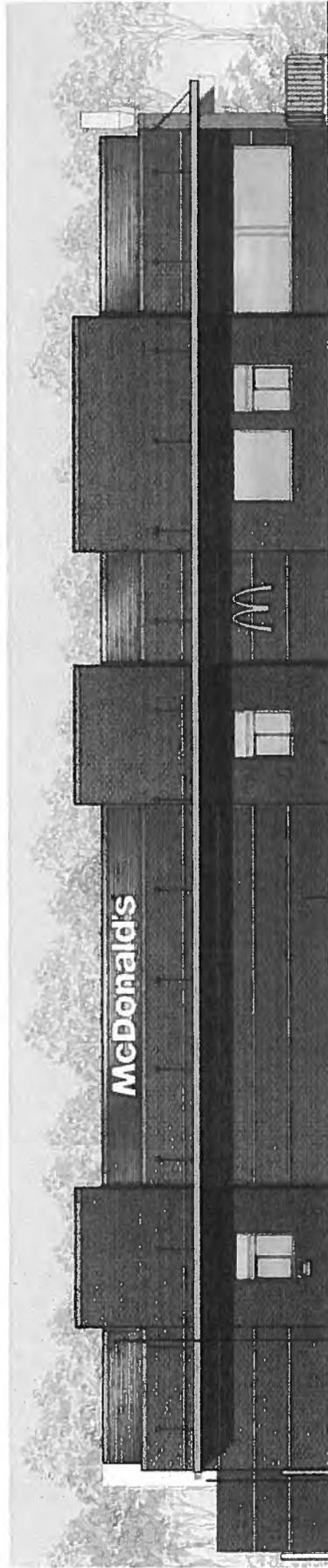
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**SDG Architects, Inc.**  
331 Grand Ave. Suite 100, Berkeley, CA 94710  
415.863.4400  
www.sdgarchitects.com





PROPOSED  
NORTH ELEVATION



PROPOSED  
WEST (DRIVE THRU) ELEVATION

 Main Building Color  
 Accent  
 Corrugated Metal  
 Porcelain Tile  
 Copper

**McDonald's**  
 Movement. Great Culture.

Project # 2794

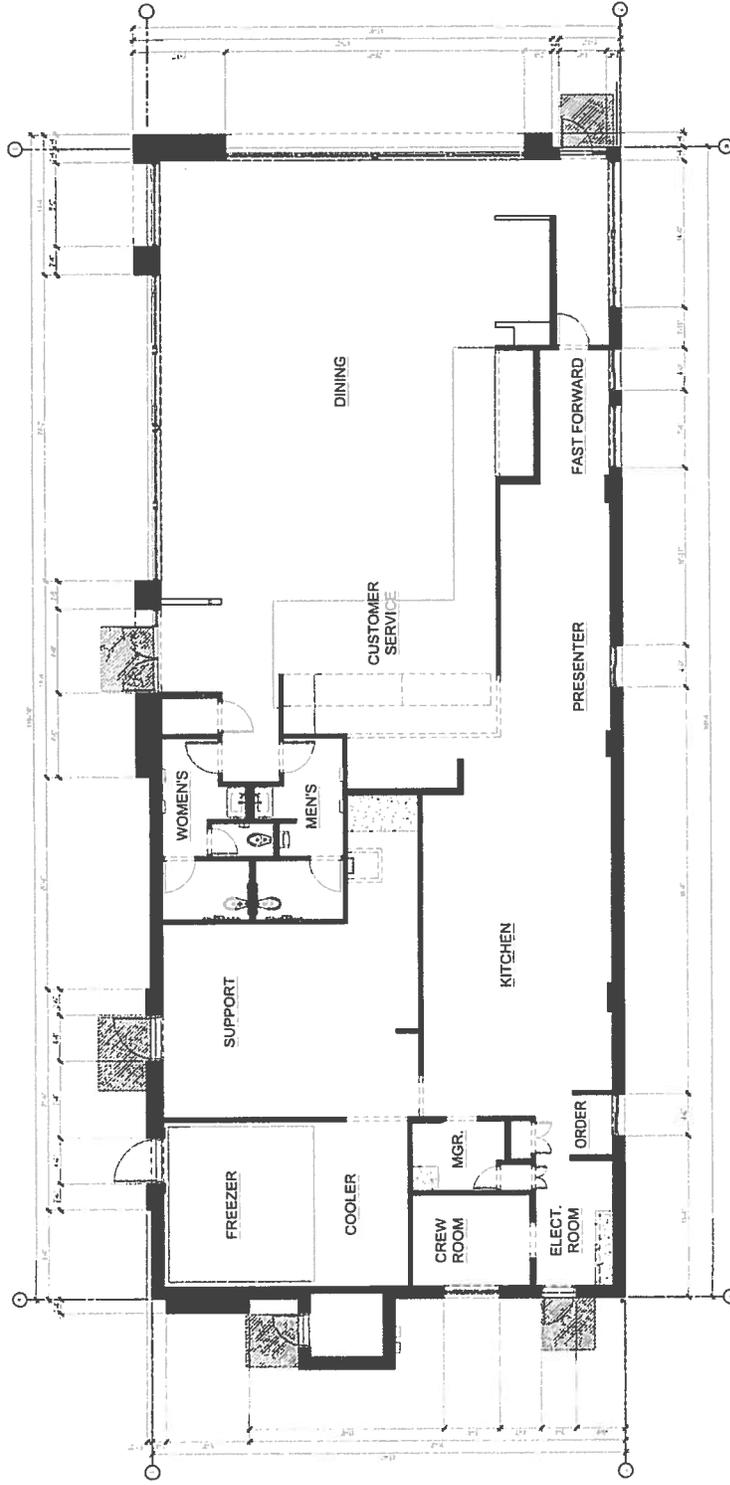
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**SDG Architects, Inc.**  
 137 Ward Beech Lane, Suite 202, Fremont, CA 94538  
 (925) 484-7200  
 www.sdgarchitects.com

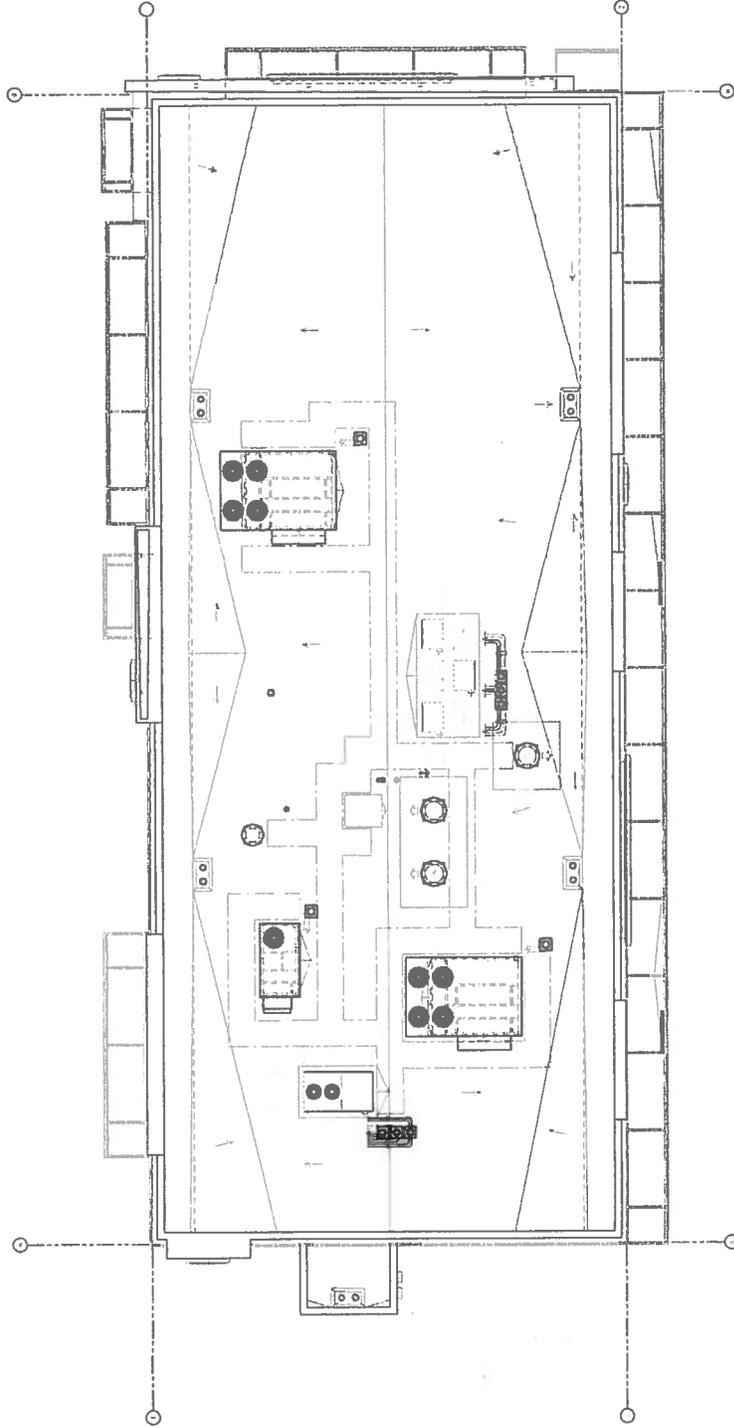


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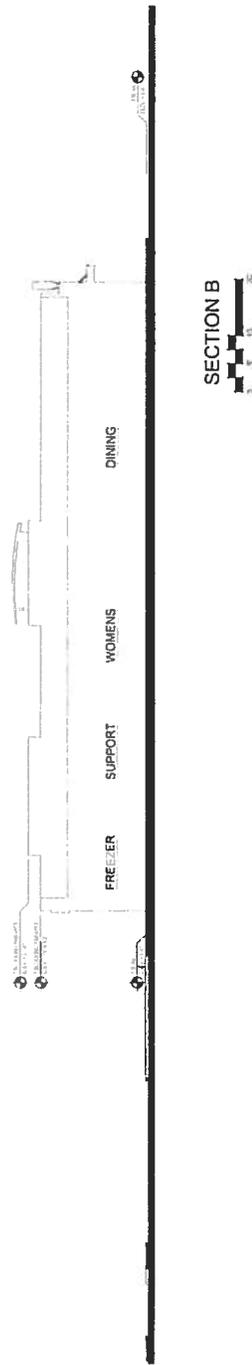
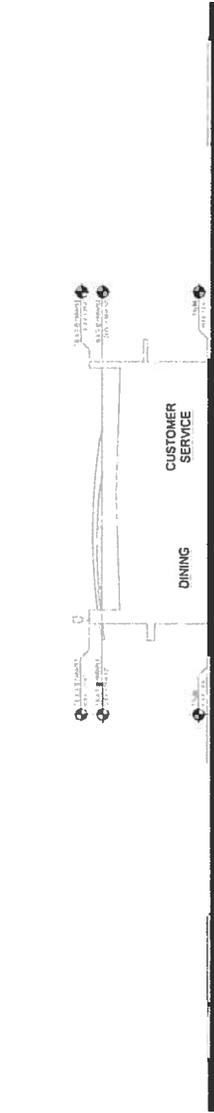
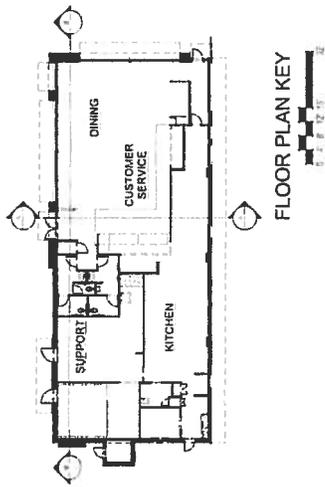


PROPOSED FLOOR PLAN



ROOF PLAN  
 1/4" = 1'-0"









ENTRY VIEW FROM CORNER OF MONUMENT BLVD / VIRGINIA LN



ENTRY VIEW FROM MONUMENT BLVD



LOOKING SOUTHWEST ON VIRGINIA LN



VIEW AT INTERSECTION OF MONUMENT BLVD / VIRGINIA LN



VIEW AT INTERSECTION OF MONUMENT BLVD / VIRGINIA LN



LOOKING WEST FROM CORNER OF VIRGINIA LN / MONUMENT BLVD

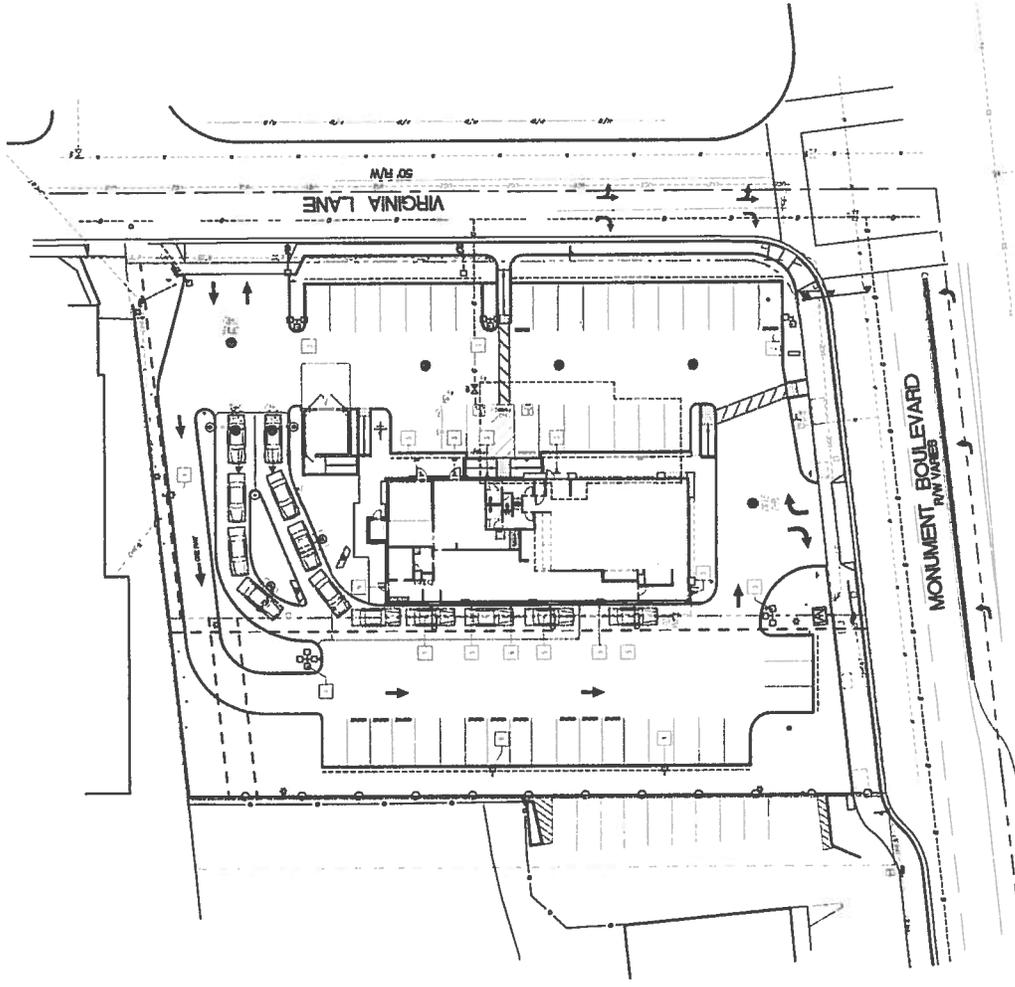


LOOKING NORTHEAST FROM MONUMENT BLVD



LOOKING SOUTHWEST FROM MONUMENT BLVD





PRELIMINARY LIGHTING SCHEDULE					
NO.	DESCRIPTION	QTY	WATTAGE	TYPE	REMARKS
1	RECESSED	1	70	FL	1/4"
2	RECESSED	1	70	FL	1/4"
3	RECESSED	1	70	FL	1/4"
4	RECESSED	1	70	FL	1/4"
5	RECESSED	1	70	FL	1/4"
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62	RECESSED	1	70	FL	1/4"
63	RECESSED	1	70	FL	1/4"
64	RECESSED	1	70	FL	1/4"
65	RECESSED	1	70	FL	1/4"
66	RECESSED	1	70	FL	1/4"
67	RECESSED	1	70	FL	1/4"
68	RECESSED	1	70	FL	1/4"
69	RECESSED	1	70	FL	1/4"
70	RECESSED	1	70	FL	1/4"
71	RECESSED	1	70	FL	1/4"
72	RECESSED	1	70	FL	1/4"
73	RECESSED	1	70	FL	1/4"
74	RECESSED	1	70	FL	1/4"
75	RECESSED	1	70	FL	1/4"
76	RECESSED	1	70	FL	1/4"
77	RECESSED	1	70	FL	1/4"
78	RECESSED	1	70	FL	1/4"
79	RECESSED	1	70	FL	1/4"
80	RECESSED	1	70	FL	1/4"
81	RECESSED	1	70	FL	1/4"
82	RECESSED	1	70	FL	1/4"
83	RECESSED	1	70	FL	1/4"
84	RECESSED	1	70	FL	1/4"
85	RECESSED	1	70	FL	1/4"
86	RECESSED	1	70	FL	1/4"
87	RECESSED	1	70	FL	1/4"
88	RECESSED	1	70	FL	1/4"
89	RECESSED	1	70	FL	1/4"
90	RECESSED	1	70	FL	1/4"
91	RECESSED	1	70	FL	1/4"
92	RECESSED	1	70	FL	1/4"
93	RECESSED	1	70	FL	1/4"
94	RECESSED	1	70	FL	1/4"
95	RECESSED	1	70	FL	1/4"
96	RECESSED	1	70	FL	1/4"
97	RECESSED	1	70	FL	1/4"
98	RECESSED	1	70	FL	1/4"
99	RECESSED	1	70	FL	1/4"
100	RECESSED	1	70	FL	1/4"

LIGHTING PLAN  
 0 5 10 20

A9



SDG Architects, Inc.  
 130 Walnut Street, Suite 100  
 Philadelphia, PA 19106  
 215.562.1234  
 www.sdgarchitects.com

McDonald's  
 February 7, 2014  
 130 Walnut Street, Oxford, California

# SQUARE STRAIGHT STEEL POLES

## Specifications

### SSP SERIES

- Square straight steel poles
- Available in 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120, 126, 132, 138, 144, 150, 156, 162, 168, 174, 180, 186, 192, 198, 204, 210, 216, 222, 228, 234, 240, 246, 252, 258, 264, 270, 276, 282, 288, 294, 300, 306, 312, 318, 324, 330, 336, 342, 348, 354, 360, 366, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 1092, 1098, 1104, 1110, 1116, 1122, 1128, 1134, 1140, 1146, 1152, 1158, 1164, 1170, 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4164, 4170, 4176, 4182, 4188, 4194, 4200, 4206, 4212, 4218, 4224, 4230, 4236, 4242, 4248, 4254, 4260, 4266, 4272, 4278, 4284, 4290, 4296, 4302, 4308, 4314, 4320, 4326, 4332, 4338, 4344, 4350, 4356, 4362, 4368, 4374, 4380, 4386, 4392, 4398, 4404, 4410, 4416, 4422, 4428, 4434, 4440, 4446, 4452, 4458, 4464, 4470, 4476, 4482, 4488, 4494, 4500, 4506, 4512, 4518, 4524, 4530, 4536, 4542, 4548, 4554, 4560, 4566, 4572, 4578, 4584, 4590, 4596, 4602, 4608, 4614, 4620, 4626, 4632, 4638, 4644, 4650, 4656, 4662, 4668, 4674, 4680, 4686, 4692, 4698, 4704, 4710, 4716, 4722, 4728, 4734, 4740, 4746, 4752, 4758, 4764, 4770, 4776, 4782, 4788, 4794, 4800, 4806, 4812, 4818, 4824, 4830, 4836, 4842, 4848, 4854, 4860, 4866, 4872, 4878, 4884, 4890, 4896, 4902, 4908, 4914, 4920, 4926, 4932, 4938, 4944, 4950, 4956, 4962, 4968, 4974, 4980, 4986, 4992, 4998, 5004, 5010, 5016, 5022, 5028, 5034, 5040, 5046, 5052, 5058, 5064, 5070, 5076, 5082, 5088, 5094, 5100, 5106, 5112, 5118, 5124, 5130, 5136, 5142, 5148, 5154, 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9144, 9150, 9156, 9162, 9168, 9174, 9180, 9186, 9192, 9198, 9204, 9210, 9216, 9222, 9228, 9234, 9240, 9246, 9252, 9258, 9264, 9270, 9276, 9282, 9288, 9294, 9300, 9306, 9312, 9318, 9324, 9330, 9336, 9342, 9348, 9354, 9360, 9366, 9372, 9378, 9384, 9390, 9396, 9402, 9408, 9414, 9420, 9426, 9432, 9438, 9444, 9450, 9456, 9462, 9468, 9474, 9480, 9486, 9492, 9498, 9504, 9510, 9516, 9522, 9528, 9534, 9540, 9546, 9552, 9558, 9564, 9570, 9576, 9582, 9588, 9594, 9600, 9606, 9612, 9618, 9624, 9630, 9636, 9642, 9648, 9654, 9660, 9666, 9672, 9678, 9684, 9690, 9696, 9702, 9708, 9714, 9720, 9726, 9732, 9738, 9744, 9750, 9756, 9762, 9768, 9774, 9780, 9786, 9792, 9798, 9804, 9810, 9816, 9822, 9828, 9834, 9840, 9846, 9852, 9858, 9864, 9870, 9876, 9882, 9888, 9894, 9900, 9906, 9912, 9918, 9924, 9930, 9936, 9942, 9948, 9954, 9960, 9966, 9972, 9978, 9984, 9990, 9996, 10002, 10008, 10014, 10020, 10026, 10032, 10038, 10044, 10050, 10056, 10062, 10068, 10074, 10080, 10086, 10092, 10098, 10104, 10110, 10116, 10122, 10128, 10134, 10140, 10146, 10152, 10158, 10164, 10170, 10176, 10182, 10188, 10194, 10200, 10206, 10212, 10218, 10224, 10230, 10236, 10242, 10248, 10254, 10260, 10266, 10272, 10278, 10284, 10290, 10296, 10302, 10308, 10314, 10320, 10326, 10332, 10338, 10344, 10350, 10356, 10362, 10368, 10374, 10380, 10386, 10392, 10398, 10404, 10410, 10416, 10422, 10428, 10434, 10440, 10446, 10452, 10458, 10464, 10470, 10476, 10482, 10488, 10494, 10500, 10506, 10512, 10518, 10524, 10530, 10536, 10542, 10548, 10554, 10560, 10566, 10572, 10578, 10584, 10590, 10596, 10602, 10608, 10614, 10620, 10626, 10632, 10638, 10644, 10650, 10656, 10662, 10668, 10674, 10680, 10686, 10692, 10698, 10704, 10710, 10716, 10722, 10728, 10734, 10740, 10746, 10752, 10758, 10764, 10770, 10776, 10782, 10788, 10794, 10800, 10806, 10812, 10818, 10824, 10830, 10836, 10842, 10848, 10854, 10860, 10866, 10872, 10878, 10884, 10890, 10896, 10902, 10908, 10914, 10920, 10926, 10932, 10938, 10944, 10950, 10956, 10962, 10968, 10974, 10980, 10986, 10992, 10998, 11004, 11010, 11016, 11022, 11028, 11034, 11040, 11046, 11052, 11058, 11064, 11070, 11076, 11082, 11088, 11094, 11100, 11106, 11112, 11118, 11124, 11130, 11136, 11142, 11148, 11154, 11160, 11166, 11172, 11178, 11184, 11190, 11196, 11202, 11208, 11214, 11220, 11226, 11232, 11238, 11244, 11250, 11256, 11262, 11268, 11274, 11280, 11286, 11292, 11298, 11304, 11310, 11316, 11322, 11328, 11334, 11340, 11346, 11352, 11358, 11364, 11370, 11376, 11382, 11388, 11394, 11400, 11406, 11412, 11418, 11424, 11430, 11436, 11442, 11448, 11454, 11460, 11466, 11472, 11478, 11484, 11490, 11496, 11502, 11508, 11514, 11520, 11526, 11532, 11538, 11544, 11550, 11556, 11562, 11568, 11574, 11580, 11586, 11592, 11598, 11604, 11610, 11616, 11622, 11628, 11634, 11640, 11646, 11652, 11658, 11664, 11670, 11676, 11682, 11688, 11694, 11700, 11706, 11712, 11718, 11724, 11730, 11736, 11742, 11748, 11754, 11760, 11766, 11772, 11778, 11784, 11790, 11796, 11802, 11808, 11814, 11820, 11826, 11832, 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VIEW OF CARS EXTENDING FROM DRIVE-THRU INTO PARKING DRIVE AISLE



VIEW FROM PARKING AISLE



VIEW OF DRIVE-THRU



VIEW OF DRIVE-THRU



VIEW OF CARS EXTENDING FROM DRIVE-THRU INTO PARKING DRIVE AISLE



VIEW OF CARS EXTENDING FROM DRIVE-THRU INTO PARKING DRIVE AISLE









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 electrical advertising  
 4703 West Ashburn Street  
 Long Beach, California  
 90801-1815  
 Phone: 562.495.1308  
 Fax: 562.415.1867  
 www.superior signs.com

Project:  
 McDonald's #2033

Address:  
 1691 Monument St.,  
 Concord, CA

Account Manager:  
 Dave Cobenly

Designer:  
 L. Ramirez

Scale: AS NOTED

Design No.: 13-02-5948-06 P

Date: 02.26.13

Revisions:  
 R1 03/05/13 LR Item additions (2)  
 R2 04/07/13 AD Update sign plan (2)  
 R3 07/25/13 LR New sign plan & elev  
 R4 08/04/14 LR Movement & L1 (1)  
 R5 08/04/14 LR Movement & L1 (1)  
 R6 02/05/14 LR Item Add, & to plan (7)

Req. No.:

FOR JOB CHECK

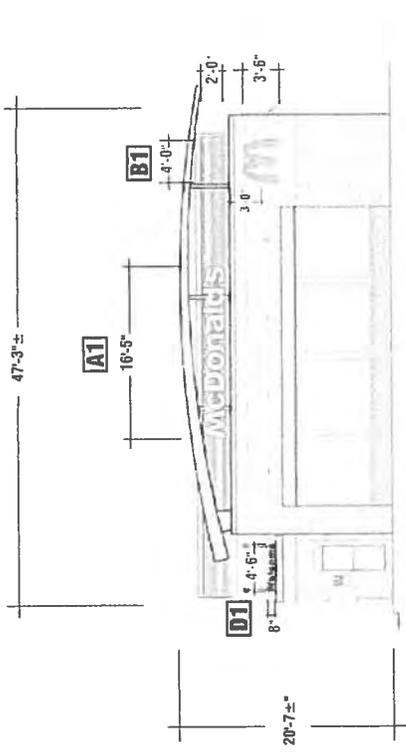
FOR CONSTRUCTION DATE

FOR INSTALL ONLY DATE

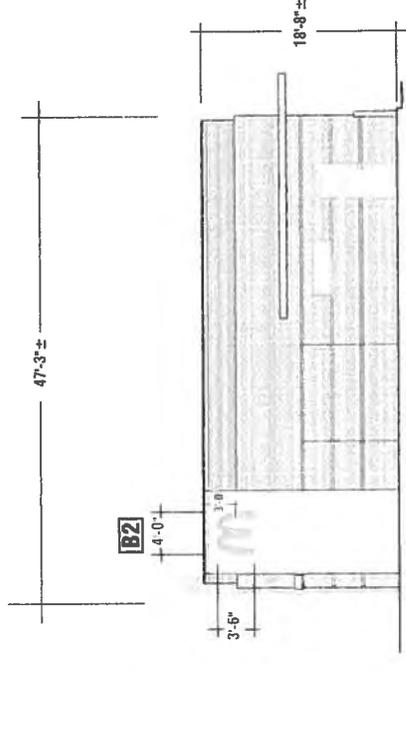
Page: 03 Of: 10

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1691 Monument St., Concord, CA 94520  
 Superior Electrical Advertising, Inc.  
 See color on job site.



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



**2** REAR ELEVATION - NORTH  
 SCALE: 3/32" = 1'-0"





Project:  
McDonald's #2033

Address:  
1691 Monument St.,  
Concord, CA

Account Manager:  
Dave Coberly  
Designer:  
L. Ramirez

Scale: AS NOTED

Design No. 13-02-5948-06 P

Date: 02.26.13

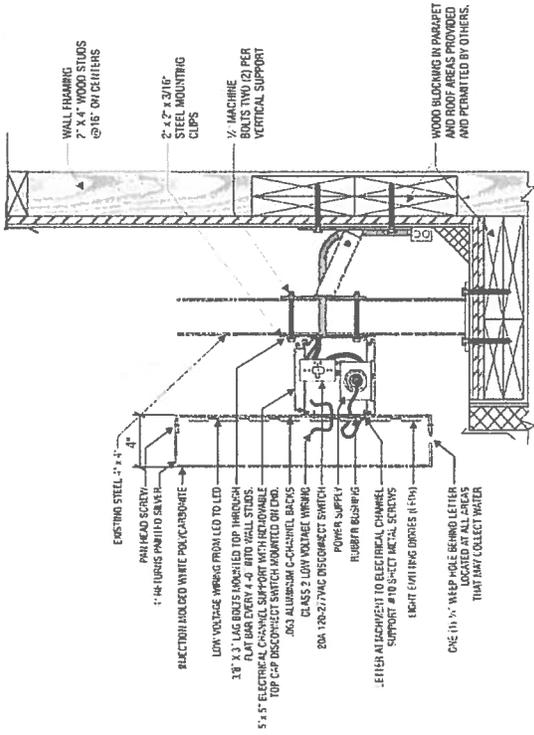
Reg. No.

Revisions:

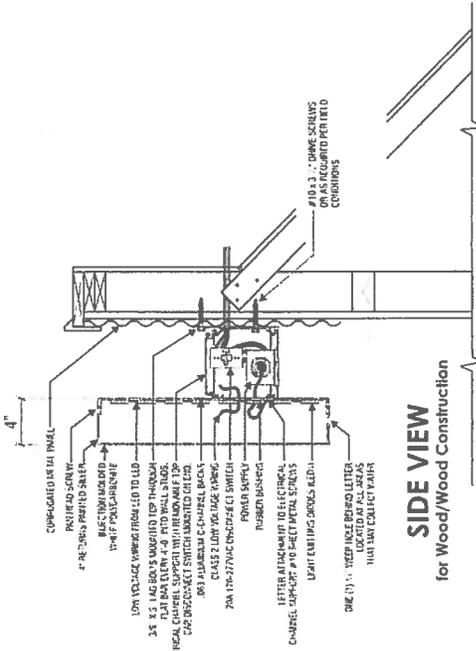
- R1 12-04-13 LR Have dimensions (1)
- R2 02-27-13 AD 1/2" hole in channel (2)
- R3 12-04-13 LR Note on 4" plate & eave
- R4 02-04-14 LR Note on 8" & 1" (1)
- R5 02-07-14 LR Have same plate (1)
- R6 02-07-14 LR Have same plate (1)
- R7 02-07-14 LR Have same plate (1)

FOR JOB CHECKS	DATE
Act. Mgr.	
FOR CONSTRUCTION	DATE
Act. Mgr.	
Design	
Production	
FOR INSTALL ONLY	DATE
Act. Mgr.	

Page: 05 Of: 10  
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The Contractor shall use an electrical professional to install any electrical work.



**A1** CHANNEL LETTER / ELECTRICAL CHANNEL SUPPORT - COLUMN ATTACHMENT  
Scale: n.t.s



**A2** CHANNEL LETTER - CORRUGATED METAL WALL ATTACHMENT  
Scale: n.t.s

16'-5"

# McDonald's

2'-0"

32.8 Sq. Ft.  
Scale: 3/8" = 1'-0"

**A1** **A2** LED ILLUMINATED CHANNEL LETTERS / ELECTRICAL CHANNEL SUPPORT  
Quantity: Two (2) Required

**SPECIFICATIONS:**  
LETTERS: INJECTION MOLDED WHITE POLYCARBONITE  
RETURNS: OPAQUE SILVER  
ILLUMINATION: WHITE LED'S  
CHANNEL SUPPORT: 5' x 5' ALUMINUM CONSTRUCTION PAINTED SILVER  
POWER REQ: 1.6 AMPS  
NOTE:

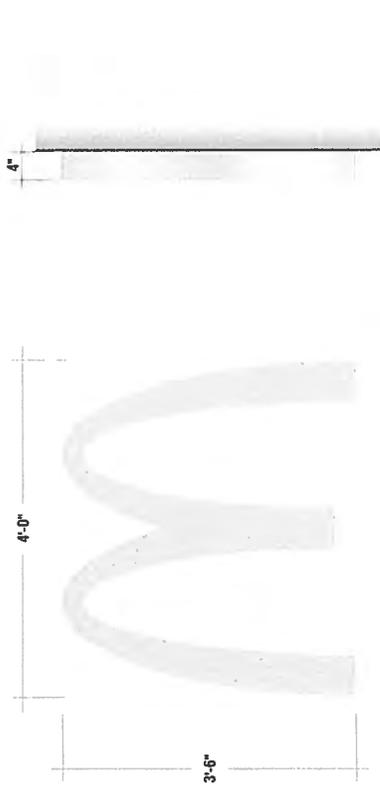


Project:  
McDonald's #2033

Address:  
1891 Monument St.,  
Concord, CA

Account Manager:  
Dave Coberly  
Designer:  
L. Ramirez 3.50  
Scale: AS NOTED  
Design No. 13-02-5948-06 P  
Date: 02.26.13  
Reg. No.:  
Revisions:  
R1 2/27/13 LR New Locations (3)  
R2 2/27/13 AD Update into plan (29)  
R3 2/28/13 LR New side plan & other  
R4 02/28/13 LR Move main & L1 (1)  
R5 03/05/13 LR Move side plan (1)  
R6 03/05/13 LR New elev. & side plan (2)

APPROVALS  
FOR JOB CHECK DATE  
Act. Mgr.  
FOR CONSTRUCTION DATE  
Act. Mgr.  
Design  
Production  
FOR INSTALL ONLY DATE  
Act. Mgr.  
Page: 06 Of: 10  
This is a typical pre-fabricated detail provided by Superior Signs and Lighting, Inc. It is intended to provide a general idea of the construction of the sign. It is not intended to be a final construction drawing. All work must be done in accordance with applicable local codes. All work penetrations to be sealed with UL Listed silicone sealant.  
© SEA 2013  
The Client represents and warrants that it is the owner of the sign and that it has the right to use the sign on the building. The Client represents and warrants that it has the right to use the sign on the building. The Client represents and warrants that it has the right to use the sign on the building.



14.0 Sq. Ft.  
Scale: 3/4" = 1'-0"

**LED ILLUMINATED CHANNEL LOGO**

Quantity: Four (4) Required

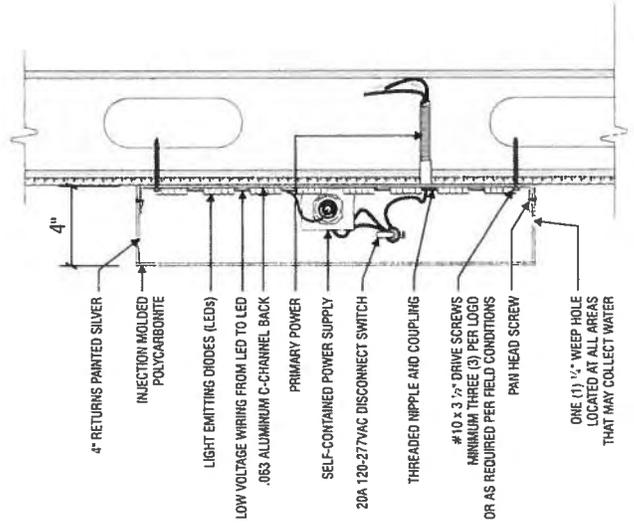
**SPECIFICATIONS:**

LOGO: INJECTION MOLDED YELLOW POLYCARBONITE  
RETURNS: SILVER  
ILLUMINATION: WHITE LED'S  
POWER REQ: 1.3 AMPS  
NOTE:

**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and all other applicable local codes. The sign is designed to be installed on a building facade. All work penetrations to be sealed with UL Listed silicone sealant.



**1** TYPICAL SECTION DETAIL - ILLUMINATED BUILDING ARCH  
Scale: 1/4" = 1'-0"





**superior**  
SIGN & GRAPHICS  
1733 West Anaheim Street  
Long Beach, California  
90803-4495  
Phone: 562-492-3368  
Facsimile: 562-492-1867  
www.superiorjgms.com

Project:  
McDonald's #2033

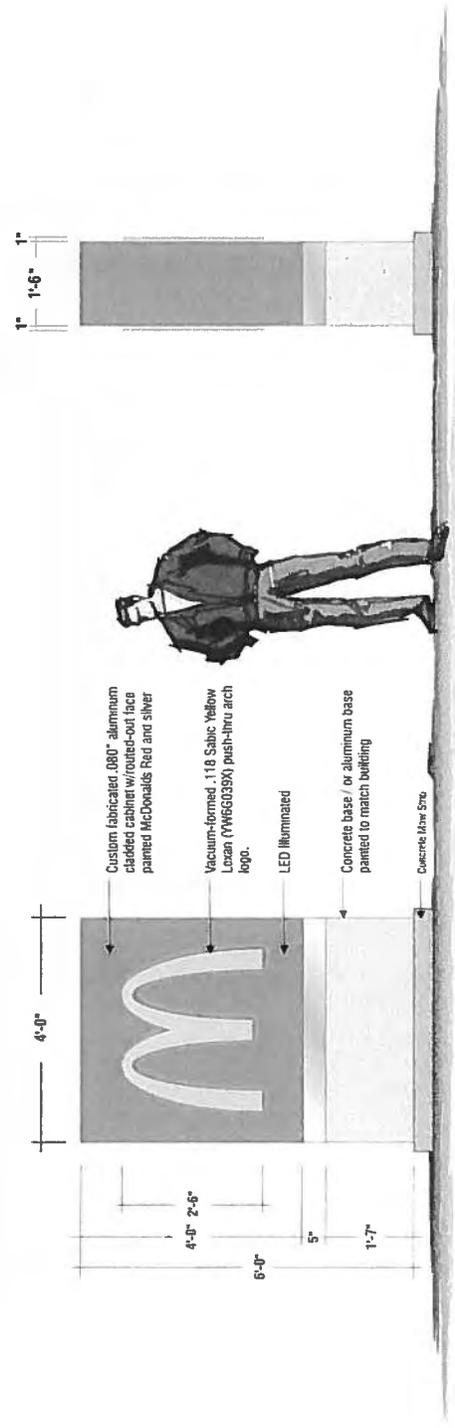
Address:  
1891 Monument St.,  
Concord, CA

Account Manager:  
Dave Coberly  
Designer:  
L. Ramirez  
Scale: AS NOTED  
Design No. 13-02-S949-06 P  
Date: 02.26.13  
Rev. No. 01

Revisions:  
R1 03/06/13 L.R. Heavy (addition of)  
R2 03/06/13 L.R. Heavy (addition of)  
R3 03/06/13 L.R. Heavy (addition of)  
R4 03/06/13 L.R. Heavy (addition of)  
R5 03/06/13 L.R. Heavy (addition of)  
R6 03/06/13 L.R. Heavy (addition of)  
R7 03/06/13 L.R. Heavy (addition of)  
R8 03/06/13 L.R. Heavy (addition of)

APPROVALS	
FOR JOB CHECK	DATE
Acc. Mgr.	
FOR CONSTRUCTION	
DATE	
Acc. Mgr.	
Design	
FOR INSTALL ONLY	
DATE	
Acc. Mgr.	

Page: 08 Of 10  
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**Z** NEW ILLUMINATED DOUBLE FACE MONUMENT  
Quantity: One (1) Required  
16.0 Sq. Ft.  
Scale: 1/2" = 1'-0"

**Note to All Contractors**  
**120 Sign Voltage**  
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



**superior**  
electrical advertising

1700 West Anaheim Street  
Long Beach, California  
Phone: 562.435.3311  
Fax: 562.435.1687  
www.superiorelect.com

**Project:**  
McDonald's #2033

**Address:**  
1691 Monument St.  
Concord, CA

**Account Manager:**  
Dave Coberly

**Designer:**  
L. Ramirez

**Scale:**  
AS NOTED

**Design No.:** 13-02-5948-06 P

**Date:** 02.26.13

**Req. No.:**

**Revisions:**

R1 2/26/13 Update sign plan (24)

R2 2/26/13 Update sign plan & elev

R3 2/26/13 Update sign plan & elev

R4 2/26/13 Update sign plan & elev

R5 2/26/13 Update sign plan & elev

R6 2/26/13 Update sign plan & elev

R7 2/26/13 Update sign plan & elev

**APPROVALS - DATE**

**FOR JOB CHECK** \_\_\_\_\_  
Act. Mgr. \_\_\_\_\_

**FOR CONSTRUCTION** \_\_\_\_\_  
Act. Mgr. \_\_\_\_\_

**Design** \_\_\_\_\_

**Production** \_\_\_\_\_

**FOR INSTALL ONLY** \_\_\_\_\_  
Act. Mgr. \_\_\_\_\_

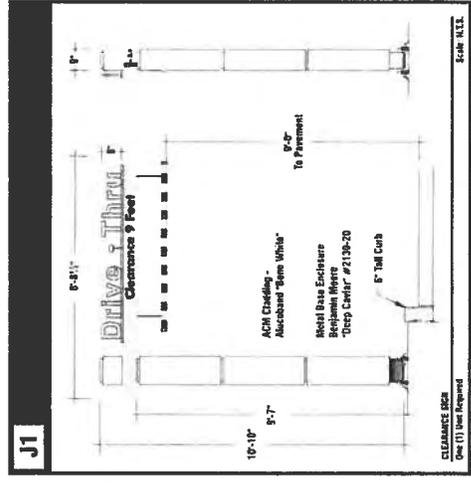
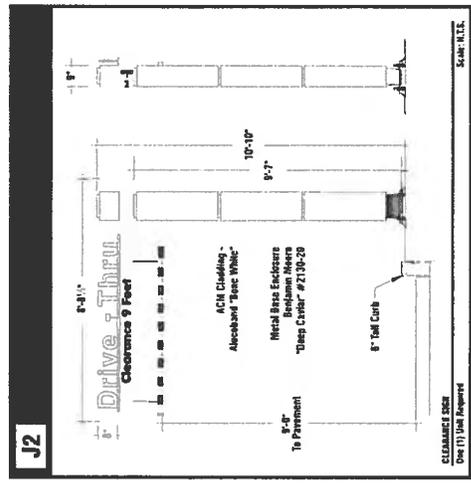
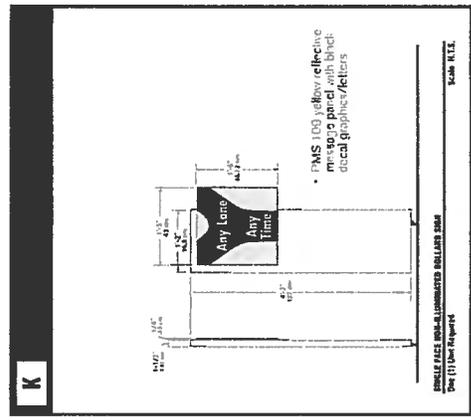
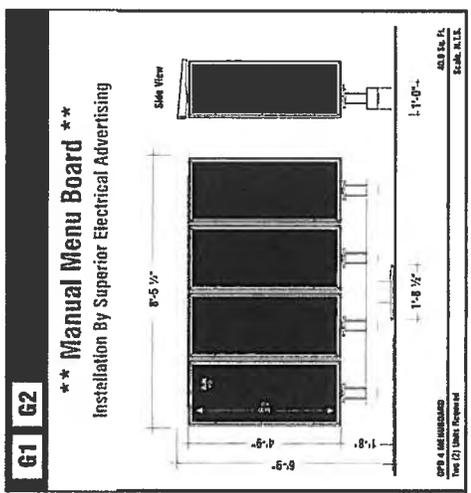
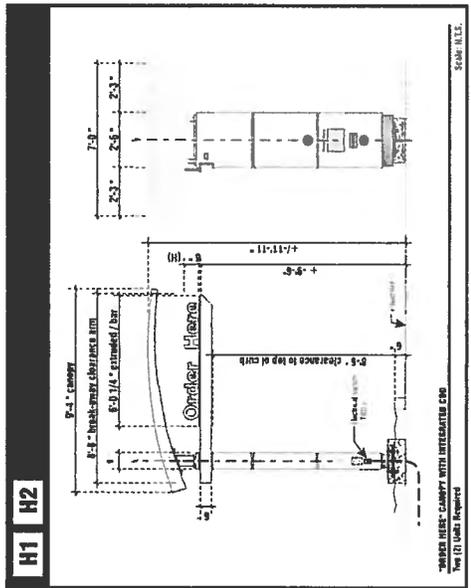
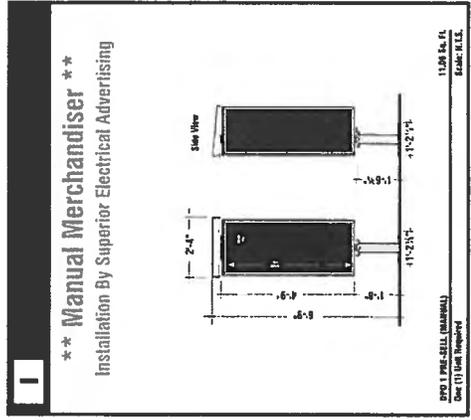
**Page 09** Of 10

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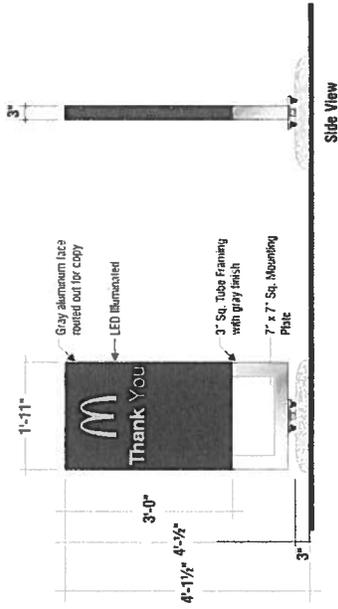
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**\*\* ALL FOOTINGS BY THE GENERAL CONTRACTOR \*\***  
(for signs on this page)



**\*\* ALL FOOTINGS BY THE GENERAL CONTRACTOR \*\***  
(for signs on this page)



**L** NEW LED ILLUMINATED DOUBLE FACE DIRECTIONAL  
Quantity: One (1) Required  
Sq. Ft. 5.73  
Scale: 1/2" = 1'-0"

**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

**superior**  
electrical advertising  
1793 West Anaheim Street  
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90813-1195  
Phone: 562.495.3808  
Fax: 562.435.9857  
www.superior-signs.com

Project:  
McDonald's #2033  
Address:  
1691 Monument St.,  
Concord, CA

Account Manager:  
Dave Coberly  
Designer:  
L. Ramirez  
Scale: AS NOTED  
Design No. 13-02-5848-06 P  
Date: 02.26.13  
Proj. No.

Revisions:  
R1 03/01/13 LRF New dimensions (2x)  
R2 03/01/13 LRF New dimensions (2x)  
R3 12/29/13 LRF New ad plan & elev  
R4 01/11/14 LRF New elev A.L.L. (1)  
R5 02/26/14 LRF New elev plan (1)  
R6 02/26/14 LRF New elev. & site plan  
(1)

**APPROVALS**  
FOR JOB CHECK DATE  
Acc. Mgr.  
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Design  
Production  
FOR INSTALL ONLY DATE  
Acc. Mgr.

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