



---

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

**Wednesday, October 5, 2016  
6:30 p.m. – Council Chamber  
1950 Parkside Drive, Concord**

---

Planning Commission Members:

Carlyn Obringer, Chair

Jason Laub, Vice Chair

Dominic Aliano, Commissioner

LaMar Anderson, Commissioner

Ray Barbour, Commissioner

---

**REGULAR MEETING  
6:30 p.m. – Council Chamber**

**I. ROLL CALL**

**II. PLEDGE TO THE FLAG**

**III. PUBLIC COMMENT PERIOD**

**IV. ADDITIONS / CONTINUANCES / WITHDRAWALS**

**V. CONSENT CALENDAR**

**1. [9/21/16 Meeting Minutes](#)**

**VI. COMMISSION CONSIDERATIONS**

**VII. PUBLIC HEARINGS – None**

**VIII. STUDY SESSION**

- 1. [Argent Concord \(PL16333 – UP, DR\)](#) – Study Session for a new high density residential building with approximately 171 new residential units, and podium and subterranean parking on a 1.57-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use, 10,000 sq. ft. minimum lot area); APN 126-082-008. **Project Planner: Afshan Hamid @ (925) 671-3281****

**IX. STAFF REPORTS / ANNOUNCEMENTS**

**X. COMMISSION REPORTS / ANNOUNCEMENTS**

---

**XI. FUTURE PUBLIC HEARING ITEMS****XII. ADJOURNMENT**

---

---

**NOTICE TO PUBLIC**

---

**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) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

**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.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.

**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**

Adoption of the Consent Calendar may be made by one motion of the Planning Commission, provided that any Commissioner, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the Chair may defer action on the particular item and place the same on the regular agenda for consideration in any order s/he deems appropriate.

**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**

Planning Commission meetings are available for viewing on the City's website, [www.cityofconcord.org](http://www.cityofconcord.org) and at the Concord Public Library. Copies of DVDs of the Planning Commission Meeting are available for purchase. Contact the Planning Division 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.

---

**NEXT PLANNING COMMISSION MEETINGS:**

October 19, 2016: 6:30 pm – Council Chamber  
November 2, 2016: 6:30 pm – Council Chamber

---

REGULAR MEETING OF THE  
CITY OF CONCORD PLANNING COMMISSION  
COUNCIL CHAMBER, 1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA

**Wednesday, September 21, 2016**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:32 P.M., September 21, 2016, in the City Council Chamber.

**I. ROLL CALL**

**COMMISSIONERS PRESENT:** Chair Carlyn Obringer  
Vice Chair Jason Laub  
Commissioner Dominic Aliano  
Commissioner LaMar Anderson  
Commissioner Ray Barbour

**STAFF PRESENT:** Laura Simpson, Planning Manager  
Margaret Kotzebue, Senior Assistant City Attorney  
G. Ryan Lenhardt, Senior Planner  
Frank Abejo, Principal Planner  
Kevin Marstall, Senior Civil Engineer

**II. PLEDGE TO THE FLAG**

Vice Chair Laub led the pledge.

**III. PUBLIC COMMENT PERIOD**

None was heard.

**IV. ADDITIONS / CONTINUANCES / WITHDRAWALS**

None were announced.

**V. CONSENT CALENDAR**

No public comment was heard.

**APPROVAL OF MINUTES**

Motion was made by Commissioner Aliano, and seconded by Vice Chair Laub to approve the meeting minutes of August 17, 2016. The motion was passed by the following vote:

AYES: Aliano, Laub, Anderson, Barbour, Obringer  
NOES: None  
ABSTAIN: None  
ABSENT: None

**VI. COMMISSION CONSIDERATIONS**

There were none.

**VII. PUBLIC HEARINGS**

**Concord Village (PL15438 – UP, MP, DR)** – Application for a Use Permit and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space and a Minor Use Permit for a density bonus to increase the density to 110 units per net acre on a 2.3 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use); APN’s: 126-083-011, -012, -013. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as a Class 32 Categorical Exemption, as the project is 1) consistent with the City’s General Plan and zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded by urban uses; 3) the project has no value as habitat for endangered, rare or threatened species; 4) there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162** *This item was continued from the August 17<sup>th</sup> meeting.*

Senior Planner, Ryan Lenhardt, presented the project and answered questions from the Planning Commission.

Public Comment

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to continue the public hearing to a date uncertain. The motion passed by the following vote:

- AYES: Laub, Aliano, Anderson, Barbour, Obringer
- NOES: None
- ABSTAIN: None
- ABSENT: None

**Shiva Murugan Cultural Center (PL15426 – UP, DR, RT)** – Application for a Use Permit Amendment, Design Review, and Protected Tree Removal to demolish an existing Shiva Murugan Temple, annex building, residence with carport, and a cottage, and construct a new Temple and annex building measuring 7,075 sq. ft. and 6,731 sq. ft. respectively, on a 0.73-net acre site at 1803 Second Street. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN’s 113-011-008, -010, -016, and -017. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as a Class 32 Categorical Exemption, as the project is 1) consistent with the City’s General Plan and zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded by urban uses; 3) the project has no value as habitat for endangered, rare or threatened

species; 4) there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

Senior Planner, Ryan Lenhardt, presented the project and answered questions from the Planning Commission.

Sharad Lal, architect from SKL Associates, explained the history and features of the project and answered questions from the Planning Commission.

Public Comment

Ravi Nadesan expressed his gratitude to the Temple board and City staff for their assistance with the project.

George Charron, property owner, expressed his concerns with parking, sidewalks and drainage.

Melanie Charron, property owner, expressed her concerns with homeless people around the neighborhood, drainage and parking issues.

Ken Alcock, of Milani & Associates, addressed drainage issues on the site and how it will be alleviated.

Ross Wells, landscape architect at HWA Landscape Architecture, answered questions about the bioswales on the project.

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to adopt Resolution No. 16-25PC approving Shiva Murugan Cultural Center Use Permit Amendment, Design Review, and Protected Tree Removal (PL15426 - UP, DR, RT), subject to the Conditions of Approval set forth in Attachment A to Resolution 16-25PC. The motion passed by the following vote:

- AYES: Laub, Aliano, Anderson, Barbour, Obringer
- NOES: None
- ABSTAIN: None
- ABSENT: None

**The Tire Shop (PL16121 – UP)** – Application for a Use Permit to establish an Automotive Maintenance Service business specializing in tire repair and maintenance at 2900 Willow Pass Road. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 113-041-033. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is classified as Categorical Exempt pursuant to Section 15301 Class 1 “Existing Facilities,” and therefore no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128**

Principal Planner, Frank Abejo, presented the project and answered questions from the Planning Commission.

Kevin Marstall, Senior Civil Engineer, answered a question from the Commission regarding a deferred improvement agreement.

Waseem Iqbal, representing the applicant, spoke about the project and answered questions from the Planning Commission.

Jawaal Ibrahim, project applicant, explained the recycling of the tires and when and how the business would be operating.

Public Comment

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to adopt Resolution 16-26PC approving The Tire Shop Use Permit (PL16121 – UP), subject to the Conditions of Approval set forth in Exhibit A to Resolution 16-26PC with an additional condition of an eight foot tall fence be constructed along the southern property line prior to final inspection and hours of operation from Monday through Saturday, 8:00 am to 7:00 pm. The motion passed by the following vote:

AYES: Laub, Aliano, Anderson, Barbour, Obringer  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

Planning Manager Laura Simpson announced the ribbon cutting of Oakmont Senior Living Center on September 22<sup>nd</sup> at 4:00 p.m.

**IX. COMMISSION REPORTS/ANNOUNCEMENTS**

Commissioner Aliano mentioned he has been in the Oakmont Senior Living Center and stated staff did an excellent job on the project.

**X. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced that Frank Abejo has been promoted to Principal Planner and also announced at the September 27<sup>th</sup> City Council Meeting the recommendation of the adoption of the Bicycle and Pedestrian Plan will be considered and the October 5<sup>th</sup> Planning Commission will have a study session on the Argent Concord project and the October 19<sup>th</sup> meeting will have the Planning Division work program and a right of way vacation project.

Chair Obringer announced on Saturday, September 24<sup>th</sup> from 10:00 am to 2:00 pm there will be a ribbon cutting of the Detroit Avenue Bike and Pedestrian improvements and all of the public is invited.

***XI. ADJOURNMENT***

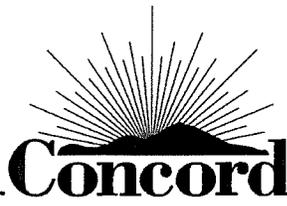
Chair Obringer asked that tonight's adjournment be in memory of Dick Allen who passed away recently. Vice Chair Laub moved to adjourn at 9:18 P.M. Commissioner Aliano seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

Laura Simpson, AICP  
Planning Manager

Transcribed by Grant Spilman,  
Administrative Coordinator

DRAFT



## REPORT TO PLANNING COMMISSION

DATE: October 5, 2016

**SUBJECT: STUDY SESSION REGARDING ARGENT CONCORD**

**Recommendation:** Staff recommends that the Planning Commission hear the request and provide direction. No formal action by the Planning Commission is required.

**I. Introduction**

This study session intends to provide the Planning Commission an opportunity to discuss the “Argent Concord” development and to provide direction to staff and the applicant regarding the inconsistencies between the applicant’s proposal and the Development Code requirements. Any additional recommendations by the Planning Commission will be examined by staff and addressed as part of the applicant’s formal review with Planning Commission at a later date.

**II. Background**

On March 30, 2016, the applicant, David Jones, and the project architect, KTG Y for Argent Concord at 2400 Willow Pass Road, a new multi-family residential development, appeared before the Early California Architectural Review Committee (ECAR) and Design Review Board (DRB) for a preliminary review (prior to any application). In general there was support for the modern design, and the ECAR and DRB recommended a four sided architecture be further developed.

On April 26, 2016, the applicant filed a preliminary application for Design Review. On May 12, 2016, the DRB conducted a Conceptual Design Review of the preliminary application. The applicant further developed the design based on comments from the March 30<sup>th</sup> ECAR meeting. The Development Code requires Preliminary Application review for all infill residential projects. The purpose of the review is to provide feedback on project requirements and potential issues and to guide applicants prior to preparing a formal application. The Board provided the applicant with comments regarding the site design, architecture, and landscaping. Overall the DRB was supportive and provided more detailed comments on the architecture.

On August 12, 2016, the applicant filed a formal application for a Use Permit, Minor Use Permit and Design Review.

The Development Advisory Committee (DAC) reviewed the application on August 23, 2016 and on September 9, 2016 deemed the application incomplete. The DAC raised concerns about loading and unloading proposed on Concord Boulevard, parking stall widths at certain locations. Staff noted the requirement for a Parking Demand Study and Transportation Demand Management program to support the request for reduced parking within the Transit-oriented Overlay District, and an Initial Study for CEQA review. The DAC also requested that clarifications be made on the site plan, elevations, and the landscape plan. The DAC comment letter has been forwarded to the applicant. Some of the comments raised in the DAC letter are being referred to the Planning Commission as part

of a Study Session, as the developer is requesting some variations related to parking from standard development regulations.

A Preliminary Design Review is scheduled with the Design Review Board for September 22, 2016. A summary of the Board's comments will be shared with the Planning Commission at the October 5, 2016 meeting.

A Neighborhood Meeting is scheduled for September 27, 2016. A summary of the comments and issues raised at the Neighborhood Meeting will be shared with the Planning Commission at the October 5, 2016 meeting.

### **III. Project Description**

The 1.53 net acre site is one parcel, with four street frontages, bordered by Salvio Street, Willow Pass Road, East Street, and Port Chicago Highway. The site is mostly flat and is considered an infill property. The site currently has the vacated Blockbuster Video building and associated parking lot, which is proposed to be demolished. Vegetation is limited to street trees and some onsite landscaping, much of which will be removed once development begins.

The proposed seven-story building is a contemporary residential architecture with an open courtyard feature on the third floor facing west and a three level garage, combination below grade and podium style with 272 parking spaces. The building is oriented toward East Street with residential entries on Willow Pass Road and Concord Boulevard. The garage entrance is off Port Chicago Highway only. The development offers a mix of studios, one-bedroom, two-bedroom, and townhomes units. The amenities include a bike storage/work area and pet area on the first level, swimming pool and courtyard area on the third level. The site plan indicates one vehicular access off Port Chicago Highway, which is supported by the Planning, Engineering and Transportation Divisions. East Street will serve as the primary elevation with townhome units. The applicant is proposing a loading zone off Concord Boulevard.

The apartment units range in size from 645 sq. ft. to 1,350 sq. ft. in three different plan types. The layout is a double loaded corridor, which offers residents either interior courtyard views or exterior facing views. Each of the units has a small deck. The modern architecture incorporates an asymmetrical design with two main masses, each mass being complimentary to the other, yet having a slightly different architectural language. The L shaped mass on Willow Pass Road and Port Chicago Highway acts as the main residential entrance with articulated bays, balconies and overhanging eaves. The rectangular mass on Concord Boulevard is defined by planes, with bays projecting from the main plane, and the roofline is a crisp 90 degree with a fascia on top. Bridges connect the two masses.

The applicant is proposing a defined pedestrian edge along all four streets with special paving, trees and landscape areas. The proposed landscaping includes a third level, above the podium garage, which includes a pool, metal shade structures, lounge areas, cooking areas with grills. Sheet L3.1, depicts many of the site furnishings proposed. The furnishings are in keeping with the more contemporary style of architecture and will complement the project.

#### IV. Discussion

The purpose of the study session is to solicit the Planning Commission's direction on a preferred path forward for Argent Concord. Staff has identified the following Development Code requirements *italicized* below followed by a brief description of how the project complies with the standard and staff's recommendation for discussion.

##### 1) Site Plan

*The Downtown Mixed Use (DMX) district requires front and corner side yard setbacks of 10 feet.*

The building has four primary streets and is proposed as a full development block on one parcel. The building front is Concord Boulevard. The majority of the building maintains a 10 foot setback, except at the townhome entrance and patio area. The building at the townhome projects 8 feet into the setback.

The building corner side yard setbacks are along Port Chicago Highway. The building is maintaining a two foot setback.

- Discuss whether the site should be redesigned to meet the setbacks, or whether the development standards should align with the stated guidelines in the Downtown Specific Plan (DTSP). For instance, in the DMX zone, the development code calls for 10 feet setbacks for the front and corner sides of parcels and zero feet setbacks for the rear and interior sides. However, (similar to the interpretation provided in the neighboring Concord Village project), because the project is a full block development and irregularly-shaped, the development code also provides that the planning division shall determine setbacks on a case-by-case basis in this instance. (Section 18.150.140 (C)(7)). The DTSP states that all new development on primary streets should build to zero front lot line with exceptions for any usable, publicly-accessible, at grade open space such as small plaza, pocket park, or a pedestrian alley. Here, the building is on a full development block on one parcel in the downtown area where zero lot lines are encouraged; accordingly, staff is in support of zero lot line on all four primary streets. The applicant is proposing to landscape around the perimeter of the site with street edge plantings and perimeter plantings which will help soften the pedestrian edges.

*Loading and service areas shall be on the same site for which they are required, ensure loading, unloading and vehicle maneuvers take place on site, and not within the public rights-of-way (Section 18.160.150).*

The configuration of the loading/unloading area/trash enclosure as currently designed occurs within the right-of-way on Concord Boulevard. The proposed design may pose other traffic, circulation, and safety issues. The width of the loading and unloading area is undersized.

- The loading/unloading and trash enclosure area should be reconfigured so that trash receptacles are not transported across the sidewalk into the public right of way, and the vehicle loading/unloading zone is situated as close to the building as possible.

*The Downtown Corridors Plan was recently adopted by City Council on September 13, 2016. The guidelines express a cohesive vision. They provide direction to City staff members charged with improvements to the public right-of-way. While the focus is on the three study corridors, many of the guidelines could readily be applied to other streets. The guidelines propose new street light standards for pedestrian and street lighting.*

The Civil plan indicates removal and replacement of lighting. Staff would like to see the new standard for street lights applied to the development.

- Discuss whether the new street light standards are applicable to new developments as part of improvements within the right-of-way.

## 2) Parking

*The multi-family residential use classification requires 272 parking stalls based on the proposed number and type of bedrooms.*

The project proposes 272 parking stalls where 342 parking stalls are required. The project is deficient by 70 parking spaces. Several of the parking stalls adjoin columns or other obstructions and do not meet the minimum dimensional requirements. The removal and/or modification of these parking stalls will exacerbate the amount of deficient parking.

- Discuss whether a reduction of 25 percent is appropriate with the approval of a Use Permit, a parking demand study and transportation demand management program or whether the applicant should pay a fee to the city in lieu of providing the required parking. (Section 18.160.050 “Adjustments to parking requirements,” and Section 18.160.060 “Parking requirements for the DP and DMX districts). The applicant may also review Off-Street Parking as an option, Section 18.160.060 A, as an alternate for deficient parking spaces.

*Certain parking spaces need re-designing due to the presence of columns or walls to meet Parking Design Standards. The CDC requires separation of each parking space by two-feet on obstructed side by wall or column. (Section 18.160.090).*

Parking space usability is reduced when adjacent to a column or a wall.

- Discuss possible support of the current parking design layout, as parking spaces adjacent to columns and walls is impeded or will not be accessible.

The City of Concord is anticipated to adopt the Bicycle, Pedestrian & Safe Routes to Transit Plan in September 2016. The Bike & Ped Plan, 5-22, updates the recommended requirements for short term and long term bicycle parking. Under Table 5-3, based on the multi-family land use, 0.10 spaces per

unit are recommended for short term bicycle parking and 0.75 spaces per unit are recommended for long term bicycle parking.

- Discuss whether the project should follow the anticipated Bike & Ped Plan requirements for short term and long term parking.

Additional spaces would be devoted for bicycle parking to meet the Bike & Ped Plan.

**V. Fiscal Impact**

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

**VI. Public Contact**

Courtesy notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel at least 10 days prior to the study session, and has also been posted at the Civic Center and at the subject site at least 10 days prior to the study session.

**VII. Summary and Recommendations**

Staff recommends the Planning Commission review the plans, consider the preliminary issues identified by staff, and provide direction regarding the Development Code requirements. Any additional recommendations by the Planning Commission regarding the above issues will be examined by staff and brought forward as part of the applicant's formal development application at a later date.

Prepared by:



Afshan Hamid, AICP  
Senior Planner  
[afshan.hamid@cityofconcord.org](mailto:afshan.hamid@cityofconcord.org)

Reviewed by:



Laura Simpson, AICP  
Planning Manager  
[laura.simpson@cityofconcord.org](mailto:laura.simpson@cityofconcord.org)

Exhibits:

- A - Written statement date stamp received 9/23/2016
- B - Project plans date stamp received 9/23/2016

580 Second Street  
 Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



## 2400 Willow Pass: Project Description

To: City of Concord  
 1950 Parkside Drive, MS/53  
 Concord, CA 94519  
 Attn: Afshan Hamid

Date: August 12, 2016  
 Project Name: 2400 Willow Pass  
 Project No: 20151048.00  
 Re: Application Submittal

RECEIVED  
 SEP 23 2016  
 PLANNING

### Project Description

Located within a ¼ mile radius of the Concord BART station, as well as 2 blocks from the Downtown, 2400 Willow Pass offers an urban and sustainable living environment. The contemporary design features clean, rhythmic forms and an environmentally conscious, yet rich material palette. The street level accommodates enhanced pedestrian circulation – all edges have been widened to at least 7.5', and in most cases 8'. All edges have been lined with shade and/or ornamental trees in landscaped strips. The landscape design is integrated with the building entrances through two open areas that accommodate both residents and the public. The main entrance lobby is off of Willow Pass Road with a secondary lobby on Concord Boulevard.

The building plan negotiates an irregular shaped site with four frontages. The building design maintains vertical and horizontal interest via modulation in the building, cornices + parapet lines, and balcony projections. Townhomes with entries fronting East Street create a street level pedestrian experience. Above the townhomes the building opens with a podium courtyard between, allowing for views and connection to Downtown's Todos Santos Plaza. At the corner of Willow Pass and East sits the leasing/amenity space and main lobby to create a prominent entry lobby with storefront glazing, metal awning, and raised plaza to activate the ground level. The warm brick façade language from the townhomes wrap around the building to Port Chicago, creating a strong, yet rhythmic building base. In addition, along Willow Pass and Port Chicago visual interest is brought to the ground level via art reliefs that sit beneath the architectural white bays.

The podium level is intended to offer a number of amenities to users of all ages including a swimming pool and seating area that is separated by transparent fencing on all sides. The "dry" areas include lounges, kitchens, fire pit area, and a bocce ball court. The landscape design is integrated with the building by extension of the double height indoor amenity space and breezeways. Private patios are buffered by planting beds.



**2400 WILLOW PASS**

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

**RECEIVED**

SEP 23 2016

PLANNING

CONCORD, CA  
 EX # 2015-048

08.12.2016

KTGY Group, Inc.  
 Architecture+Planning  
 560 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



## SHEET INDEX

### Architectural

- A0.0 Cover Sheet
- A0.1 Sheet Index
- A0.2 Project Data
- A0.3 Existing Site Conditions
- A0.4 Conceptual Fire Wall Diagram
- A0.5 Solar Study
- A0.6 Solar Study

### A1.0 Conceptual Site Plan

- A2.0 Building Elevations
- A2.1 Building Elevations

### A3.0 Conceptual Building Plan - Sub-Terranean Level

- A3.1 Conceptual Building Plan - Level 1
- A3.2 Conceptual Building Plan - Level 2
- A3.3 Conceptual Building Plan - Level 3 - Podium
- A3.4 Conceptual Building Plan - Level 4
- A3.5 Conceptual Building Plan - Levels 5-7
- A3.6 Conceptual Building Plan - Roof

### A4.0 Conceptual Building Sections

- A4.1 Conceptual Building Sections

### A5.0 Typical Unit Plans

- A6.0 Conceptual Details
- A6.1 Conceptual Details
- A6.2 Conceptual Details
- A6.3 Conceptual Details
- A6.4 Conceptual Details- Lighting

### A7.0 Perspective - Concord Boulevard

- A7.1 Perspective - East Street
- A7.2 Perspective - Willow Pass Road
- A7.3 Perspective - Port Chicago Hwy.
- A7.4 Perspective - Port Chicago Hwy. Bart View
- A7.5 Perspective - Art Component

### A8.0 Material & Color Board

### Landscape

- L1.0 Street Level Plan (Concept)
- L1.1 Willow Pass Plaza (Concept)
- L2.0 Podium Level Plan (Concept)
- L3.1 Material & Furnishings Images
- L3.2 Preliminary Plant Palette
- L3.3 Product Specifications

### Civil

- C1.00 Cover
- C1.01 Notes
- C2.00 Sections & Details
- C3.00 Topographic Survey
- C4.00 Demolition Plan
- C5.00 Horizontal Control Plan
- C6.00 Grading and Drainage Plan
- C7.00 Utility Plan
- C8.00 Stormwater Control Plan
- C8.01 Stormwater Control Plan Notes

### Trash Truck Turning Template Exhibit

- Visibility Triangle Exhibit







### 2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

### EXISTING SITE CONDITIONS

CONCORD, CA  
DATE: 02/2014

### A0.3



KTGY Group, Inc.  
Architecture+Planning  
560 Second St., Suite 200  
Oakland, CA, 94607  
510.272.2910  
ktgy.com

**CBC 504.2 Building Height Increase**  
 Allowable building heights (Per CBC 503): TYPE IIIA R2 = 65 feet, 4 Stories  
 Allowable building heights with Sprinkler Increase: TYPE IIIA R2 = 85 feet, 5 Stories

**CBC 505.1 Building Area Increase**  
 $Aa = (At + [At \times If]) + [At \times Is]$   
 Aa = Allowable building area per story  
 At = (Per Table 503)

**CBC 505.2 Frontage Increase (If)**  
 $If = [FIP - 0.25] \times W/30 = 0$  (Frontage Increase not taken)

**CBC 505.3 Sprinkler Increase**  
 Is = 0 (Sprinkler Used for Building Height Increase)

Max. Area per Building  
 $Amax = Aa \times 2$

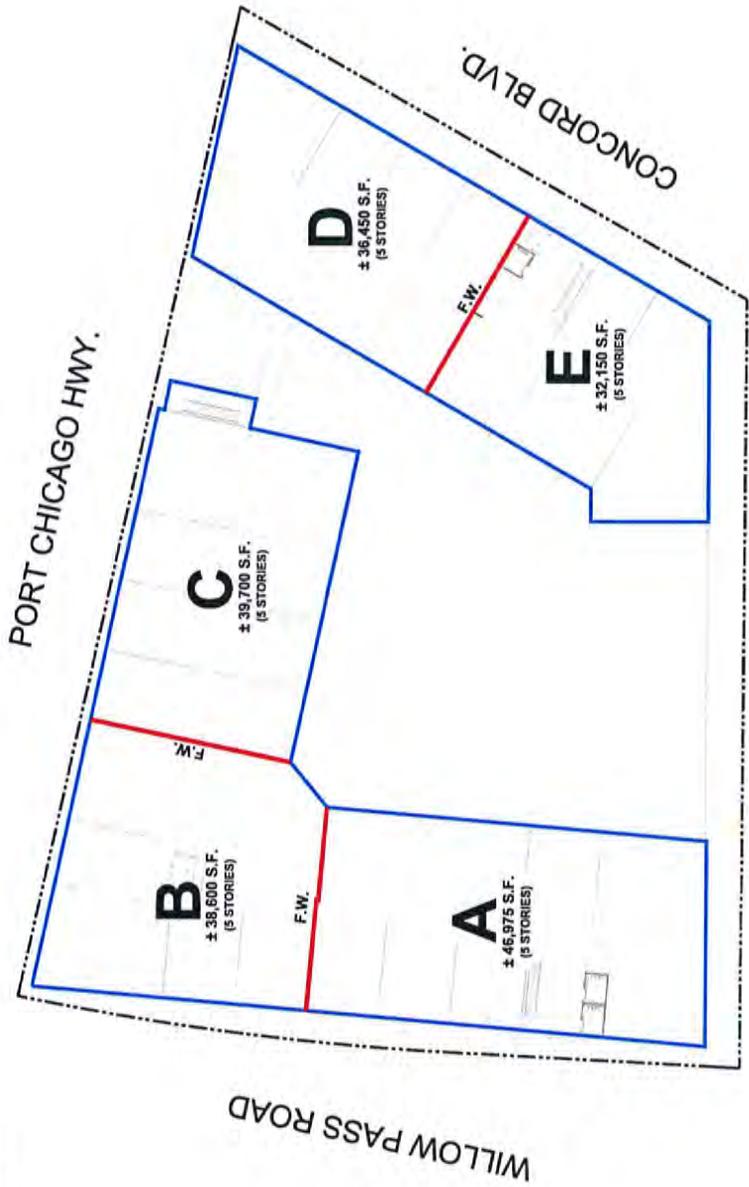
$Aa = (At + [At \times If]) + [At \times Is]$   
 $Aa = [24,000 + [24,000 \times 0] + [24,000 \times 0]]$   
 $Aa = 24,000$

$Amax = Aa \times 2$   
 $Amax = 24,000 \times 2$   
 $Amax = 48,000$

Therefore, 48,000sf is the max. allowable building area.  
 As shown in calculations below,

**Fire Wall Areas**

<b>A</b>	9,395 s.f. x (5 Floors)	= ±46,975 S.F.
<b>B</b>	7,720 s.f. x (5 floors)	= ±38,600 S.F.
<b>C</b>	7,940 s.f. x (5 floors)	= ±39,700 S.F.
<b>D</b>	7,290 s.f. x (5 floors)	= ±36,450 S.F.
<b>E</b>	6,430 s.f. x (5 floors)	= ±32,150 S.F.



EAST STREET

**2400 WILLOW PASS**

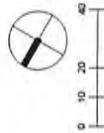
Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

**CONCEPTUAL FIREWALL DIAGRAM**

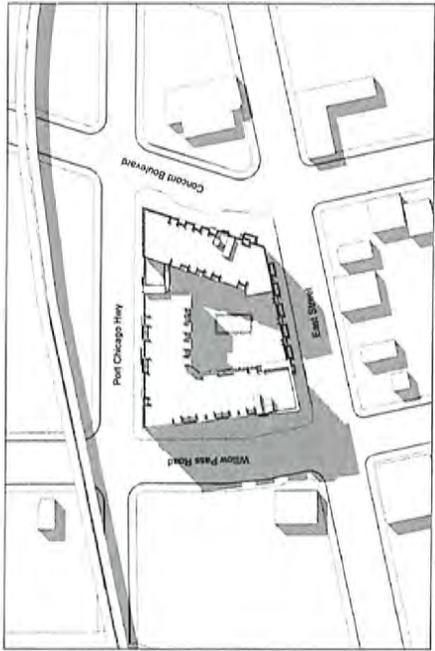
CONCORD, CA  
 07/11/2011

01.0.2011

KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



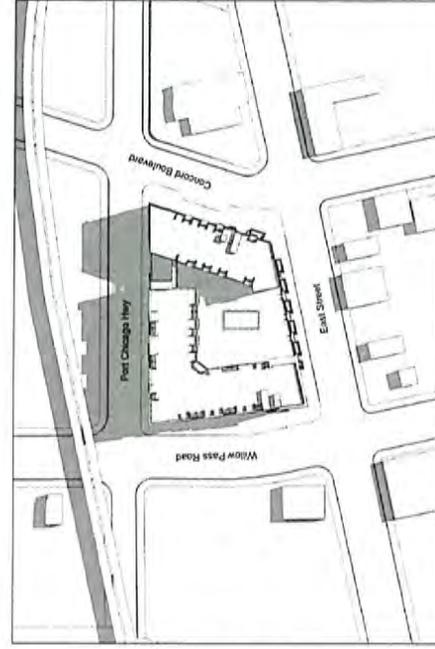
**A0.4**



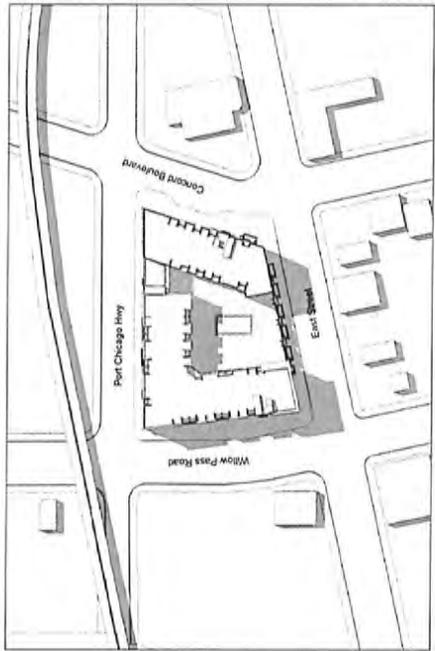
March 21  
9:00 AM



March 21  
12:00 PM



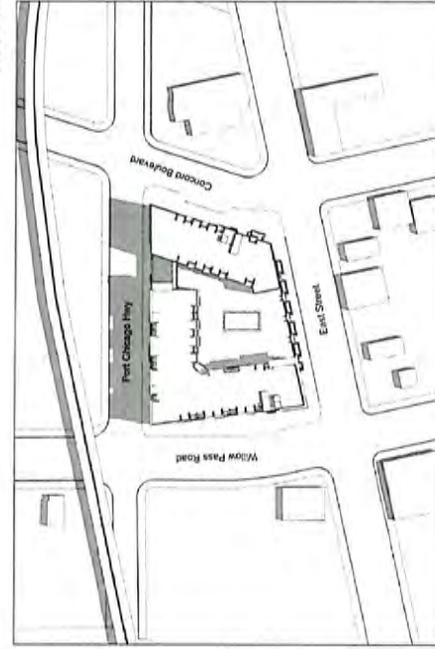
March 21  
3:00 PM



June 21  
9:00 AM



June 21  
12:00 PM



June 21  
3:00 PM



**2400 WILLOW PASS**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

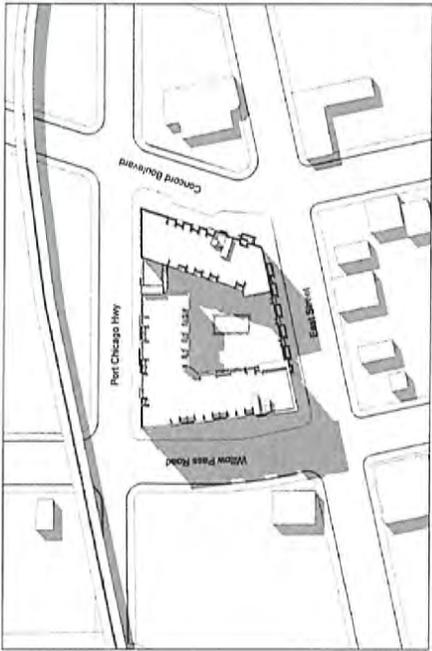
**SHADOW STUDY - MARCH AND JUNE**

CONCORD, CA  
RDP # 2015-348  
04/17/2014

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA, 94607  
510.272.2910  
ktgy.com



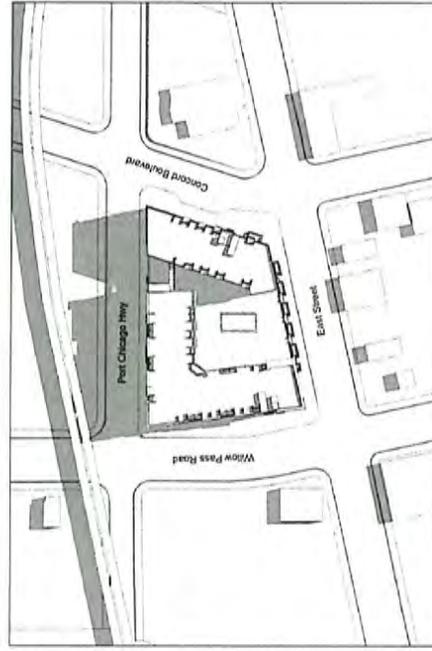
**A0.5**



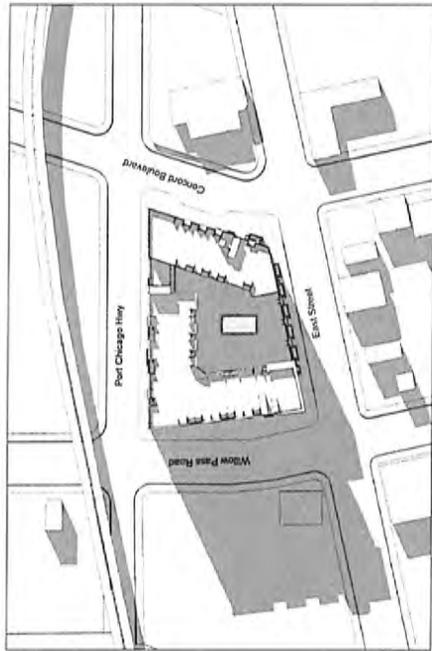
September 21  
9:00 AM



September 21  
12:00 PM



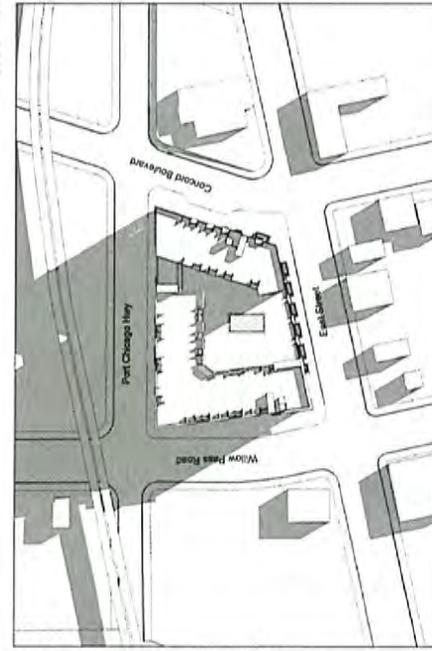
September 21  
3:00 PM



December 21  
9:00 AM



December 21  
12:00 PM



December 21  
3:00 PM



**2400 WILLOW PASS**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

**SHADOW STUDY - SEPTEMBER AND DECEMBER**

CONCORD, CA  
REV # 2015.04  
04/12/2014

KTGY Group, Inc.  
Architecture+Planning  
560 Second St., Suite 200  
Oakland, CA, 94607  
510.272.2910  
ktgy.com



**A0.6**



AI.0

2400 WILLOW PASS

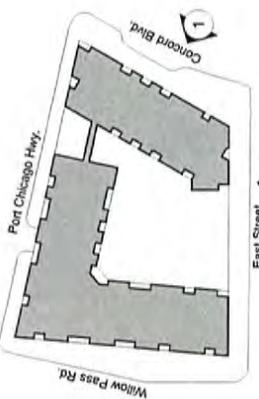
CONCEPTUAL SITE PLAN

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

CONCORD, CA  
EIR # 2015-108  
08/02/16

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com





Key Map n.t.s.

**Material Legend**

1. Stucco
2. Cementitious Lap Siding
3. Cementitious Panels
4. Brick Veneer
5. Composite Panels @ Underside
6. Metal Awning
7. Metal Railing
8. Composite Railing
9. Metal Column
10. Green Screen/Metal Screen
11. Storefront Glazing
12. Vinyl Window
13. Decorative Light Fixture
14. Metal Panel
15. Art Element (by others)



1. Concord Blvd. Elevation



2. East Street Elevation

**2400 WILLOW PASS**

Argent Concord LLC  
121.7th Avenue  
Santa Cruz, CA 95062

**BUILDING ELEVATIONS**

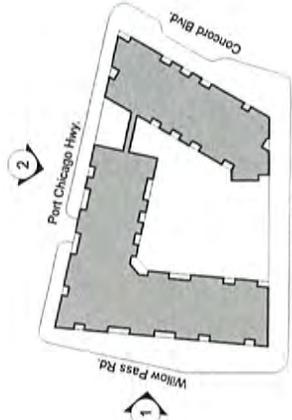
CONCORD, CA  
EID # 2015-104  
# 13.2014



**A2.0**



KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com



Key Map n.t.s.

**Material Legend**

1. Stucco
2. Cementitious Lap Siding
3. Cementitious Panels
4. Brick Veneer
5. Composite Panels @ Underside
6. Metal Awning
7. Metal Railing
8. Composite Railing
9. Metal Column
10. Green Screen/Metal Screen
11. Storefront Glazing
12. Vinyl Window
13. Decorative Light Fixture
14. Metal Panel
15. Art Element (by others)



1. Willow Pass Road Elevation



2. Port Chicago Hwy. Elevation

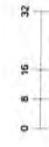
**2400 WILLOW PASS**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

**BUILDING ELEVATIONS**

CONCORD, CA  
017 # 2015-100  
08.10.2014

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com



PORT CHICAGO HWY.



EAST STREET

### 2400 WILLOW PASS

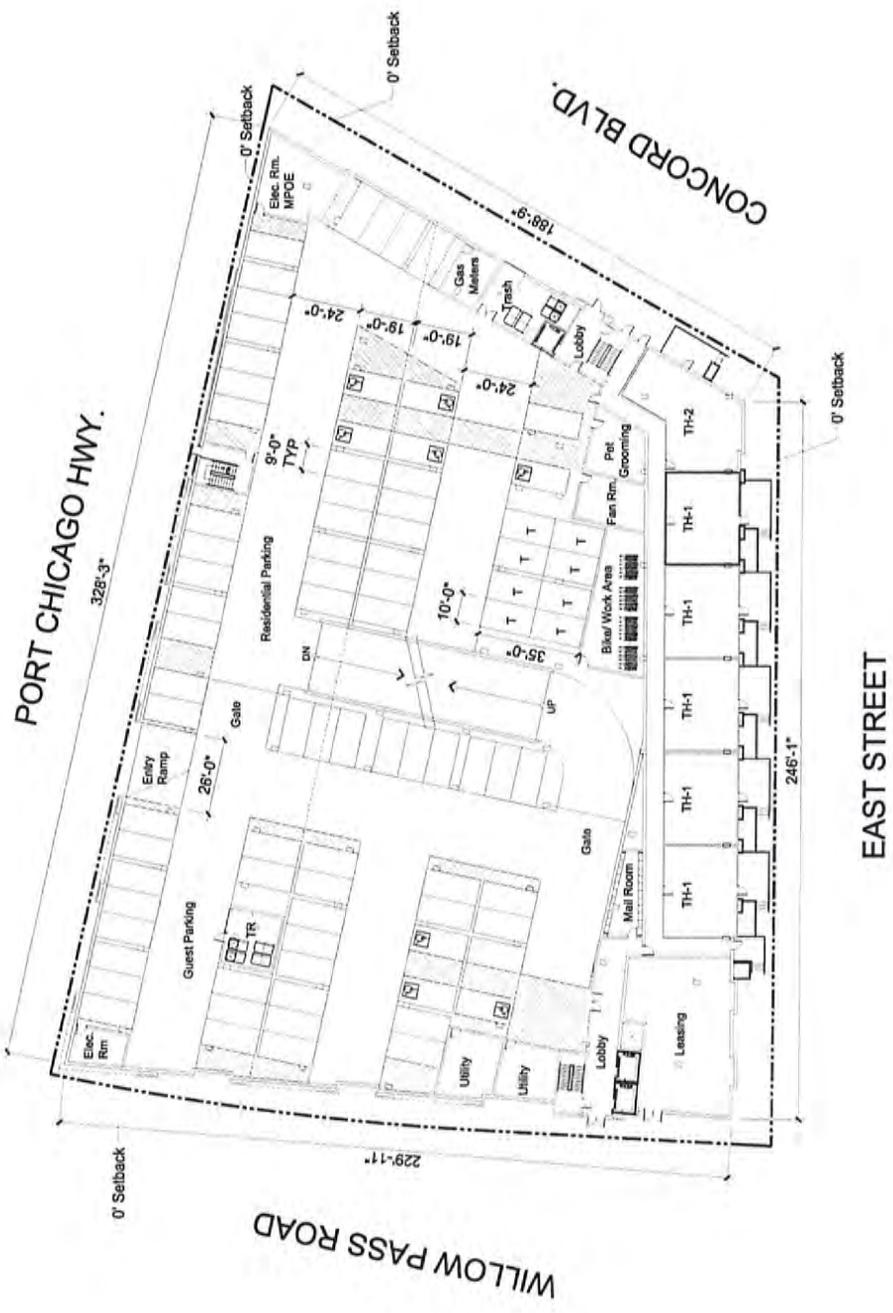
Argent Concord LLC  
 121.7th Avenue  
 Santa Cruz, CA 95062

### CONCEPTUAL BUILDING PLAN - SUB-TERRANEAN LEVEL A3.0

CONCORD, CA  
 DIST # 1815-188  
 08.11.2016

KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com





**2400 WILLOW PASS**

**CONCEPTUAL BUILDING PLAN - LEVEL 1**

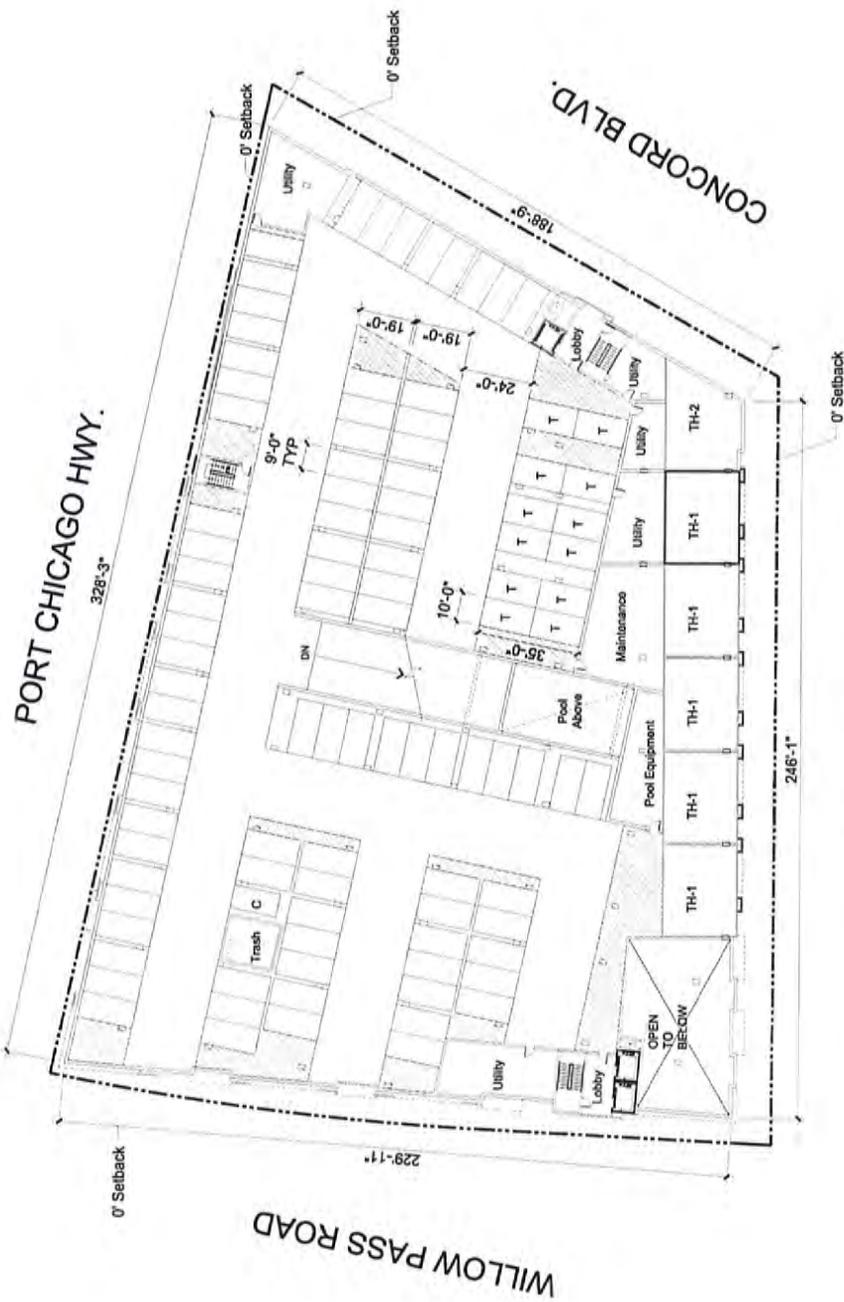
**A3.1**

Argent Concord LLC  
121.7th Avenue  
Santa Cruz, CA 95062

CONCORD, CA  
ESP # 202-008  
08.02.2016

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com





EAST STREET

**2400 WILLOW PASS**

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

**CONCEPTUAL BUILDING PLAN - LEVEL 2**

CONCORD, CA  
 107 # 2015-048  
 08.03.2014

KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



**A3.2**





**2400 WILLOW PASS**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

**CONCEPTUAL BUILDING PLAN - LEVEL 3 - PODIUM**

CONCORD, CA  
EST # 210-048  
08.01.2014

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2810  
ktgy.com



**A3.3**



A3.4

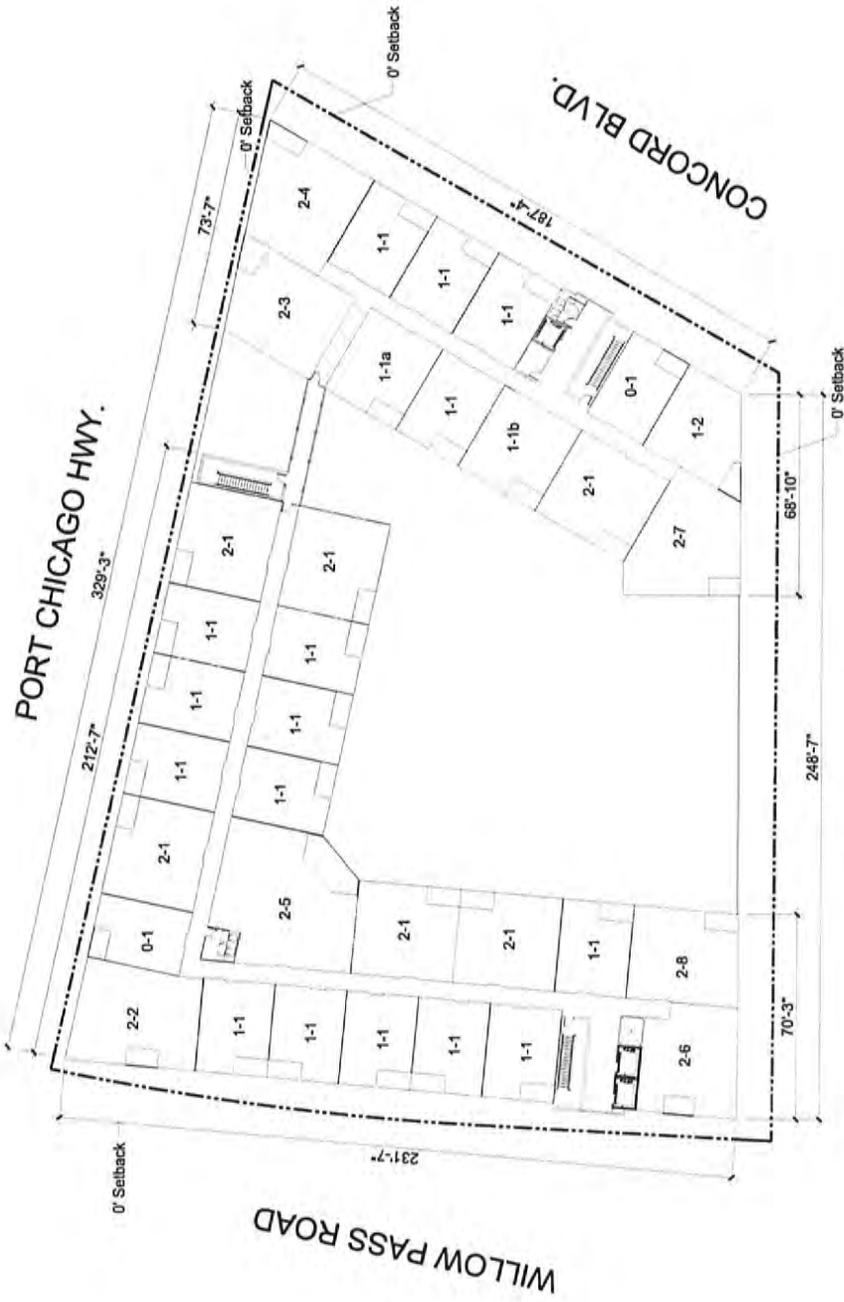


KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com

2400 WILLOW PASS  
 CONCEPTUAL BUILDING PLAN - LEVEL 4

CONCORD, CA  
 EIR # 2015-048  
 08.11.2014

Argent Concord LLC  
 121.7th Avenue  
 Santa Cruz, CA 95062



A3.5

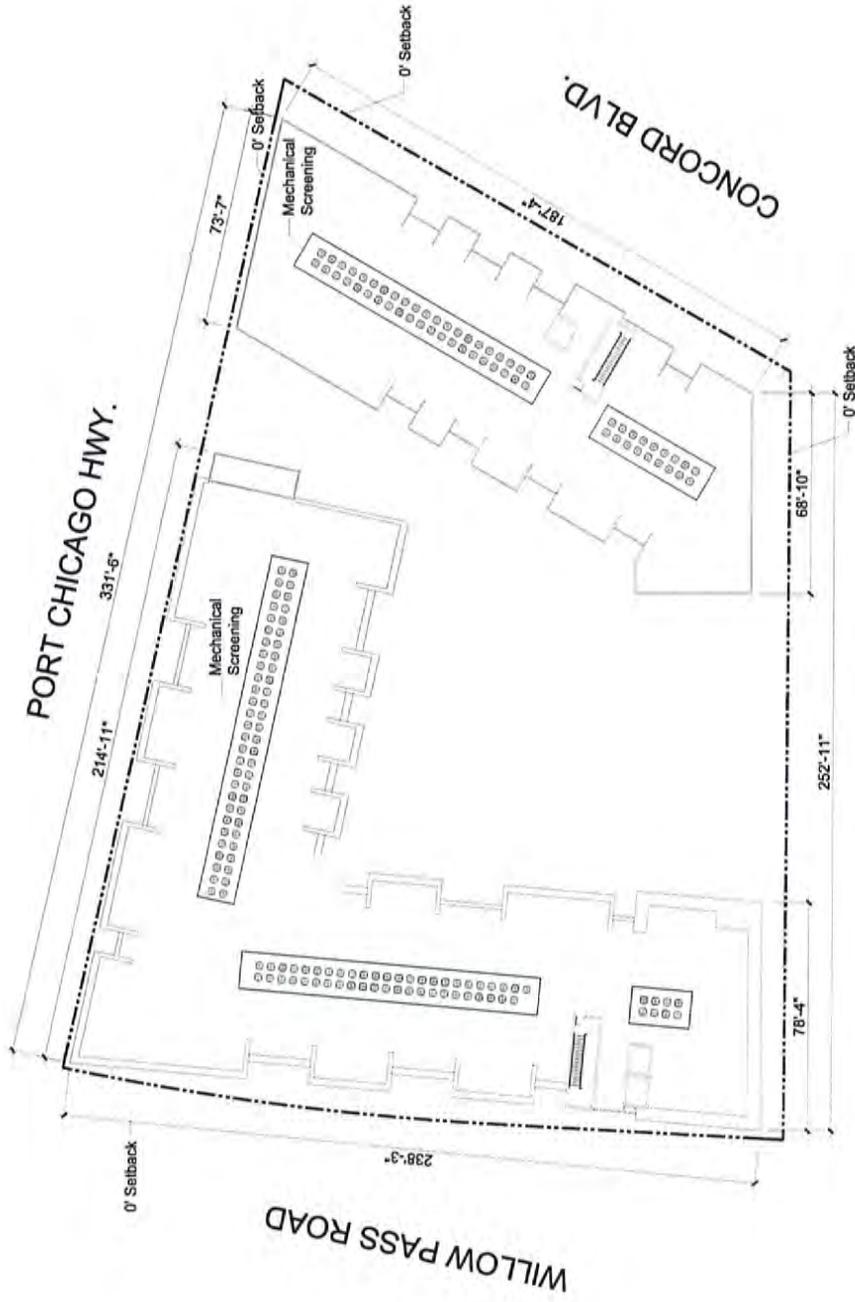


KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com

2400 WILLOW PASS  
 CONCEPTUAL BUILDING PLAN - LEVELS 5-7

CONCORD, CA  
 02/28/2014

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062



**2400 WILLOW PASS**

Argent Concord LLC  
 121.7th Avenue  
 Santa Cruz, CA 95062

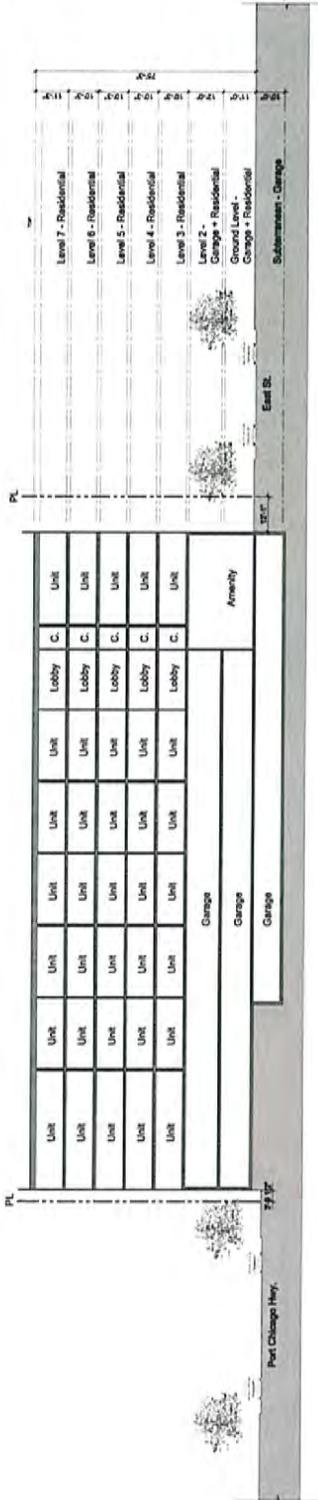
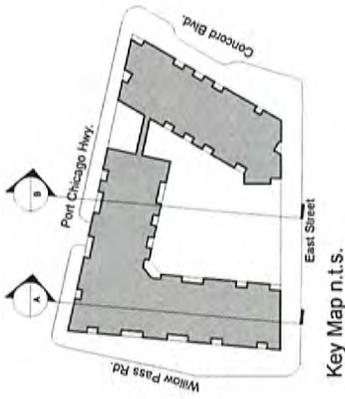
**CONCEPTUAL BUILDING PLAN - ROOF**

CONCORD, CA  
 020 # 2011-048  
 08.02.2014

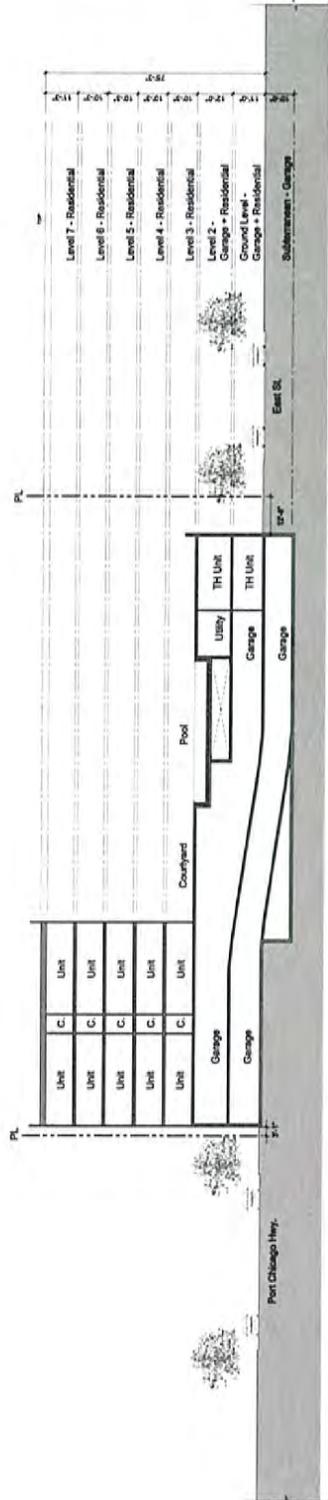
**A3.6**



KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



Section A



Section B

**2400 WILLOW PASS**

Argent Concord LLC  
121.7th Avenue  
Santa Cruz, CA 95062

**CONCEPTUAL BUILDING SECTIONS**

CONCORD, CA  
EOL # 2151-048  
08.12.2014

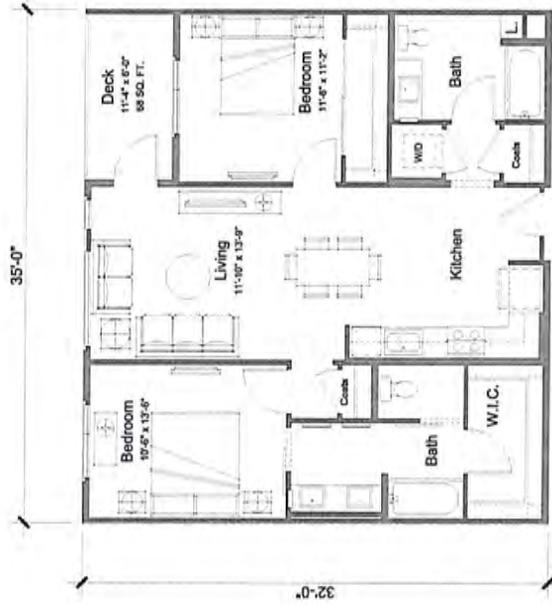


**A4.0**



KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com





**Plan 2-1**  
2 Bedroom / 2 Bathroom  
1053 SQ. FT.



**Plan 1-1**  
1 Bedroom / 1 Bathroom  
717 SQ. FT.



**Plan 0-1**  
Jr. 1 Bedroom / 1 Bathroom  
646 SQ. FT.

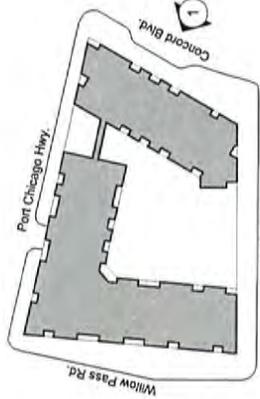
**2400 WILLOW PASS**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

**TYPICAL UNIT PLANS**

CONCORD, CA  
REV # 201308

08.03.2014



Key Map n.t.s.



1. Key Elevation: Concord Blvd.  
n.t.s.



2. Key Elevation: East Street  
n.t.s.

<ul style="list-style-type: none"> <li>Cementitious Panel Inset</li> <li>Cementitious Panel</li> <li>Brick Veneer</li> </ul>	<ul style="list-style-type: none"> <li>Metal Awning</li> <li>Decorative Light Fixture</li> <li>Vinyl Windows</li> <li>Composite Door</li> <li>Cementitious Lap Siding</li> <li>Cementitious Panel</li> <li>Brick Veneer Patio Wall</li> <li>Address Signage</li> </ul>	<ul style="list-style-type: none"> <li>Smooth Plaster Cap</li> <li>Brick Veneer</li> <li>Cementitious Lap Siding</li> <li>Cementitious Panel</li> <li>Metal Awning</li> <li>Vinyl Window</li> <li>Composite Door</li> <li>Address Signage</li> <li>Brick Veneer Patio Wall</li> </ul>	<ul style="list-style-type: none"> <li>Smooth Plaster Cap</li> <li>Brick Veneer</li> <li>Cementitious Lap Siding</li> <li>Cementitious Panel</li> <li>Metal Awning</li> <li>Vinyl Window</li> <li>Composite Door</li> <li>Address Signage</li> <li>Brick Veneer Patio Wall</li> </ul>	<ul style="list-style-type: none"> <li>Smooth Plaster Cap</li> <li>Brick Veneer</li> <li>Cementitious Lap Siding</li> <li>Cementitious Panel</li> <li>Metal Awning</li> <li>Vinyl Window</li> <li>Composite Door</li> <li>Address Signage</li> <li>Brick Veneer Patio Wall</li> </ul>
1	2	3	3	3

A6.0



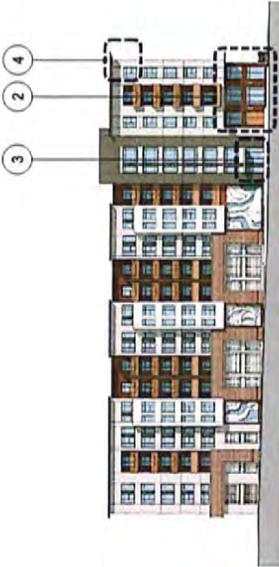
KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com

CONCEPTUAL DETAILS

CONCORD, CA  
020 # 203-001  
08.03.2014

2400 WILLOW PASS

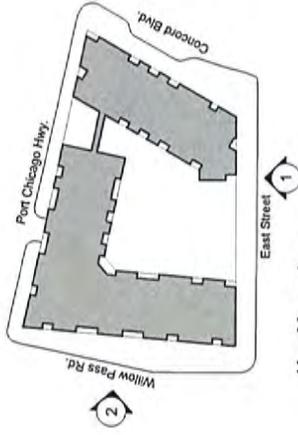
Argent Concord LLC  
121.7th Avenue  
Santa Cruz, CA 95062



2. Key Elevation: Willow Pass Road  
n.t.s.



1. Key Elevation: East Street  
n.t.s.



Key Map n.t.s.

<p>Metal Awning 16/20 Stucco</p> <p>Metal Storefront Windows 16/20 Stucco</p>	<p>Fascia Composite Paneling 16/20 Stucco Cementitious Panel Inset</p>	<p>16/20 Stucco Panel Cementitious Panel Cementitious Panel Inset 16/20 Stucco</p>	<p>1</p>
<p>Metal Awning 16/20 Stucco</p> <p>Metal Storefront Windows 16/20 Stucco</p> <p>Composite Door</p>	<p>Metal Awning 16/20 Stucco Metal Storefront Windows 16/20 Stucco Composite Door</p>		<p>2</p>
<p>Storefront @ Leasing</p>	<p>Entry @ Leasing</p>	<p>Corner @ Willow Pass Rd. &amp; East St.</p>	<p>1</p>

## 2400 WILLOW PASS

Argent Concord LLC  
121.7th Avenue  
Santa Cruz, CA 95062

## CONCEPTUAL DETAILS

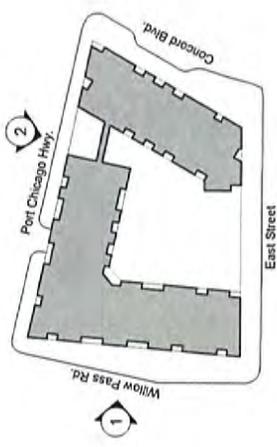
CONCORD, CA  
EST # 2015-048

08.03.2014



KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2810  
ktgy.com

## A6.1



Key Map n.t.s.



1. Key Elevation: Willow Pass Rd.  
n.t.s.



2. Key Elevation: Port Chicago Hwy.  
n.t.s.

			1	2	3
<p>Corner @ Port Chicago Hwy. &amp; Willow Pass Rd.</p> <p>Typical Bay @ Port Chicago Hwy.</p> <p>Screen @ Residential Garage</p>			1	2	3

## 2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

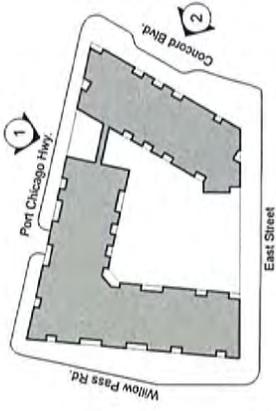
## CONCEPTUAL DETAILS

CONCORD, CA  
ISSUE # 2015-002

08.03.2014



KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com



Key Map n.i.s.



1. Key Elevation: Port Chicago Hwy.  
n.i.s.



2. Key Elevation: Concord Blvd.  
n.i.s.

	<p>Metal Column Composite Top Rail Metal Deck Rails Metal Fascia</p>	<p>4 Corner Balcony @ Willow Pass Rd. &amp; East St.</p>		<p>Composite Awning Paneling Composite Top Rail Metal Deck Rails Metal Fascia</p>	<p>3 Typical Balcony @ Upper Residential Unit</p>
	<p>Composite Awning Paneling 16/20 Stucco Composite Top Rail Composite Deck Rails Metal Fascia Composite Paneling</p>	<p>2 Typical Balcony @ Residential Unit</p>		<p>16/20 Stucco Cementitious Panel Inset Cementitious Panel Cementitious Lap Siding 16/20 Stucco</p>	<p>1 Corner @ Concord Blvd. &amp; Port Chicago Hwy.</p>

2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

CONCEPTUAL DETAILS

CONCORD, CA  
REV # 315-104

18.02.2018

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
kigy.com







**2400 WILLOW PASS**

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

**PERSPECTIVE-CONCORD BOULEVARD**

CONCORD, CA  
 925 # 2015.002  
 08.02.2014

**A7.0**



KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



## 2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

## PERSPECTIVE-EAST STREET

CONCORD, CA  
EST # 2015-048  
08.11.2014

## A7.1



KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com



**2400 WILLOW PASS**

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

**PERSPECTIVE-WILLOW PASS ROAD**

CONCORD, CA  
 03/11/2014

**A7.2**



KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



**2400 WILLOW PASS**

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

**PERSPECTIVE-PORT CHICAGO HWY.**

CONCORD, CA  
 EST # 2015-188

08.01.2014

**A7.3**



KTGY Group, Inc.  
 Architecture+Planning  
 580 Second St., Suite 200  
 Oakland, CA 94607  
 510.272.2910  
 ktgy.com



**2400 WILLOW PASS**

**PERSPECTIVE-PORT CHICAGO HWY. BART VIEW**

**A7.4**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

CONCORD, CA  
REV # 2015-1008

08.02.2014

KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com





2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

ART COMPONENT - INSET WALL PANELS

CONCORD, CA  
REV # 2015-048

08.03.2016

A7.5



KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com



**B. COLOR 2**  
(CEMENTITIOUS LAP SIDING)  
SW7017 DORIAN GRAY



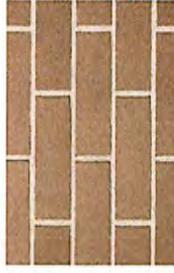
**C. COLOR 3**  
(STUCCO)  
SW662 RUGGED BROWN



**D. COLOR 4**  
(STUCCO)  
SW7015 SEAL SKIN



**E. COLOR 5**  
(STUCCO)  
SW7017 DORIAN GRAY



**F. ACCENT 1**  
(BRICK VENEER)  
661 GREY SMOOTHER



**H. WINDOW**  
ADOBÉ



**I. METAL AWNINGS & BALCONY DECK**  
SW7015 SEAL SKIN



**J. COMPOSITE RAILING**



**K. METAL RAILING**  
SW7015 SEAL SKIN



**L. CLEAR GLASS**



**G. ACCENT 2**  
(SOFFIT COMPOSITE CLADDING)



KEY ELEVATION - WILLOW PASS ROAD (N.T.S.)



KEY ELEVATION - EAST STREET (N.T.S.)

## 2400 WILLOW PASS

Argent Concord LLC  
121.7th Avenue  
Santa Cruz, CA 95062

## MATERIAL & COLOR BOARD

CONCORD, CA  
107 # 2015-108

## A8.0



KTGY Group, Inc.  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com

**LANDSCAPE MATERIAL LEGEND**

- PLAIN GRAY CONCRETE
- COLORLED PERMEABLE CONCRETE PAVERS,
- MONOTONE
- COLORLED PERMEABLE CONCRETE PAVERS,
- DUOTONE
- BUILDING PERIMETER PLANTINGS
- STREET EDGE PLANTINGS

**TREE LEGEND**

- ZELKOVA SERRATA "VILLAGE GREEN"
- KOELREUTERIA PANICULATA
- NYSSA SYLVATICA
- CERCUS CANADENSIS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED

SEE SHEET L3.3 FOR FULL PLANT LIST

**STREET & PERIMETER TREE PLANTING**

STREET & PERIMETER TREE PLANTING IS INTENDED TO BE SPACED IN A CONSISTENT MANNER ALONG STREET AND BUILDING EDGES WHERE POSSIBLE. CURRENT EFFORTS HAVE BEEN MADE TO AVOID UTILITY AND WATER LINE LOCATIONS DURING FIELD COORDINATION AT THE TIME OF CONSTRUCTION.

**SITE LIGHTING DESIGN INTENT**

- SITE LIGHTING DESIGN INTENT IS TO INCORPORATE SAFETY, LOW ENERGY, AND LOW MAINTENANCE STANDARDS WHILE CREATING A HIGH QUALITY AMBIENT LIGHTING EXPERIENCE.
- SITE LIGHTING WILL CONFORM TO CITY OF CONCORD ILLUMINATION GUIDELINES FOR COMMERCIAL DEVELOPMENTS.
- ILLUMINANCE LEVELS (FC) FOR BUILDING ENTRANCE PLAZA, POODUM COLLEGE (1-4 FC) FOR WALKWAYS AND ACTIVE AREAS ON WALKWAYS.
- LOW USE ACTIVITY (1-2 FC) FOR LESS ACTIVE AREAS ON POODUM WALKWAYS WITH THE EXCEPTION OF UPWARD DIRECTED LIGHTING THAT IS FULLY ABSORBED BY LANDSCAPE PLANTING.
- LIGHTING FIXTURES SHALL BE SELECTIONS THAT WILL BE ENHANCED AND RESTORED AS NECESSARY PRESERVATION.
- SITE LIGHTING WILL BE PROVIDED AT CONSISTENT LEVELS AT HIGH DENSITY AND MEDIUM LOW AREAS WITH GRADUAL TRANSITION TO LOW DENSITY AREAS.
- SITE LIGHTING MOUNTED ON BUILDING IS TO BE COORDINATED WITH THE ARCHITECT.
- SEE SHEET L3.1, L3.2 FOR LIGHTING TYPES AND PRODUCT SPECIFICATIONS



**2400 WILLOW PASS**

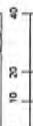
**STREET LEVEL PLAN**

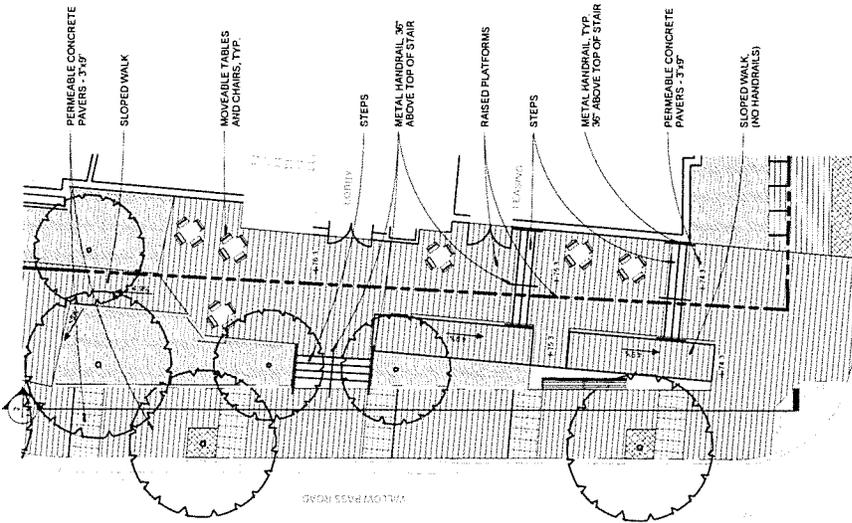
**L1.0**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

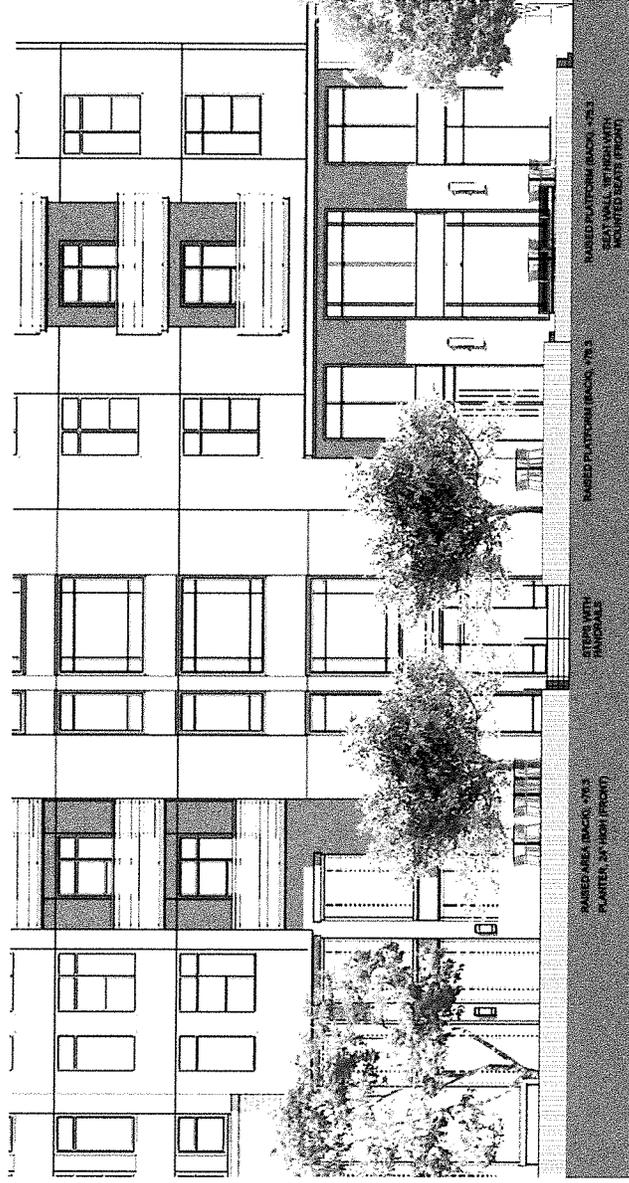
CONCORD, CA  
08/12/16

PGAdesign  
LANDSCAPE ARCHITECTS





① Plan Enlargement - Willow Pass Plaza  
1/8" = 1'-0"



② Elevation - Willow Pass Plaza  
3/16" = 1'-0"



# 2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

# WILLOW PASS PLAZA

CONCORD, CA  
08/12/16

# L1.1

PGAdesign  
LANDSCAPE ARCHITECTS



STREET LEVEL



PAVING



NARROW AND LARGE NARROW MODULAR PAVERS BY STONESTONE  
SMALL SIZE AND 3'x7' LARGE SIZE, 1" x 3"



LARGE MODULAR PAVERS BY STONESTONE  
COLOR: DRAMA BRICK  
SIZE: 12'x2'

PODIUM LEVEL



HERMAL WOOD DECKING



SITE IMPOSED SQUARE BY LEONA PLANTERS BY LANDSCAPE  
PAINTERWORK  
COLOR: GREY  
FINISH: CHISELED ZINC



LARGE MODULAR PAVERS BY STONESTONE  
COLOR: DRAMA BRICK  
SIZE: 12'x2'



LARGE MODULAR PAVERS BY STONESTONE  
COLOR: DRAMA BRICK  
SIZE: 12'x2'



LARGE MODULAR PAVERS BY STONESTONE  
COLOR: DRAMA BRICK  
SIZE: 12'x2'



DOWNTOWN BIKE RACK BY DEFO  
FINISH: POWDER COATED METAL, BLACK



CONCRETE WALLS WITH FORMALER PATTERNS (FORMALER)  
PATTERN: COLUMBA  
COLOR: DAVIS COLOR GRANITE



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC

SEATING AND TABLES



PARK CENTER SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC



SQUARE TABLE BY LANDSCAPER FORMS  
FINISH: CHISELED ZINC

LIGHTING TYPES



RECESSED STEP AND WALL LIGHT BY LOGAN



8" LED DOWN LIGHT BY FX  
LUMINAIRE



12" LED DOWN LIGHT BY FX  
LUMINAIRE



12" LED DOWN LIGHT BY FX  
LUMINAIRE



12" LED DOWN LIGHT BY FX  
LUMINAIRE

NOTE: SEE SHEETS L3 AND L3.4 FOR PRODUCT SPECIFICATIONS

2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

MATERIALS & FURNISHINGS

CONCORD, CA  
08/12/16

PGAdesign  
LANDSCAPE ARCHITECTS

L3.1





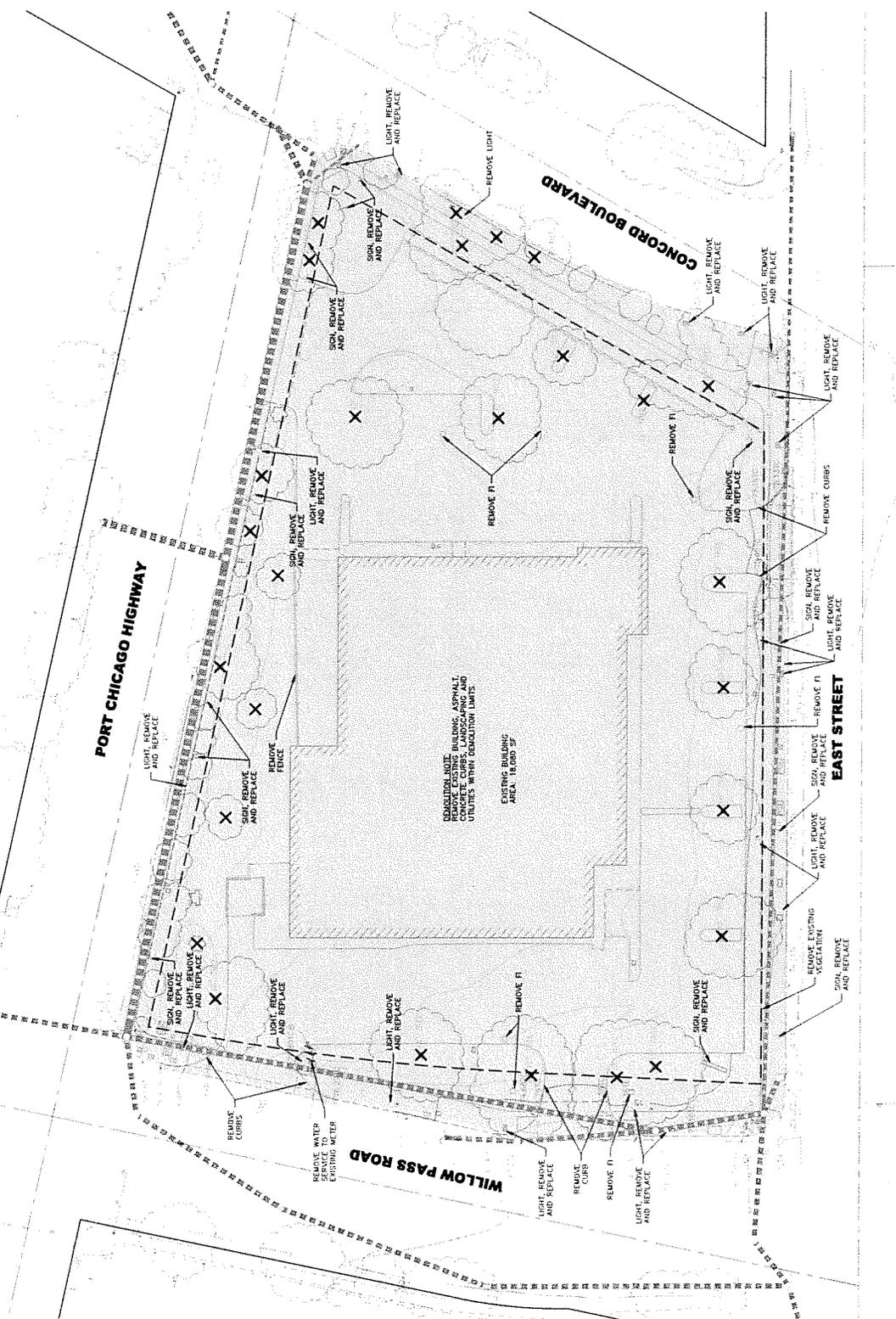












C4.00

DEMOLITION PLAN

2400 WILLOW PASS

dk Consulting  
 1931 San Miguel Rd.,  
 Suite 100  
 Walnut Creek, CA 94596  
 925.932.8888  
 dkassoc.com

CONCORD, CA  
 6/15/2018

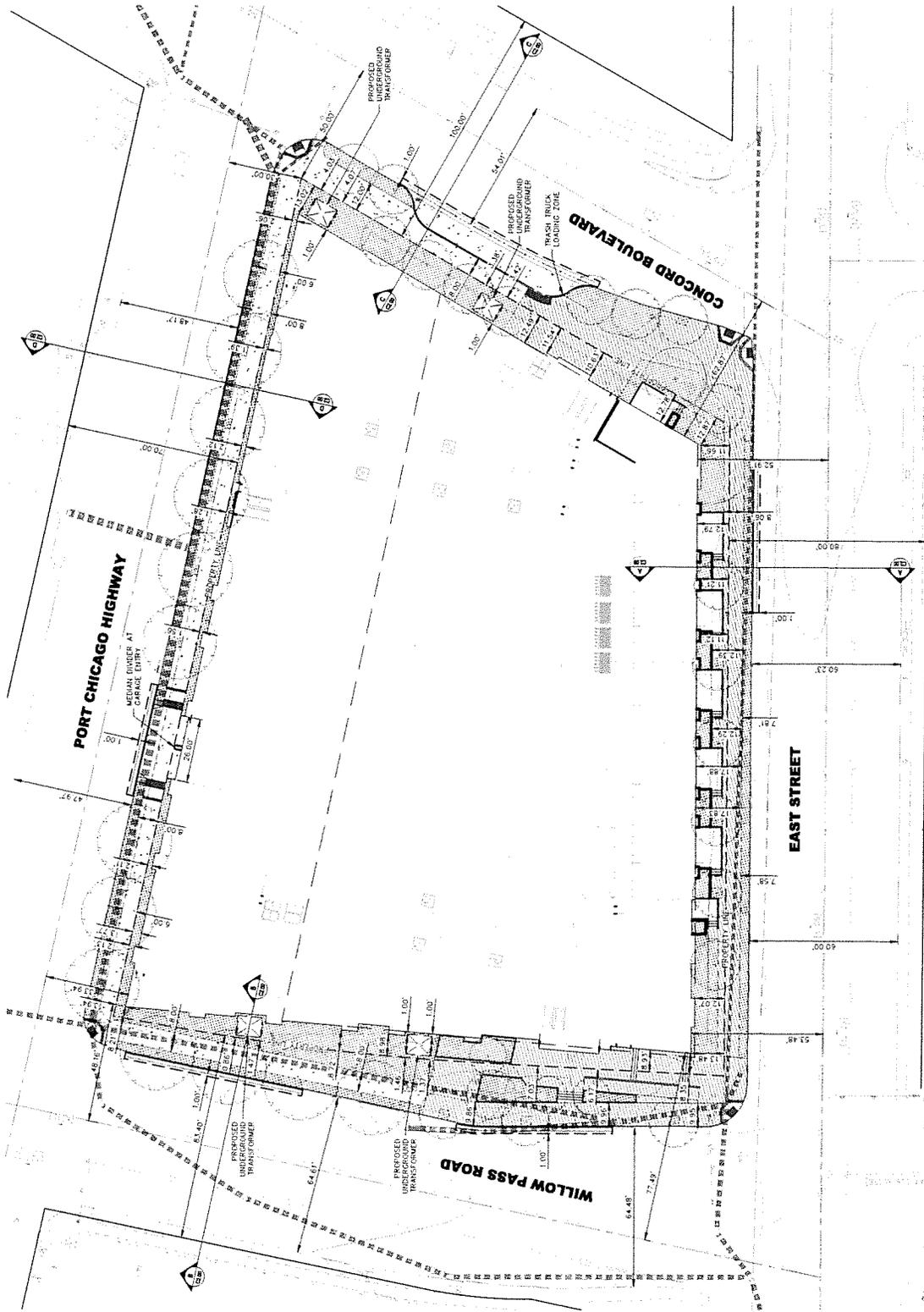


Argent Concord LLC  
 121.7th Avenue  
 Santa Cruz, CA 95062

- DEMOLITION NOTES**
1. ALL UNDERGROUND UTILITIES SHALL REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
  2. TURN OFF ALL UTILITIES SERVING THE EXISTING BUILDING PRIOR TO DEMOLITION OF THE BUILDING.
  3. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
  4. SET JOINT TRENCH PLAN FOR GRY UTILITY RELOCATION AND GRY UTILITY DROPS TO BE REMOVED, MODIFIED, OR ADJUSTED TO GRADE.
  5. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING USA AT 1-800-227-2808, OR 811.
  6. TRAFFIC AND PEDESTRIAN CONTROL PLANS SHALL BE PREPARED PRIOR TO ANY SIGNING OR LAID COURSES.
  7. ALL TREES SHALL BE IDENTIFIED AND TAGGED BY A CERTIFIED ARBORIST.
  8. PRIOR TO ANY DEMOLITION, EXISTING TREES TO REMAIN SHALL BE PROTECTED AS REQUIRED BY PROJECT ARBORIST.

- LEGEND**
- X TREE TO BE REMOVED
  - ▨ BUILDING FOOTPRINT
  - DEMOLITION LIMITS
  - ||||| REMOVE UTILITY LINE





**C5.00**

**HORIZONTAL CONTROL PLAN**

**2400 WILLOW PASS**

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

CONCORD, CA  
DATE: 11/10/19

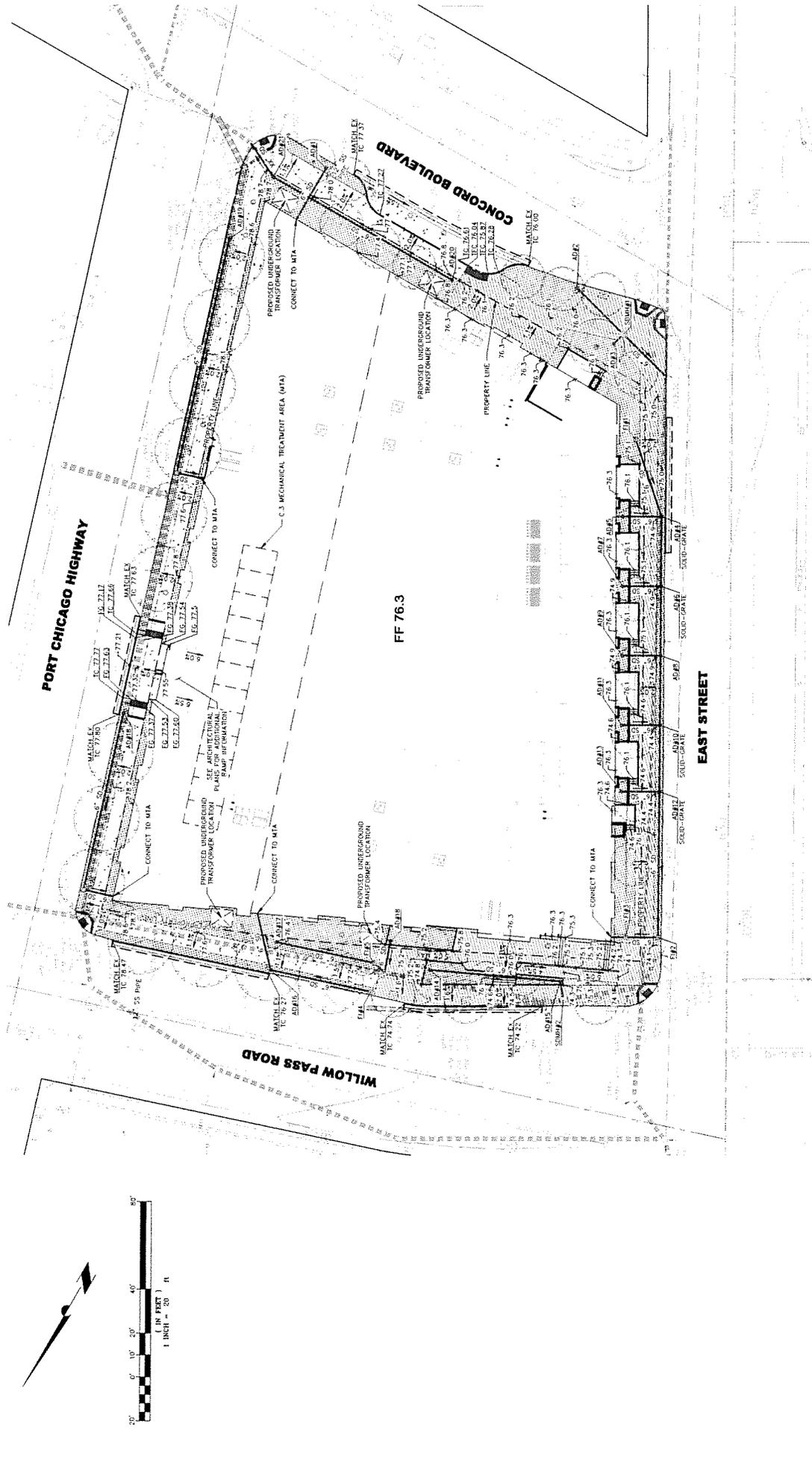
08/17/18



**dk CONSULTING**  
ENGINEERING  
CONSTRUCTION

dk Consulting  
1931 San Miguel Rd.,  
Suite 100  
Walnut Creek, CA 94596  
925.932.6868  
dkassoc.com

\\FS1P2-FILED\PROJECTS\2019\19-1049-2400 WILLOW PASS\DWG\CONCORD\HORIZONTAL CONTROL PLAN\CONCORD-HWP-C5.00.DWG 6/10/2016



**2400 WILLOW PASS** **C6.00**

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

dk Consulting  
 1931 San Miguel Rd.,  
 Suite 100  
 Walnut Creek, CA 94596  
 925.932.6868  
 dkassoc.com

**GRADING AND DRAINAGE PLAN**

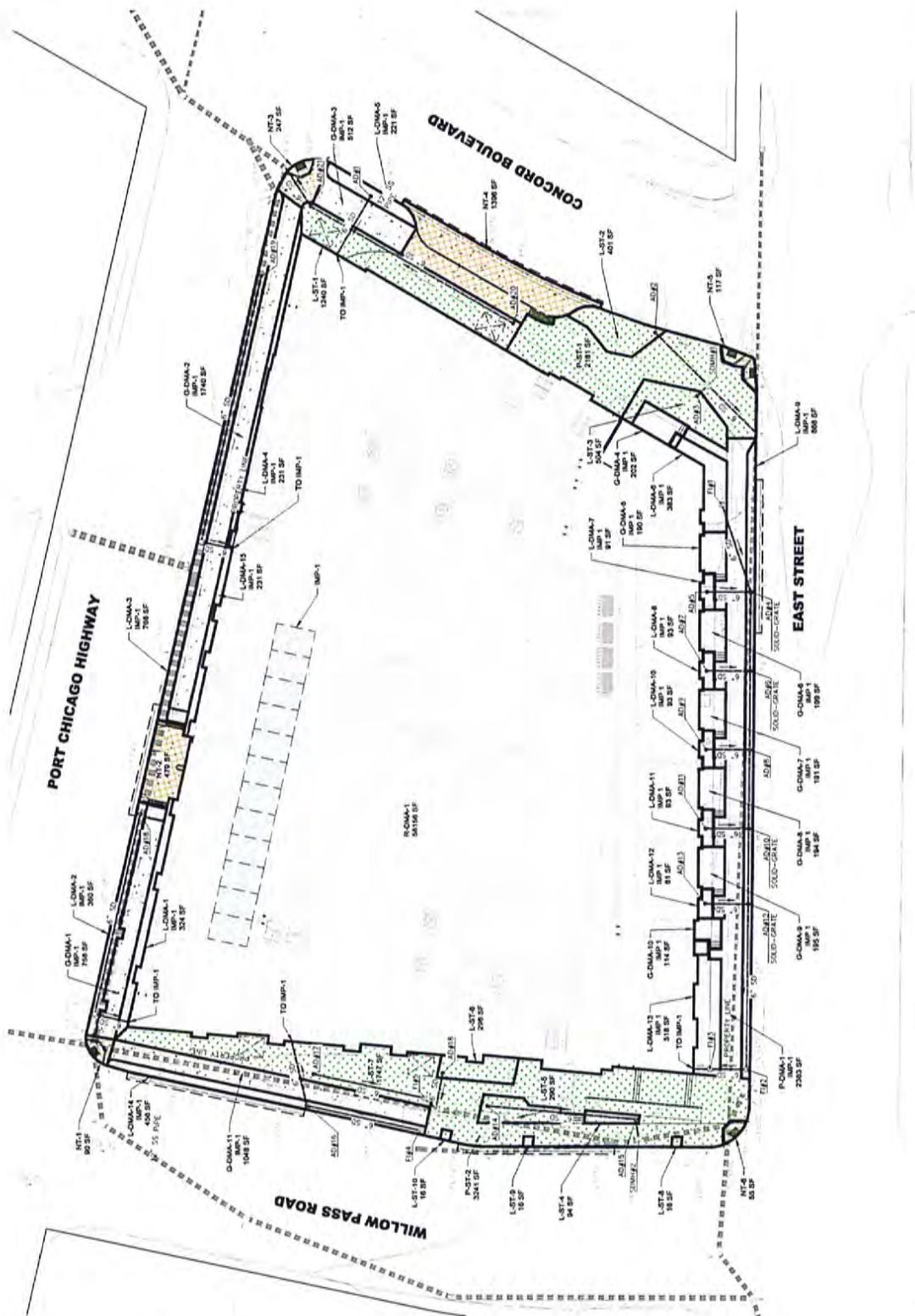
CONCORD, CA  
 04/15/04-0

#17304

**PRELIMINARY**

EXP. DATE: 09-30-18





C8.00

STORMWATER CONTROL PLAN

2400 WILLOW PASS

Argent Concord LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062

dk Consulting  
 1931 San Miguel Rd.,  
 Suite 100  
 Walnut Creek, CA 94596  
 925.932.6868  
 dkassoc.com

CONCORD, CA  
 A # 1510018

PRELIMINARY  
 15% DEVELOPMENT REVIEW  
 09-30-18  
 EXP. DATE 09-30-18

18.03201

ARGENT CONCORD LLC  
 121 7th Avenue  
 Santa Cruz, CA 95062  
 (408) 298-1234

**C.3 DRAINAGE AREA SUMMARY**

SITE AREA:	66,682 SF
AREA TREATED:	10,042 SF
AREA TREATED BY LID:	70,709 SF
AREA NOT-TREATED:	2,384 SF

- LEGEND**
- [Pattern] AREAS DRAINING TO DRAINAGE BASIN MECHANICAL TREATMENT AREA (DMA)
  - [Pattern] SELF-TREATING AREA (ST)
  - [Pattern] HOT TREATED AREA (HT)
  - [Pattern] MECHANICAL TREATMENT AREA (MP-1)
  - [Pattern] INTEGRATED MANAGEMENT PRACTICE
  - [Pattern] ROOF-DRAINAGE MANAGEMENT AREA
  - [Pattern] LANDSCAPE-DRAINAGE MANAGEMENT AREA
  - [Pattern] GROUND LEVEL-DRAINAGE MANAGEMENT AREA
- MP  
 H-DMA  
 L-DMA  
 G-DMA

### C-3 STORMWATER CONTROL NOTES

1. THE PROJECT IS SUBJECT TO THE MUNICIPAL REGIONAL STORMWATER IMPACT FEE, REFER TO: R2-2009074, DATED OCTOBER 14, 2009, AND THE CONTRA COSTA CLEAN WATER PROGRAM'S "STORMWATER C-3 GUIDELINES", 6TH EDITION, FEBRUARY 15, 2012 (GUIDELINES).
2. THE TOTAL PROJECT SITE IS 1.53 ACRES AND THE TOTAL AREA OF LAND DISTURBED IS 1.91 ACRES.
3. THE PROJECT PROPOSES TO CREATE 2.76 SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA AND REMOVE 14,605 SQUARE FEET OF EXISTING IMPERVIOUS SURFACE AREA. THE TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA IS 64,095 SQUARE FEET. THE TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA IS 65,861 SQUARE FEET.
4. HARVESTING AND USE DETERMINATION

USES AND USER UNITS (RESIDENTS/ DWELLING UNIT)	TOTAL IMPERVIOUS SURFACE AREA (GAL/DAY)	WATER USE PER ACRE (GAL/DAY/ACRE)	REDUCED IRRIGATION DEMAND (GAL/DAY/ACRE)	IS PROJECT IMPERVIOUS SURFACE AREA IRRIGATED (Y/N)	NET IMPERVIOUS SURFACE AREA*
2 R	1471	1100	5600	NO	10

5. CONTIGUOUS ROOF AREAS GREATER THAN 10,000 SQUARE FEET MUST BE LISTED SEPARATELY.
6. PREVIOUS C-3 PROJECT REQUIREMENTS APPLY.
7. NEW DEVELOPMENT AREA SUBJECT TO TREATMENT AND FLOW CONTROL.
8. COMPENSATE WITH FLOW CONTROL REQUIREMENTS ARE MET THROUGH:
  - (A) OPTION 2: INTEGRATED MANAGEMENT PRACTICES PER THE GUIDELINES
9. DESIGN CRITERIA:
  - (A) ANNUAL PRECIPITATION = 16.5 INCHES PER YEAR WITH SEASONAL DISTRIBUTION, FIGURE B-106
  - (B) SOIL GROUP "D"
  - (C) HYDRAULIC DESIGN CRITERIA: 0.2 INCHES PER HOUR RAINFALL INTENSITY
  - (D) SLOPE: 5% (UNLESS OTHERWISE NOTED)
  - (E) BOREHOLE SOIL MAY PER APPENDIX B OF THE GUIDELINES
10. THE PROJECT SITE IS DESIGNATED WITH 46 ORSHANAS MANAGEMENT AREAS (OMAs) AS SHOWN ON SHEET C-8.00. DATA OBTAINED FROM THE CONTRA COSTA CLEAN WATER PROGRAM IMPACT SIZING CALCULATOR IS INCORPORATED ON THIS SHEET.

### PROJECT DATA

PROJECT NAME/SUBJECT	2400 WILLOW PASS
APPLICATION SUBMITTAL DATE	AUGUST 10, 2016 (PRELIMINARY SUBMITTAL DATE)
PROJECT LOCATION	CONCORD, CA
NAME OF DEVELOPER	ARISHI CONCORD LLC
PROJECT PHASE NO.	1A
PROJECT TYPE AND DESCRIPTION	RESIDENTIAL
PROJECT WATERSHED	PINE CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	1.53
TOTAL AREA OF LAND DISTURBED (ACRES)	1.91
TOTAL NEW IMPERVIOUS SURFACE AREA	2,252
TOTAL REPLACED IMPERVIOUS SURFACE AREA	64,095
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	66,347
SITE RULES (**)	118 C5
PROJECT PERMIT	118 C5
APPLICABLE SPECIAL PROJECT CATEGORIES	CATEGORY B, LOCAL LID CREDIT
PERCENT LID AND NON-LID TREATMENT	LID: 12.1% NON-LID: 87.9%
IMP COMPLIANCE (**)	117
* 50% RULE APPLIES IF TOTAL REPLACED IMPERVIOUS SURFACE AREA > 0.5 * PRE-PROJECT IMPERVIOUS SURFACE AREA	
** IMP APPLIES IF TOTAL NEW IMPERVIOUS SURFACE AREA > TOTAL REPLACED IMPERVIOUS SURFACE AREA	

### IMP CALCULATION SUMMARY - SELF-TREATING AREAS

DMA NAME	AREA (SF)
L-511-1	1,240
L-511-2	401
L-511-3	504
L-511-4	84
L-511-5	790
L-511-6	298
L-511-7	1,747
L-511-8	16
L-511-9	16
L-511-10	2,181
P-511-1	10,043
P-511-2	10,043
TOTAL	30,443

## 2400 WILLOW PASS

Argent Concord LLC  
121 7th Avenue  
Santa Cruz, CA 95062

PROJECT LOCATION: 2400 WILLOW PASS, CONCORD, CA 94520. PROJECT PERMIT: 118 C5. DATE: 8/10/16

### IMP CALCULATION SUMMARY - AREAS DRAINING TO IMP'S

IMP NAME: IMP-1 IMP TYPE: MECHANICAL TREATMENT AREA SOIL TYPE: D

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUN-OFF FACTOR	DMA AREA * RUN-OFF FACTOR
R-DMA-1	28,156	CONVENTIONAL ROOF	1.00	28,156
G-DMA-1	795	CONCRETE OR ASPHALT	1.00	795
G-DMA-2	1,740	CONCRETE OR ASPHALT	1.00	1,740
G-DMA-3	512	CONCRETE OR ASPHALT	1.00	512
G-DMA-4	202	CONCRETE OR ASPHALT	1.00	202
G-DMA-5	190	CONCRETE OR ASPHALT	1.00	190
G-DMA-6	191	CONCRETE OR ASPHALT	1.00	191
G-DMA-7	191	CONCRETE OR ASPHALT	1.00	191
G-DMA-8	195	CONCRETE OR ASPHALT	1.00	195
G-DMA-9	114	CONCRETE OR ASPHALT	1.00	114
G-DMA-10	114	CONCRETE OR ASPHALT	1.00	114
G-DMA-11	1,048	CONCRETE OR ASPHALT	1.00	1,048
L-DMA-1	374	LANDSCAPE	0.70	262
L-DMA-2	360	LANDSCAPE	0.70	252
L-DMA-3	766	LANDSCAPE	0.70	536
L-DMA-4	231	LANDSCAPE	0.70	162
L-DMA-5	221	LANDSCAPE	0.70	155
L-DMA-6	183	LANDSCAPE	0.70	128
L-DMA-7	91	LANDSCAPE	0.70	64
L-DMA-8	93	LANDSCAPE	0.70	65
L-DMA-9	859	LANDSCAPE	0.70	602
L-DMA-10	93	LANDSCAPE	0.70	65
L-DMA-11	81	LANDSCAPE	0.70	57
L-DMA-12	81	LANDSCAPE	0.70	57
L-DMA-13	518	LANDSCAPE	0.70	363
L-DMA-14	456	LANDSCAPE	0.70	319
L-DMA-15	231	LANDSCAPE	0.70	162
P-DMA-1	2,383	PERVIOUS CONCRETE	0.10	238
TOTAL				70,709

IMP SIZING	IMP ADJUSTMENT FACTOR	ADJUSTED AREA FOR VOLUME	ADJUSTED AREA FOR VOLUME
AREA	1.000	2,662	2,662
VOLUME	1.163	4,953	4,953
		MAXIMUM UNDERDRAIN FLOW (GFS)	0.10
		ORifice DIAMETER (IN)	1.44

### IMP CALCULATION SUMMARY - NOT TREATED AREAS

DMA NAME	AREA (SF)
NT-1	50
NT-2	439
NT-3	247
NT-4	1,396
NT-5	117
NT-6	56
TOTAL	2,344

## STORMWATER CONTROL PLAN NOTES

C8.01

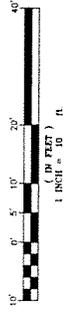
CONCORD, CA  
# 15,00119

8/10/16

dk Consulting  
1931 San Miguel Rd.,  
Suite 100  
Walnut Creek, CA 94596  
925.932.8868  
dkassoc.com

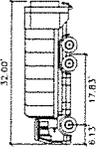


EXP. DATE: 09-30-18



**LEGEND**  
 TRUCK CENTERLINE  
 TRUCK PATH AREA

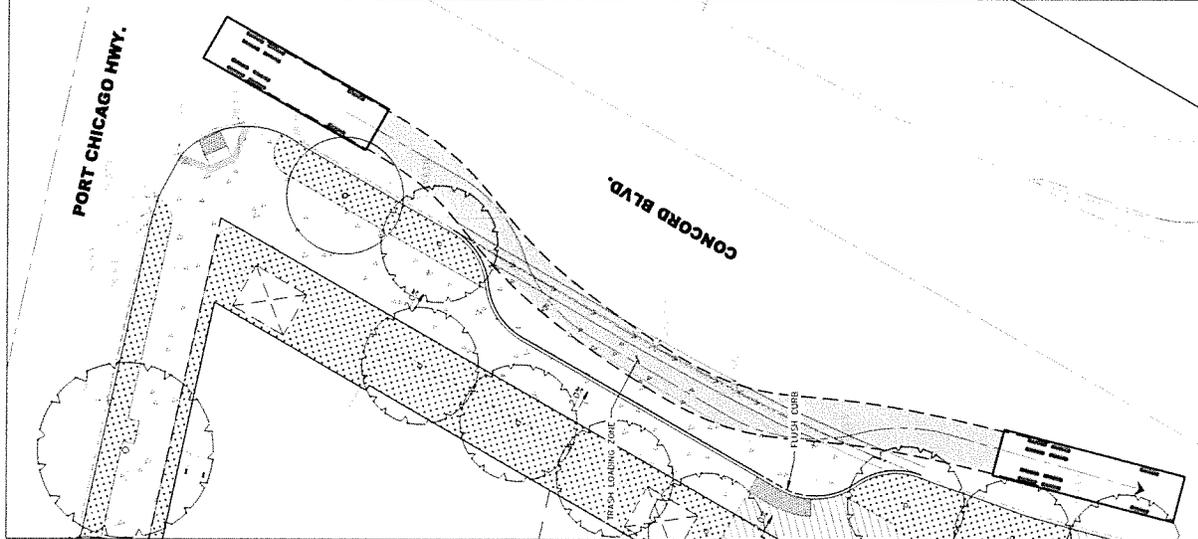
**TRUCK DETAIL**



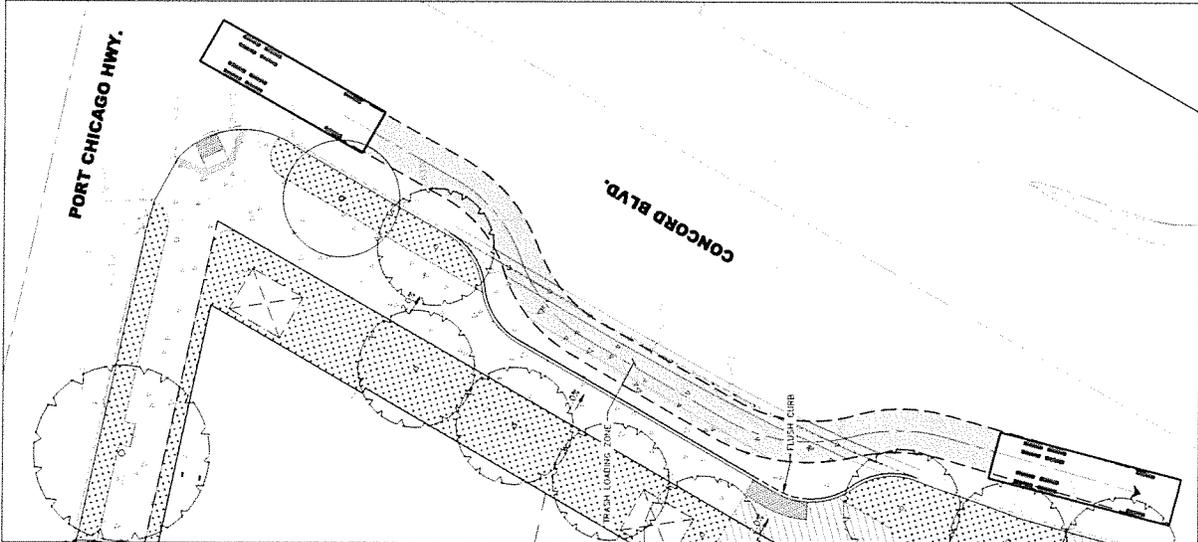
WIDTH 9.80'  
 HOOK 6.00'  
 LOCK TO LOCK TIME 6.00"  
 STEERING ANGLE 27.6°

**2400 WILLOW PASS  
 TRASH TRUCK  
 TURNING TEMPLATE  
 EXHIBIT**

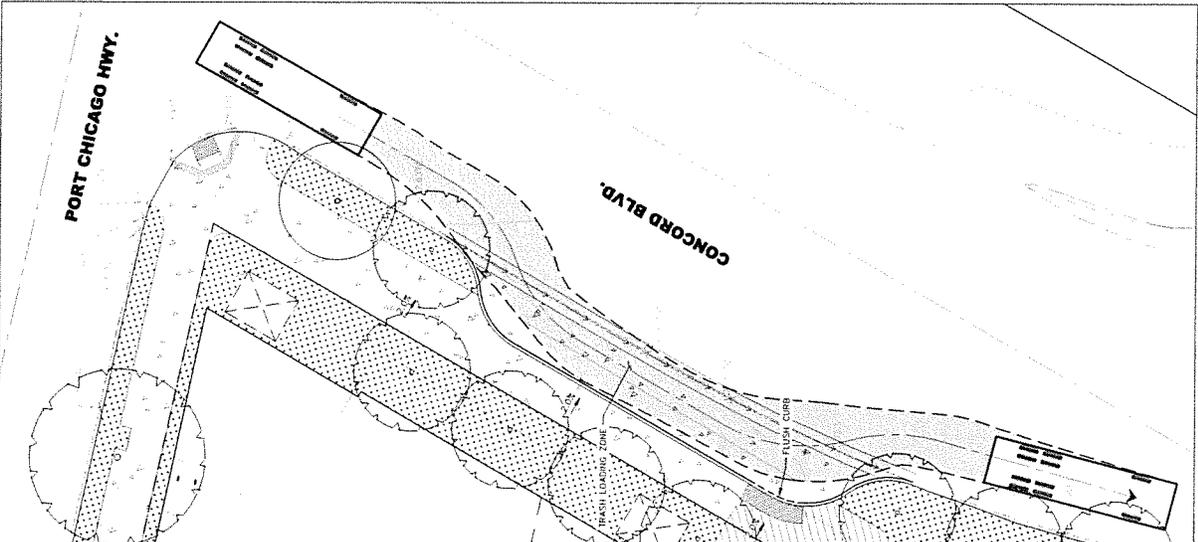
1" = 10'  
 AUGUST 12, 2016



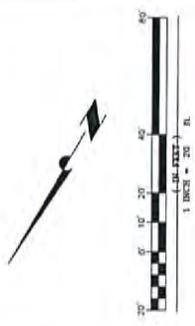
REAR WHEEL PATH



FRONT WHEEL PATH



BODY PATH



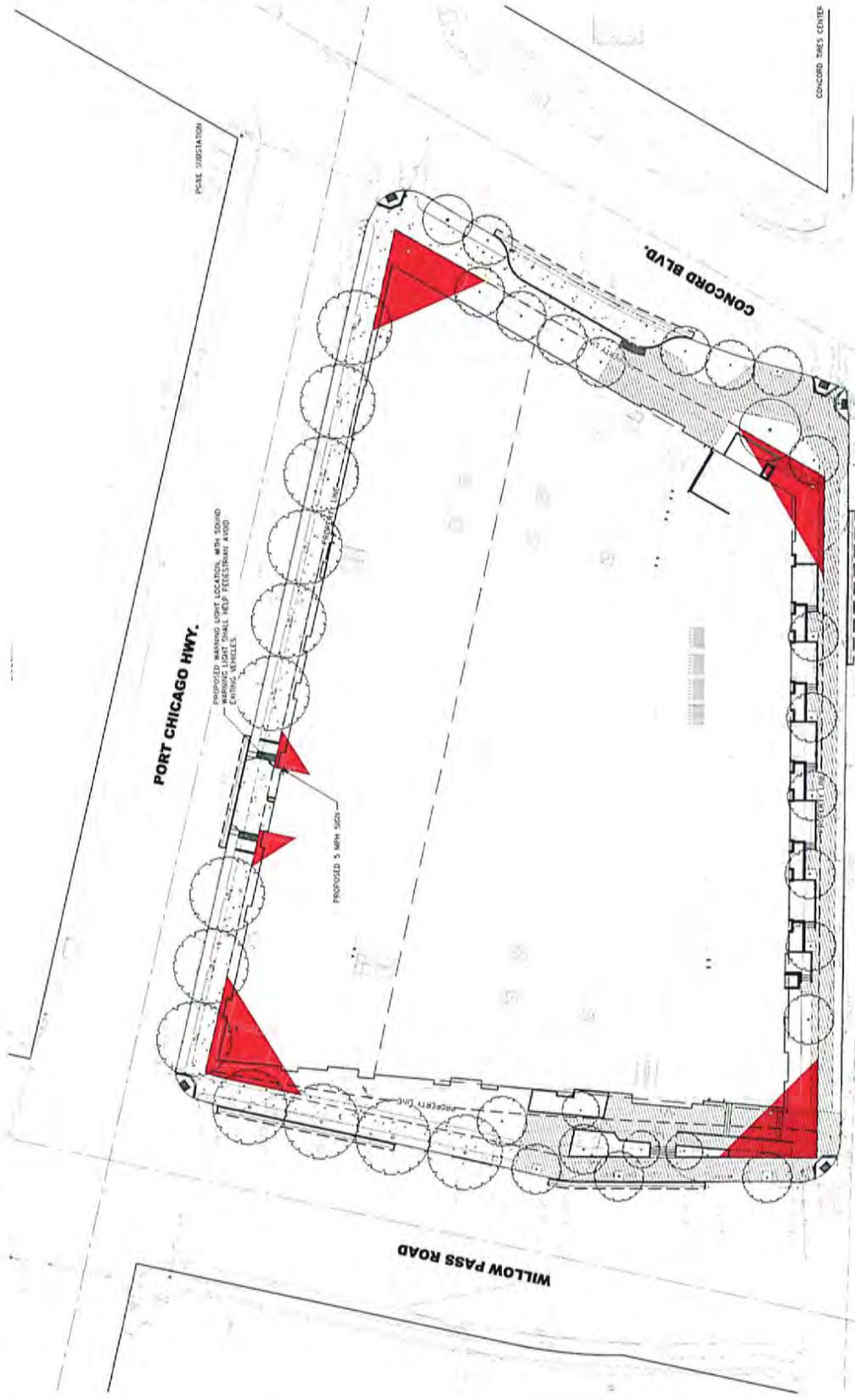
**LEGEND**

VISIBILITY TRIANGLE ZONE



**EXEMPTION**

CONCORD MUNICIPAL CODE 18.150.170 TRAFFIC VISIBILITY AT INTERSECTIONS AND DRIVEWAYS:  
 SECTION C. GENERAL REQUIREMENT AND EXCEPTION:  
 NO FENCE, WALL, STRUCTURE, SIGN, OR VEGETATION/LANDSCAPING ELEMENT SHALL EXCEED THREE FEET IN HEIGHT WITHIN THE VISIBILITY TRIANGLE AT ANY INTERSECTION OF A TRAVELING STREET, OR THE INTERSECTION OF A TRAVELING WITH A PROPERTY LINE, EXCEPT AS MAY BE ALLOWED:  
 1. EXISTING PUBLIC UTILITY POLES, TRAFFIC SIGNS, AND SIGNALS  
 2. TREES WITH THEIR CANOPY TRIMMED TO A MINIMUM OF EIGHT FEET ABOVE GRADE  
 3. DEVELOPMENT OF THE LAND ITSELF PREVENTS VISIBILITY, AND  
 4. DEVELOPMENT IN DMV AND DP DISTRICTS AND AT INTERSECTIONS WHERE PEDESTRIAN AND TRAFFIC SIGNALS, STOP SIGNS, CROSSWALKS, SLOWER TRAFFIC SPEED, AND OTHER MITIGATING MEASURES AS APPROVED BY THE CITY ENGINEER.



**2400 WILLOW PASS  
 VISIBILITY  
 TRIANGLE EXHIBIT**  
 1" = 20'  
 AUGUST 12, 2016

