



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

**Wednesday, February 1, 2012
6:30 p.m. – Cancelled
7:00 p.m. – Council Chamber
1950 Parkside Drive, Concord**

Planning Commission Members:

John Mercurio, Chair

Ernesto A. Avila, Vice Chair

Robert Hoag, Commissioner

Tim McGallian, Commissioner

Gene Sylls, Commissioner

**STUDY SESSION – Cancelled
6:30 p.m. – 7:00 p.m. – Council Chamber**

**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. 1/18/12 Meeting Minutes

VI. NON-CONSENT ITEMS

1. [ServiceMaster Clean](#) (UP 11-006, DR 11-029) – Application for a Use Permit and Final Design Review for a disaster restoration service business from an existing 50,000 sq. ft. building (formerly Fitzpatrick Chevrolet and Concord Hummer) on a 4.86-acre site at 2121 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is PD (Planned District); APN 126-325-004. **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**

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) 671-3025, 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.

NEXT PLANNING COMMISSION MEETINGS:

February 15, 2012:	6:30 pm – Permit Center Conference Room
	7:00 pm – Council Chambers – Regular Meeting
February 29, 2012 (SPECIAL MEETING):	6:30 pm – Permit Center Conference Room
	7:00 pm – Council Chambers – Regular Meeting



REPORT TO PLANNING COMMISSION

DATE: February 1, 2012

SUBJECT: SERVICEMASTER CLEAN USE PERMIT (UP 11-006, DR 11-029)

Recommendation: Adopt Resolution No. 12-02PC, approving ServiceMaster Clean Use Permit (UP 11-006) and Design Review (DR 11-029).

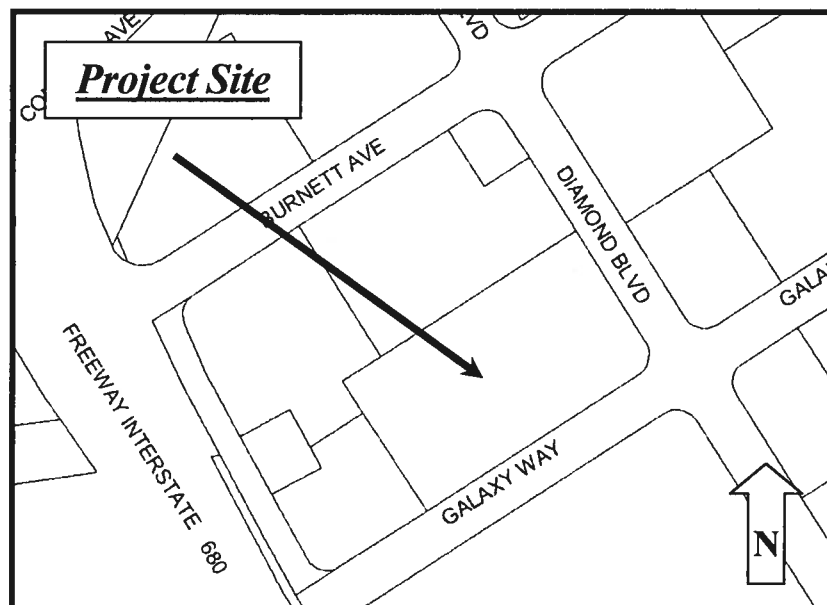
I. Introduction

A. Application Request

Application for a Use Permit and Final Design Review for a disaster restoration service business from an existing 50,000 sq. ft. building (formerly Fitzpatrick Chevrolet and Concord Hummer) on a 4.86-acre site.

B. Location

The project site is located at 2121 Diamond Boulevard; APN 126-325-004.



Vicinity Map

C. Applicant Reynolds & Brown Attn: Drew Mickel 1200 Concord Avenue, Ste. #200 Concord CA 94520 (925) 674-8400	Owner(s) Diamond Galaxy Partners 1200 Concord Avenue, Ste. #200 Concord CA 94520 (925) 674-8400
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II. Background

In 1977, the Planning Commission approved a Use Permit (UP 35-77) for the Fitzpatrick Chevrolet dealership and service center.

On August 27, 2003, the Zoning Administrator approved a three-story parking structure along the north side of the site for parking and storage of used cars. The parking structure was not constructed.

On April 29, 2004, the Design Review Board approved a 5,561 sq. ft. showroom and office building and vehicle test track for Concord Hummer.

In 2010, the automobile dealerships closed for business and the site has been vacant since that time.

On December 2, 2011, Reynolds and Brown submitted a Use Permit and Final Design Review application on behalf of ServiceMaster Clean for a disaster restoration service business from an existing 50,000 sq. ft. building (formerly Fitzpatrick Chevrolet and Concord Hummer). The Development Advisory Committee (DAC) reviewed the application and deemed it complete on December 22, 2011.

III. General Information

A. General Plan

The General Plan designation is West Concord Mixed Use.

B. Zoning

The Zoning classification is PD (Planned District).

C. CEQA Status

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15301, Class 1 "Existing Facilities," the project is classified as a Categorical Exemption, and therefore, no further environmental review is required.

D. Site Description

The 4.86-acre site is located at the northwest intersection of Diamond Boulevard and Galaxy Way. The rectangular-shaped parcel is slightly elevated from the street and developed as an automobile dealership with showroom, service, and warehouse buildings. Customer parking is located along the street frontages and a gated parking area is located to the north of the service building. Mature landscaping consisting of trees and shrubs are along the perimeter of the site. A multi-tenant monument sign is located at the southeast corner of the site, a ground sign at the primary vehicle entry along Galaxy Way, and remnant building signage.

E. Surrounding Land Use

The site is surrounded by the following uses:

	Land Use	General Plan Designation	Zoning
North	Vacant (Former Holiday Inn)	WCMU	PD
South	Chevron Office Park	WCMU	PD
East	Office building (beyond Diamond Boulevard)	WCMU	PD
West	Galaxy Office Park	WCMU	PD

IV. Discussion

A. Description of Proposed Use

ServiceMaster Clean provides residential and commercial cleaning services and disaster restoration after fire, water, and smoke damage. ServiceMaster Clean proposes to consolidate its Concord and Hayward offices and establish its corporate headquarters at the subject site. ServiceMaster operates a fleet of vehicles with technicians that are sent to retrieve customers' damaged property and personal belongings for cleaning and repair. Also at this location, ServiceMaster proposes to operate the construction branch of its company, Premier Construction, which displays kitchen vignettes and offers them for sale to retail customers.

Approximately 65 employees will be located at this site with plans to expand to 100 employees. Periodic training and continuing education is proposed for East Bay Insurance companies during evening hours from one of the training rooms. Hours of operation are Monday through Friday, 7:30 a.m. to 6:00 p.m.

Discussion

ServiceMaster Clean has similar business hours to the adjacent office and retail uses, however; they operate a 24-hour emergency call center from an off-site location. Service technicians are dispatched to the site on occasion to retrieve a fleet vehicle in response to a call for service. While this is expected to be infrequent, there is a potential noise impact to neighboring

businesses, specifically the hotel use adjacent to the north. While the hotel is currently vacant, staff anticipates that a similar use will occupy the site in the future. Given the proximity of the service bay building and the parking lot where fleet vehicles are stored, staff proposes a condition of approval that gives staff and the Planning Commission the flexibility to modify the scope of the business, location of parked vehicles, and/or hours of operation should the business activities result in excessive complaints.

B. Site Planning/Circulation/Parking

An on-site driveway connection is proposed adjacent to the primary vehicle entrance on Galaxy Way to allow circulation between buildings and throughout the entire property. The former Hummer vehicle test track adjacent to the showroom will also be removed and replaced with a landscaped seating area for employees. While these changes require the removal of 15 parking spaces and a small amount of landscaping, the City's Transportation Division has determined the proposed changes are acceptable and will improve onsite circulation.

Parking

The site will be used for office, warehouse, and retail uses. The Planned District Ordinance allows flexibility when applying the parking standard. Staff referred to the Parking Ordinance as a guide to evaluate the proposed mix of uses compared to the square footage of each building and determined 116 parking spaces are required where 127 parking spaces are proposed. An additional 148 are located in a gated parking area to the north of the service bay building for storage of fleet vehicles. The proposed number of parking spaces exceeds the number required by the Parking Ordinance; therefore, the project satisfies the parking requirement.

C. Building Architecture

The applicant is not proposing any significant architectural changes other than to convert a portion of the east storefront of the former Chevrolet showroom building into a customer entrance and minor interior improvements. The applicant proposes to repaint the former Chevrolet showroom building a light tan body color and a light brown wainscot color; the former Hummer showroom building is not being repainted given its good condition. The colors will update the appearance of the property and be consistent with the neighboring office and commercial buildings. The proposed exterior modifications are appropriate as presented.

D. Landscaping/Walls/Fencing

The site is landscaped with mature trees, shrubs, and groundcover along the street frontages and tree wells in the parking lot. Ash trees are located along the Galaxy Way and Diamond Boulevard frontages with Juniper, Palm, and Yucca trees in the parking lot. A combination of Carpet Rose, Flax, Lilies, and Agapanthus supplement the perimeter landscaping. A cobble creek bed accents the corner monument sign. The landscaping is mature but out of date and in poor condition in areas.

Discussion

The applicant is proposing to maintain the existing mature landscaping, replace the dead or dying plant materials, and supplement the existing landscaping where there are bare areas. Eastern Redbuds are proposed at the primary vehicle entrance and Crape Myrtles are proposed in place of the Juniper, Palm, and Yucca trees in the parking lot. A variety of shrubs such as Barberry, Silverberry, Rosemary, and Red Carpet Rose are proposed to supplement the perimeter trees and update the appearance of the site. An employee sitting area with decorative trees and shrubs, dining tables and benches is proposed in place of the Hummer vehicle test track. Bark mulch is proposed in all planting areas to cover the exposed soil and the irrigation system will be updated as necessary to ensure that it functions properly and provides proper coverage.

The applicant has provided sufficient interior landscaping. The landscape plan is designed to comply with the Regional Landscape Water Conservation Ordinance by providing drought tolerant landscaping and reduce the site's water usage by incorporating a drip irrigation system. The new plant materials will supplement the existing landscaping and enhance the appearance of the site. A condition is proposed that requires all trees to be increased in size from 15 gallon to 24-inch box consistent with the City's standard condition of approval for new tree planting.

E. Signs

There is an existing multi-tenant ground sign at the southeast corner of the site, a ground sign at the primary vehicle entrance along Galaxy Way, and remnant tenant signage.

Discussion

The applicant proposes to install new tenant signage in place of the previously approved signage for the Chevrolet and Hummer dealerships. The applicant proposes new tenant panels reading "SRM" (ServiceMaster Recovery Management), "ServiceMaster Clean", and "Premier Construction Services" in place of the former Chevrolet and Hummer monument sign panels. Premier Construction Services proposes to reuse the Hummer monument sign at the customer driveway along Galaxy Way. ServiceMaster Clean is proposing one new building sign on the east building elevation at their customer entrance and new building signage for Premier Construction Services in place of the former Hummer signs.

ServiceMaster Clean did not finalize their sign designs in time for the Planning Commission meeting. The Planned District Ordinance allows flexibility when applying the sign area standards and allows staff to review and approve signs administratively. The amount of signage is consistent with the City's previous approval for tenant signage at this location; however, the design should be updated to reflect current standards such as internally illuminated channel letters as opposed to sign cabinets. A condition of approval is proposed that staff approve the final sign design administratively and prior to installation.

V. Fiscal Impact

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

VI. Public Contact

Notification was mailed to all owners and occupants of property within five-hundred (500) feet of the subject parcel, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

VII. Summary and Recommendations

The project is consistent with General Plan policies related to the West Concord Mixed Use designation. The PD zoning permits office, warehouse, and retail uses and allows flexible development standards.

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. 12-02PC approving a Use Permit application for ServiceMaster Clean.

VIII. Motion

Project Approvals

I (Comm. _____) hereby move that the Planning Commission adopt Resolution No. 12-02PC approving ServiceMaster Clean Use Permit (UP 11-006) and Design Review (DR 11-029), subject to the Conditions of Approval set forth in Attachment A to Resolution No. 12-02PC. (Seconded by Comm. _____.)

Prepared by: 
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 ryan.lenhardt@ci.concord.ca.us

Reviewed by: 
 Carol Johnson, AICP
 Planning Manager
 (925) 671-3369
 carol.johnson@ci.concord.ca.us

Exhibits:

- A - PC Resolution No. 12-02PC, Conditions of Approval (Attachment A)
- B - Applicant's statement date stamp received December 2, 2011
- C - Applicant's plan sheets date stamp received December 2, 2011

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

A RESOLUTION APPROVING SERVICEMASTER
CLEAN USE PERMIT 11-006

Resolution No. 12-02 PC

WHEREAS, on December 2, 2011, Reynolds & Brown on behalf of ServiceMaster Clean submitted an application for a Use Permit and Design Review, for a disaster restoration service business from an existing 50,000 sq. ft. building (formerly Fitzpatrick Chevrolet and Concord Hummer) on a 4.86-acre site at 2121 Diamond Boulevard, APN 126-325-004; and

WHEREAS, on December 22, 2011 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 Categorically Exempt pursuant to Section 15301 Class 1 "Existing Facilities," 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 February 1, 2012 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 February 1, 2012, 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 February 1, 2012 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 does hereby approve Use Permit and Design Review (UP 11-006, DR 11-029) subject to the Conditions of Approval and further makes the following findings:

1. The project is consistent with the General Plan policies and land use designation.
2. That the project will not be detrimental to the health, safety and general welfare

1 of persons residing or working in the neighborhood of such project.

2 3. That the project will not be injurious or detrimental to property or
3 improvements in the neighborhood, and maintenance of the parking lot, building exteriors and
4 landscaping will be secured through a separate maintenance agreement.

5 4. The project meets or exceeds the performance standards outlined in the City of
6 Concord’s General Plan and is therefore compliant with Measure “J”.

7 5. This resolution shall become effective immediately upon its passage and
8 adoption.

9 **PASSED AND ADOPTED** this 1st day of February, 2012, by the following vote:

10 **AYES:** Commissioner -

11 **NOES:** Commissioner -

12 **ABSTAIN:** Commissioner -

13 **ABSENT:** Commissioner -

14
15 _____
16 Carol Johnson, AICP
Secretary to the Planning Commission

17 Attachment:
18 A – Draft Conditions of Approval

19 cc: Frank Kennedy, Public Works-Engineering Services
20 Ron Thissen, Building Services
21 Tim Webb, Contra Costa County Fire Protection District
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ATTACHMENT A
DRAFT
CONDITIONS OF APPROVAL
SERVICEMASTER CLEAN
UP 11-006, DR 11-029

2121 Diamond Boulevard
APN 126-325-004

NOTE: Changes and additions to Standard Conditions are highlighted in bold.

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PERMIT DESCRIPTION

1. These Conditions of Approval apply to and constitute the approval of a Use Permit (UP 11-006) for a disaster restoration service business from an existing 50,000 sq. ft. building (formerly Fitzpatrick Chevrolet and Concord Hummer), an 80 sq. ft. ground sign with three tenant names at the southeast corner of the site, and a 55 sq. ft. ground sign approved along Galaxy Way at the primary customer entrance.
2. These Conditions apply to and constitute approval of Design Review (DR 11-029) for an existing 50,000 sq. ft. building including minor architectural revisions, building colors, landscaping, and other site improvements.
3. The following Exhibits date stamped received by the City of Concord on December 2, 2011 and last revision date listed below are approved and shall be incorporated as Conditions of Approval

<u>Plan</u>	<u>Date Prepared</u>	<u>Prepared by</u>	<u>Sheet</u>
Title Sheet	11/29/11	LCA Architects	A1
Site Plan	11/29/11	LCA Architects	A2
Floor Plan	11/29/11	LCA Architects	A3
Elevations	11/29/11	LCA Architects	A4
Landscape Renovation Plan	11/28/11	Thomas Baak & Associates	L1

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GENERAL CONDITIONS

4. 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.

1 e) Prior to occupancy approval.

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

4 5. Where a plan or further information is required, it is subject to review and approval by the
5 applicable City Department/Division, as noted at the end of each Condition. The Division
6 listed first shall be the primary contact for implementation of that Condition. **(PLNG, BLDG,
ENGR)**

7 6. The project shall comply with all applicable Federal and State laws and Concord Municipal
8 Code (CMC) requirements. **(PLNG, BLDG, ENGR)**

9 7. Minor modifications that are found to be in substantial conformance with the approved plans
10 such as colors, plant materials, or minor lot line adjustments, may be approved
11 administratively. Major modifications shall be approved by the applicable decision making
12 body. **(PLNG, ENGR)**

13 8. The Conditions of Approval shall be listed on a plan sheet that is included in the construction
14 plan set (Grading, Utility, Landscape, and Building Plans). **(PLNG, ENGR)**

15 9. Two annotated copies of the Conditions of Approval specifying how each applicable condition
16 has been satisfied, shall be submitted as follows:

17 a. At the time Grading, Utility, Landscape, and/or Building Plans are submitted for plan
18 check, whichever comes first.

19 b. Prior to occupancy approval. **(PLNG, ENGR)**

20 10. Submit three signed copies, one notarized, of the City's "Property Maintenance Agreement",
21 to ensure on-going repair, replacement and maintenance of all exterior improvements
22 including buildings, parking areas, walkways, landscaping, irrigation, signs, fences, walls, and
23 other improvements, prior to issuance of Grading or Building permits, whichever comes first.
24 **(PLNG)**

25 11. The project site and area surrounding the site shall be maintained in a weed and litter free
26 condition for the period prior to construction. **(BLDG, PLNG)**

27 ARCHITECTURAL

28 12. Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and
transformers), shall **not require separate screening if it cannot be viewed from the
adjacent right-of-way. If the equipment can be viewed from the adjacent right-of-way,
then it shall be screened from view** on all sides with materials architecturally compatible
with the main structure. Screening details shall be shown on the Building Plans and submitted
for review and approval by the Planning Division, prior to the issuance of Building Permits
and installed prior to occupancy approval. **(PLNG)**

- 1 13. Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the
2 color of the adjacent surface, unless otherwise approved by the Planning Division. *(PLNG)*

3 **LANDSCAPING**

- 4 14. **The applicant shall submit Final Landscape Plans prepared by a licensed Landscape
5 Architect, registered by the State of California, for review and approval with the
6 Grading, Improvement, or Building Plans, whichever comes first, prior to the issuance of
7 any permit. The Plan shall be drawn on or consistent with the Site Plan prepared by the
8 Civil Engineer, with the following information:**

- 9 a. A legend that lists all plant species (Latin and common name), including size, quantities,
10 spacing, and ultimate height and width.
11 b. Specifications and details for planting, including staking of trees and planting in bio-swales
12 or other stormwater treatment areas.
13 c. Utility information on the base map, screened back.
14 d. Existing trees to be saved and identification of all replacement trees.
15 e. Trees (minimum size 24-inch box) and shrubs (minimum 5-gallon; accent or sub-shrubs
16 may be 1-gallon).
17 f. Six-inch vertical concrete curbs around **new** landscaped areas. *(PLNG)*

- 18 15. **Irrigation Plans for new landscape areas, not existing landscape areas, shall include a drip
19 irrigation system and be submitted with the Final Landscape Plans in compliance with the
20 requirements of the Regional Landscape Water Conservation Ordinance adopted by
21 Contra Costa Water District in compliance with the current State laws. *(PLNG)***

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

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

- 28 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)***

29 **TREE PRESERVATION**

- 30 18. All existing trees within the project boundaries shall be preserved, except for the **Palm,
31 Juniper, and Yucca trees/shrubs in the parking lot** that have been specifically designated
32 for removal on the approved Landscape plan. *(PLNG)*

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19. Prior to demolition, site preparation, grading, or construction activity on a site with trees to be preserved, the following measures from CMC §114-68, shall be required:
 - a. All trees to be preserved shall be clearly indicated on the Grading, Utility, Civil Site, and Landscape Plans.
 - b. A temporary six-foot fence shall be installed around the drip line of the trees **proximate to construction areas**, prior to on-site activity such as grading and construction activities. Prior to grading or construction, the City shall inspect and approve the placement of the fencing.
 - c. No grading, compaction, stockpiling, trenching, paving or change in ground elevation shall be permitted within the drip line of any tree to be saved, until a report prepared by a certified Arborist has been submitted to and approved by the City, providing specific guidelines for each case.
 - d. No construction waste, either liquid or solid or other substance (oil, gasoline, chemicals, or other harmful materials) shall be deposited, disposed of, or stored, within the drip line or within an area near the tree, which could enter into the root system of the tree.
 - e. Wires, signs, ropes, pulleys, etc., shall not be attached to any tree. **(PLNG, PARKS) CMC**

13 LIGHTING

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20. 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. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans. **(PLNG, ENGR, BLDG)**
 21. 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)**

19 SIGNAGE

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22. Submit plans showing the dimensions, font style, logos, colors, materials, and construction details of all signs for Planning approval, prior to issuance of a Building Permit. **(PLNG)**
 23. All signage shall comply with the City of Concord Sign Ordinance. **(PLNG) CMC**
 24. Signs with exposed raceways shall not be permitted. **(PLNG)**
 25. Signs shall be flush-mounted to the building façade. **(PLNG)**
 26. Internally illuminated signs shall have an opaque background, with only individual letters or logos illuminated. **(PLNG)**

- 1 27. Pennants, banners, streamers, or flags in connection with special promotions and business
2 openings shall be permitted for a period not to exceed 30 days. The same, different, or similar
3 pennants, banners, streamers, and flags shall not be permitted within 150 calendar days after
4 such removal. No pennants, banners, streamers, balloons, inflatable devices, flags, or any
5 other advertising devices shall be mounted on or above any roof or mansard, or otherwise
6 extend above a parapet wall or ridge of a structure. *(PLNG) CMC*
- 7 28. Paper or printed window signs shall be limited to no more than 10 percent of the window area
8 of any street frontage or more than 50 percent of any single windowpane. *(PLNG) CMC*
- 9 29. Construction plans showing details for installation, dimensions, font, logos, materials and
10 colors, including a sample of all materials and colors shall submitted for review and approval
11 prior to the issuance of a Sign Permit. *(PLNG)*
- 12 30. One sign denoting the architect, engineer, or contractor associated with the project may be
13 permitted on site. The maximum sign area shall be 40 sq. ft., of which 32 sq. ft. may be for the
14 general contractor. These signs shall be removed upon occupancy approval. *(PLNG) CMC*

11 **PARKING**

- 12 31. **The service building roll-up doors shall remain closed when not in use to mitigate**
13 **potential visual and noise impacts to surrounding businesses. *(PLNG)***
- 14 32. **All fleet vehicles shall be parked inside the service building and/or in the gated parking**
15 **lot adjacent to the north of the service building at the close of business each day. *(PLNG)***
- 16 33. A maximum of **50 percent** of the required parking spaces may be compact. Compact stalls
17 shall be clearly identified. *(PLNG, ENGR) CMC*
- 18 34. Parking shall comply with CMC §122-843, “Off-Street Parking Facilities” drive aisle and
19 parking space dimensions, turning radii, back-out dimensions, driveway clearances, landscape
20 median dimensions, and other relevant information. *(ENGR, PLNG) CMC*
- 21 35. Any vehicle that identifies a business by way of signage that is painted on or applied to the
22 vehicle shall be parked in a delivery or storage area at the rear of the building or in an area
23 screened from view from adjacent public right-of-way **at the close of each business day.**
24 *(PLNG)*
- 25 36. Handicapped parking spaces shall comply with Chapter 11 “Site Development Requirements
26 for Handicapped Accessibility” of Title 24 of the California Code of Regulations, and be
27 located as close as possible to the primary entrance. *(BLDG)*

25 **STREET IMPROVEMENTS**

- 26 37. **Replace curb, gutter, driveway, and sidewalk sections on Diamond Boulevard that are**
27 **damaged by tree roots or vehicle loads per standard City of Concord details S-10 and S-**
28 **14 prior to occupancy. Tree roots shall be pruned as needed by a certified arborist.**
(ENGR)

- 1
2 38. Any trenching for underground utilities shall comply with the modified City Standard Detail
3 S-17 for pavement repair and possible slurry placement. *(ENGR)*
4
5 39. Construct all public facilities in accordance with the current Americans with Disabilities Act
6 (ADA), including driveways and curb ramps. *(ENGR)*
7
8 40. Show construction details for all pedestrian paths on the Improvement Plans and Final
9 Landscape Plans. *(ENGR)*

10
11 **NOISE**

- 12 41. **If the business activities result in excessive complaints pertaining to parking, noise,**
13 **traffic, hours of operation, or other nuisances that have been validated by staff, the**
14 **Planning Division may at any time recall and modify this approval administratively to**
15 **further limit or prohibit the business activities. At the discretion of the Planning**
16 **Division, the recall of this approval may also be referred to the Planning Commission for**
17 **review at a public meeting. *(PLNG)***
18
19 42. Noise producing site preparation and construction activities shall be limited to the days and
20 hours as set forth below:

21 **Monday through Friday7:30 a.m. to 6:00 p.m.**

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

27 **CONSTRUCTION ACTIVITIES**

- 28 43. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of
Grading or Building Permits, whichever comes first. *(ENGR)*
44. Implement a dust and construction noise control plan. Submit the plan to Engineering Services
for review and approval prior to issuance of the Grading Permit. *(ENGR)*
45. Construction equipment shall not be serviced at the site at any time. During construction, no
deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks)
shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays, and between 5:00 p.m. and
8:00 a.m. on weekends and federal holidays. Delivery vehicles shall have their engines turned
off during unloading. *(BLDG, ENGR, PLNG)*
46. Employ the quietest construction equipment available, to muffle noise from construction
equipment and keep all mufflers in good working order in accordance with State law. *(BLDG,*
ENGR, PLNG)

- 1 47. Implement the following measures during construction:
- 2 a. Gather all construction debris on a regular basis and place them in a dumpster or other
- 3 container that is emptied or removed on a weekly basis. When appropriate, use tarps on
- 4 the ground to collect fallen debris or splatters that could contribute to storm water
- 5 pollution.
- 6 b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and
- 7 storm drains adjoining the project site. During wet weather, avoid driving vehicles off
- 8 paved areas.
- 9 c. Broom sweep the public street pavement adjoining the project site on a daily basis.
- 10 Caked-on mud or dirt shall be scraped from these areas before sweeping.
- 11 d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest
- 12 the downstream side of the site in order to preclude any debris or dirt from flowing into
- 13 the City storm drain system. Filter materials shall be maintained and/or replaced as
- 14 necessary to ensure effectiveness and to prevent street flooding. Dispose of filter
- 15 particles in an approved trash receptacle.
- 16 e. Create a contained and covered area on the site for the storage of bags, cement, paints,
- 17 flammable, oils, fertilizers, pesticides, or any other materials used on the site that have
- 18 the potential for being discharged to the storm drain system by being windblown or in
- 19 the event of a material spill.
- 20 f. Never clean items such as machinery, tools, and brushes or rinse containers in a street,
- 21 gutter, or storm drain.
- 22 g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash
- 23 water into street gutters or drains. **(ENGR, BLDG)**

24 48. No equipment shall be started or staging area be established on the streets or the site before or

25 after the specified hours of construction. **(ENGR, BLDG)**

26 49. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space

27 area, or street, and that any such material stored on an adjoining site shall be completely

28 removed and the site cleaned, prior to occupancy approval. **(ENGR, BLDG)**

50. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or

51 sleeping quarters on the construction site unless authorized for site security. **(ENGR, BLDG)**

52. All construction equipment and construction worker's vehicles shall be parked and maintained

53 on-site. **(ENGR, BLDG)**

54. Portable toilets used during construction shall be kept as far as possible from adjacent

55 properties and shall be emptied on a regular basis as necessary to prevent odor. **(ENGR, BLDG)**

56 CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS

57 53. Submit two copies of Preliminary Title Report, prepared within three months prior to plan

58 submittal. **(ENGR)**

59 54. Obtain an Encroachment Permit from the City prior to performing any work within the public

60 right-of-way or public easements. **(ENGR) CMC**

1
2 **GRADING/EROSION CONTROL/GEOLOGIC**

- 3 55. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer
4 and receipt of a Grading Permit approved by the City Engineer. The Grading Plans and Soils
5 Report shall require review by the City's Geotechnical consultant with all costs to be borne by
6 the applicant. **(ENGR)**
- 7 56. On-site finish grading work shall require drainage to be directed away from all building
8 foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward
9 approved drainage facilities or swales. Non-paved drainage swales shall have a minimum
10 slope of 1 percent. **(ENGR)**
- 11 57. The project engineer shall inspect the finished grading and certify that it conforms to the
12 compaction and elevations shown on the Grading Plan and Soils Report. **(ENGR) CMC**
- 13 58. Submit **any applicable** Grading, Erosion Control, Improvement, and Stormwater Pollution
14 Prevention Plans (SWPPP) to Engineering Services for review and approval prior to the
15 issuance of Grading, Encroachment, and Building Permits. Where applicable, evidence of
16 compliance with the State General Construction Permit shall be provided. **(ENGR) CMC**
- 17 59. Comply with the applicable provisions of the Grading Ordinance and the Storm Water
18 Management and Discharge Control Ordinance. **(ENGR) CMC**

19 **UTILITIES**

- 20 60. New electrical transformers, **if any**, shall be placed underground or screened from view.
21 **(PLNG, ENGR)**
- 22 61. No **new** above ground utility facilities/structures shall be located between the face of curb and
23 back of sidewalk in the public right-of-way. **(ENGR)**
- 24 62. All new utilities shall be constructed underground prior occupancy approval. **(ENGR)**
- 25 63. Submit to Engineering Services a sewer fixture count and square footage of the existing
26 buildings for possible fee credit purposes, prior to demolition. **(ENGR)**
- 27 64. Coordinate all facility adjustments, relocations, or additions to utility services with the
28 appropriate utility companies. **(ENGR)**
65. **New** utility areas, **if any**, electrical and gas meters shall be architecturally screened from view.
(PLNG)

1 66. The location of all **new** outdoor, above-ground and/or at-grade pad mounted transformers,
2 utility equipment, electrical and gas meters, vaults, irrigation control boxes, back flow
3 prevention devices, and the like shall be subject to approval by Planning and Engineering
4 Services prior to the issuance of the Grading or Building Permit, whichever comes first. All
5 such equipment shall be screened from view either architecturally or with landscaping and
6 painted forest green or other approved color as approved by the Planning Division. Any
7 changes to the approved Utility Plans, including location or screening details shall be reviewed
8 and approved by the Planning Division. **(PLNG, ENGR)**

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

7 67. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
8 **(ENGR)**

9 68. Collect and convey all stormwater entering and/or originating from the site to an adequate
10 downstream drainage facility. **(ENGR)**

11 69. Install City of Concord “No Dumping, Drains to Creek” curb marker (English and Spanish
12 version) on all catch basins. **(ENGR)**

13 70. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation
14 of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If
15 sidewalks and/or the parking lot are pressure washed, debris must be trapped and collected to
16 prevent entry into the storm drain system. No cleaning agent may be discharged into the storm
17 drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged
18 to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District).
19 **(ENGR)**

20 71. Ensure that the area surrounding the project such as the streets stay free and clear of
21 construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way
22 related to project construction. Areas that are exposed for extended periods shall be watered
23 regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular
24 basis. All trucks shall be covered. **(ENGR)**

25 72. Clean all on-site stormdrain facilities a minimum of twice a year, once immediately prior to
26 October 15 and once in January. Additional cleaning may be required if found necessary by
27 the City Engineer/Director of Building Inspection. **(ENGR, BLDG)**

28 **SOLID WASTE/RECYCLING**

29 73. Comply with CMC Chapter 82, Solid Waste, Article V, Construction and Demolition (C&D)
30 Waste Recycling, Sections 82-114 through 82-126, as applicable. **(BLDG)**

31 74. Design and implement City approved Source Reduction/Recycling Plan and demonstrate that
32 interior and exterior refuse enclosures have been sufficiently designed and located for the
33 storage and pick up of recyclable materials in accordance with CMC Section 82-83, Source
34 Reduction and Recycling, prior to issuance of a Building Permit. **(PW)**

- 1 75. Trash bins and refuse shall be stored within an approved trash enclosure, **if any**, and the doors
2 shall be closed at all times except when the bins are being emptied. *(NS)*
- 3 76. Comply with the provisions of the CMC, Central Contra Costa Sanitary District and the
4 disposal service regarding **new** enclosure design, access requirements, and the number of
5 required individual refuse receptacles based upon waste pickup schedules. Trash enclosures
6 shall 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. If any cleaning agent or degreaser is used, wash water must be collected and
13 discharged to the sanitary sewer, subject to the approval of the Central Contra Costa
14 Sanitary District. *(CCCSD, ENGR)*
- 15 77. **New** trash enclosures shall incorporate the same architectural treatment, and use the same
16 exterior materials and colors as the main building and shall comply with the Community
17 Design Guidelines, including the following:
18 a. A roof or trellis.
19 b. Masonry, steel or heavy timber walls.
20 c. An interior, poured-in-place curb to prevent damage to the screen walls.
21 d. Doors with external hinges to prevent damage from the receptacle.
22 e. Doors of solid metal or with a metal frame with self-closing latch.
23 f. The height of the enclosure walls and door shall be the same height or higher than the
24 bins within the enclosure. *(PLNG)*

16 **AGREEMENTS, FEES, BONDS**

- 17 78. Provide a **\$1,000** cash deposit to the Planning Division to cover Condition Compliance costs,
18 at the time of submittal of plans and documents to Engineering Services or the Building
19 Division for plan check. Planning staff's time will be charged to this deposit for work
20 performed to implement the Conditions of Approval, from the time of project approval to
21 occupancy approval. The deposit will be placed in a refundable account and any unused funds
22 will be returned upon completion. If the initial deposit is insufficient to cover actual costs, an
23 additional deposit will be required. *(PLNG)*
- 24 79. Pay a Document Imaging fee to reimburse the City for implementation of the Document
25 Imaging and File Retention programs, prior to issuance of Grading or Building Permits.
26 *(PLNG)*

25 **OTHER/MISCELLANEOUS**

- 26 80. Comply with the requirements of the Contra Costa County Health Department for the
27 abandonment of existing septic tanks or wells. *(ENGR) CMC*
- 28

1 81. Comply with the requirements of the Contra Costa County Fire Protection District. Submit
2 complete sets of plans and specifications to the Fire District for review and approval at:

3 Contra Costa County Fire Protection District
4 2010 Geary Road
5 Pleasant Hill, CA 94523

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

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

11 83. The permit and approval shall expire in **one** year from the date on which they became effective
12 unless construction permits are obtained and work has begun. The effective date of the permit
13 and approval is **February 1, 2012**. *(PLNG)*

14 84. A request for a time extension from the expiration date of **February 1, 2013** can be considered
15 if an application with required fee is filed at least 45 days before the original expiration date,
16 otherwise a new application is required. A public hearing will be required for all extension
17 applications, except those involving only Design Review. Extensions are not automatically
18 approved. Changes in conditions, City policies, surrounding neighborhood, and other factors
19 permitted to be considered under the law, may require, or permit denial. *(PLNG)*
20
21
22
23
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25
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27
28

Applicant Information:

Diamond Galaxy Partners, LLC
Authorized Agent: Reynolds & Brown (Drew Mickel, Dana Parry or Kelly Dossa)
1200 Concord Ave.; Ste. 200
Concord, CA 94520
925-674-8400

Architect:

LCA Architects
Attn: Norm Dyer
245 Ygnacio Valley Road
Walnut Creek, CA 94596
(925) 944-1626

Flynn Architecture

Attn: Teri Flynn
301 Hartz Avenue, Suite 213
Danville, CA 94526
(925) 820-9123

Civil Engineer:

Kier and Wright Civil Engineers and Land Surveyors
Attn: Chuck McCallum
2850 Collier Canyon Road
Livermore, CA 94551
(925)245-8788

Landscape Architect:

Thomas Baak and Associates, LLP
Attn: Rick Stover
1620 North Main Street; Suite 4
Walnut Creek, CA 94596
(925)933-2583

Background/Overview:

The proposed tenant, Service Master, has been a Concord tenant for over 10 years. They started with 4 employees and now employ over 40 people in their Concord facility, and approximately 85 people companywide. They are one of the top 5 Service Master franchisees in the nation.

Their core business of restoration has grown steadily for 25 years, and they are expanding operations to include: construction/renovation and commercial large loss restoration. They are interested in relocating to 2121 Diamond Boulevard because it provides an opportunity for them to consolidate their businesses in one location, including bringing their Alameda County operations to this facility.

Below, we have highlighted some key reasons why 2121 Diamond is their preferred location:

- Quality office space for their customers and employees
- Showroom space for their construction/renovation division
- Secure warehouse area for their restoration business
- Space to relocate their Alameda County operations to Concord
- Proximity to existing insurance agent clients who have business in Concord
- Excellent freeway access for visitors
- Great access to public transportation

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Architectural, Signage, Site and Landscaping Changes:

The proposed tenant intends on making very minor changes to the existing facilities. The exterior modifications shall be limited to: new paint colors on the building facing Diamond Blvd and a newly defined entry. Signage locations will not be changed; however, the text shall be modified for the new tenant. Site improvements shall be very limited and are shown in detail on the plans. Landscaping changes will be limited to spruce up weak areas of planting. Due to these limited modifications, we are able to utilize existing plans that were submitted and approved by the City of Concord previously. We have noted modifications when necessary.

Characteristics of the Proposed Use:

Operations/use of the property: Based on the premise of the proposed tenant's core business of cleaning and restoration, the property will be used in a similar manner to its historic use, which included, but was not limited to: a showroom, an employee training room, storage, interior work space, fleet parking, retail sales and offices.

Number of Employees/Clients: The number of employees will be approximately 65 in the beginning with plans to increase to 100. The maximum number of customers per day will likely be 10-15. Periodically, the training room will be used for insurance agent training for 25-50 agents.

Days and Hours of Operation: The vans leave the site daily between the hours of 7:30 - 8:30 am and return between 5:00 – 6:00 pm Due to the nature of their business a vehicle might need to depart during non-business hours to respond to an emergency, but this occurs infrequently.

Outdoor Activities: Similar to the neighboring US Postal Service, a small fleet of approximately 25 clean, well-maintained vehicles may be parked in the rear lot, which is not visible to the public right-of-way and is screened from neighboring properties by dense mature trees as well as a 6'tall fence on the west side and a 6' tall masonry wall on the north side of the property. The fencing and wall provide a visual barrier and creates a secure environment that is required by the tenant. The vans are emptied nightly for security reasons. The rear lot was previously used for outdoor storage and fleet storage for more than 150 vehicles, so there will be significantly less outdoor activity with the proposed tenant.

Parking: The property was originally developed for auto sales, administrative offices, vehicle maintenance and storage, so there was a significant number of parking stalls planned on the site. Based on the proposed uses, 116 stalls are required. There are 127 unsecured parking stalls on the property and additional secured parking stalls located in the rear of the property.

Building Use: The storage/warehouse building provides an ideal layout for their current business and would not need to be modified. Customers' personal belongings are brought into the warehouse via the roll up doors (28 in total), cleaned in the warehouse area and stored in the warehouse and/or the basement of the main building. This entire servicing operation is out of view from the public right-of-way and provides Service Master a high level of security.

The buildings facing Diamond Boulevard and Galaxy Way will serve as customer/visitor entrances, offices and showroom for Premier Construction. The showroom will offer their clientele mock kitchen and bath displays offering design, appliance and fixture options for their restoration projects.

Benefits for the City of Concord:

- Retains and creates jobs in the City. Service Master currently employees 40 people in Concord. This relocation/expansion will include increasing that figure to over 100 in 2012, and growing rapidly.
- 2121 Diamond allows growth of a new arm of their business, Premier Construction, which is anticipated to grow significantly over the next 5 years, by providing an upscale high end showroom for customers.
- This facility will include a continuing education training room for East Bay insurance companies to use, bringing 25-50 agents to Concord once a month. Those agents are sure to eat and shop at Concord's many shops and restaurants.
- Local merchants will greatly benefit from Service Master employees shopping and eating at the surrounding businesses

ServiceMASTER Clean



OWNER:
Reynolds and Brown
1200 Concord Ave., Ste. 200
Concord, CA 94520
(925) 674-8400

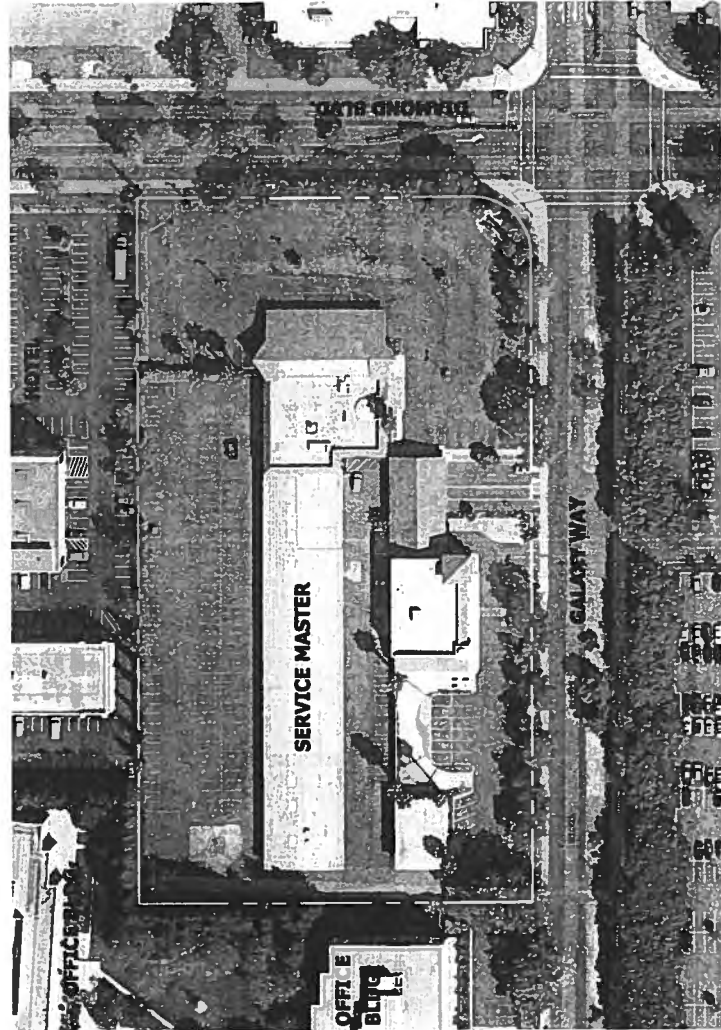
TENANT:
ServiceMaster

ARCHITECT:
LCA Architects
245 Ygnacio Valley Rd.
Walnut Creek, CA 94596
(925) 944-1626

LANDSCAPE ARCHITECT
Baak and Associates
1620 North Main St., #4
Walnut Creek, CA 94596
(925) 933-2583

PROJECT INFORMATION
APN: 126-325-004
General Plan: Commercial
Zoning: PD
Site Area: 4.84 Acres
Existing Use: Former Car Dealership
Proposed Use: Office, Warehouse,
Storage, Restoration, Retail

SHEET INDEX
A1 Cover Sheet
A2 Site Plan
A3 Floor Plans
A4 Elevations
L1 Landscape Plan



AERIAL PHOTO
SCALE: 1"=50'

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USE AND PROJECT: _____
DATE: NOV. 28, 2011
REVISIONS: _____

SCALE: _____
DATE: NOV. 28, 2011
REVISIONS: _____

PROJECT NO. 11004
SHEET OF
A1

245 YGNACIO VALLEY ROAD, WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626 FAX: (925) 944-1628 WWW.LCAARCHITECTS.COM

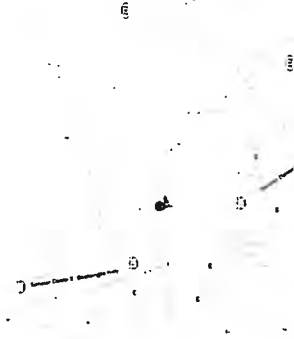
LCA
ARCHITECTS



ServiceMASTER Clean
2121 Diamond Blvd., Concord

EXHIBIT C

Vicinity Map



LCA ARCHITECTS

 ARCHITECTS

 1000 S. GARDEN STREET, SUITE 100, CONCORD, CA 94520

 TEL: 925.309.1100 | FAX: 925.309.1101 | WWW.LCAARCHITECTS.COM

SCALE:

 DATE: NOV. 29, 2011

 REVISIONS:

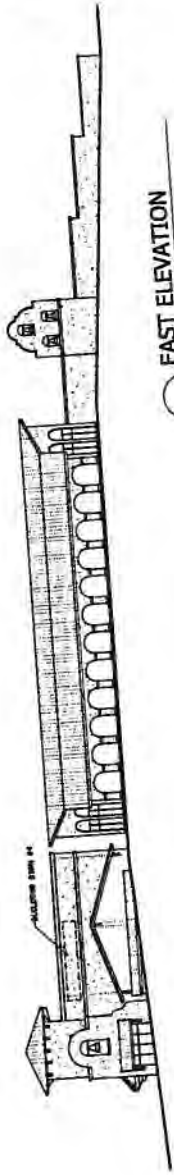
PROJECT NO. 11004

A4

 SHEET OF

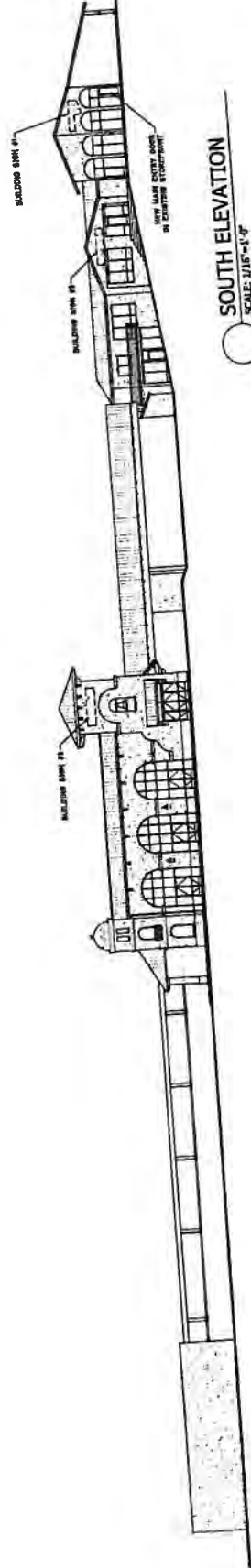
ALL EXTERIOR ELEVATIONS TO

 REMAIN "AS-IS", EXCEPT AS NOTED.



EAST ELEVATION

 SCALE: 1/16"=1'-0"



SOUTH ELEVATION

 SCALE: 1/16"=1'-0"

