



REGULAR MEETING OF THE CITY OF CONCORD ZONING ADMINISTRATOR

9:00 a.m., Wednesday, May 8, 2019
CITY COUNCIL CHAMBER
1950 Parkside Drive, Concord

AGENDA

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Zoning Administrator not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

HEARINGS:

1. **Lakes Apartments Minor Subdivision (PL19054 – PM)** – Application for a tentative parcel map for a two lot subdivision on a 3.49 acre site at 1818 Laguna Street. The General Plan designation is High Density Residential; Zoning classification is RH (Residential High Density); APN 126-151-033. CEQA: Categorically exempt under CEQA Guidelines Section 15315 “Minor Land Divisions”. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ADJOURNMENT

Next Regularly Scheduled Zoning Administrator Meeting: May 22, 2019

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.

Correspondence and writings received within 72 hours of the scheduled Zoning Administrator 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.

APPEALS

Decisions of the Zoning Administrator may be appealed to the Planning Commission. 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.



REPORT TO ZONING ADMINISTRATOR

DATE: May 8, 2019

SUBJECT: Lakes Apartments Minor Subdivision (PL19054 - PM)

Recommendation: Adopt Zoning Order No. 19-03ZA approving Lakes Apartments Minor Subdivision.

I. Introduction

A. Application Request

Application for a Tentative Parcel Map for a two-lot subdivision on a 3.49-acre site.

B. Location

The site is located at 1818 Laguna Street; APN 126-151-033.



C. Applicant

Luk and Associates
Attn: Jackie Luk
738 Alfred Nobel Drive
Hercules CA 94547
(510) 724-3388

Owner

The Lakes Property Owner L.L.C.
Attn: Jerry Wise
12100 Olympic Boulevard, #350
Los Angeles CA 90064
(310) 770-4047

II. Background

In 1968, the Planning Commission approved a Use Permit for a 72-unit apartment complex at the site. Following approval by the Planning Commission, the parcel was developed and operates as the “Lakes Apartments” complex.

On March 8, 2019, an application for a Tentative Parcel Map was submitted by Jackie Luk of Luk and Associates, on behalf of Jerry Wise of The Lakes Property Owner L.L.C. (“Owner”), to subdivide the 3.49-acre site into two lots for financing purposes. No physical improvements are proposed as part of the subdivision.

On April 2, 2019, the Development Advisory Committee (DAC) conducted a completeness review of the project. The application was deemed complete on April 4, 2019.

A neighborhood meeting was not conducted as the project proposes a subdivision for financing purposes and does not include any new improvements such as paving, landscaping, or new apartment units that could impact neighbors.

III. General Information

A. General Plan

The General Plan designation is High Density Residential.

B. Zoning

The project is zoned RH (Residential High Density).

C. CEQA Status

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 “Minor Land Divisions,” the project is classified as a Class 15 Categorical Exemption, because the project consists of a subdivision of four or fewer parcels; is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access are available; the parcel was not part of a larger subdivision less than two years ago; and does not have an average slope greater than 20 percent; therefore, no further environmental review is required.

D. Site Description

The project site is a 3.49-acre (approx. 152,000 square feet) rectangular parcel that spans the north third of a manmade lake (Keller Lake). A second lake (Ellis Lake Park) is located to the north of the site, the Concord Police Department and the Concord BART Station to the east, and a mix of single and multi-family residential developments to the south and west.

The west half of the Lakes Apartments consists of 42 units in six apartment buildings as well as accessory structures, all of which are accessed via two driveways off Laguna Street. The

east half of the development consists of 30 units in seven apartment buildings accessed via one driveway along Laguna Street. The site is relatively flat with a gradual slope across each site with drainage directed toward the lake. Both sites are developed with carports, landscaping, a pool, and a gazebo. Mature trees are located along the perimeter of the property and frontage improvements include curb, gutter, and sidewalk. The project functions as one site with shared access to amenities for all residents.

There are two easements that encumber the property. One easement is granted to the City of Concord for the construction and maintenance of side slopes on a strip of land 15 feet wide abutting Laguna Street across the northerly and northeasterly portions of the site. The second is a 10 foot wide easement for maintaining a pipe culvert to transmit and transport surface drainage to the lake located at the southeast corner of Parcel 2. Neither easement is proposed to be modified as part of the proposed subdivision.

E. Surrounding Land Use

Table 1: Surrounding Land Uses

	Land Use	General Plan Designation	Zoning
North	Multi-family, Open space	High Density Residential, Parks and Recreation, Downtown Mixed Use	RH, Parks and Recreation, Downtown Mixed Use
South	Single-family, Multi-family	Low Density Residential, High Density Residential	RS-6, RH
East, West	Multi-family	High Density Residential	RH

IV. Detailed Project Description

The project proposes to subdivide a 3.49-acre site into two parcels for financing purposes as follows:

Table 2: Proposed Parcels

Parcel	Gross Lot Area	Net Lot Area*	Lot Width	Lot Depth	Units (Density)
1	75,895 square feet	50,694 square feet	450 - 505 feet	153 - 216 feet	42 (36.2 du/ac)
2	76,088 square feet	35,434 square feet	181 - 290 feet	216 - 330 feet	30 (37 du/ac)

*Does not include open space such as the lake (Table 18.15.020).

The proposed subdivision would divide the existing rectangular parcel into two new parcels with a new property line perpendicular to Laguna Street. Parcel 1 will be located to the west of Parcel 2, both parcels will span the north third of the lake, and continue to front Laguna Street. No physical improvements are proposed as part of the subdivision.

V. Analysis

A. General Plan

The site's General Plan designation of High Density Residential is intended for residential development at densities ranging from a minimum of 33 units per net acre to a maximum of 100 units per net acre. This density range accommodates attached homes, two- to four-plexes, and apartment buildings. This designation is intended for areas in and adjacent to central Concord and near BART stations, where higher densities may be appropriate.

The property's current density of 36.4 dwelling units per net acre conforms to the General Plan's minimum density. The proposed subdivision will result in a density of 36.2 units per net acre (Parcel 1) and 37 units per net acre (Parcel 2), which also conforms to the General Plan's minimum density range.

B. Development Regulations

As indicated in Table 3 below, the proposed lots and existing development on each lot conform to the RH development standards, with the exception of the required on-site parking for each of the proposed parcels.

Table 3: Comparison of Project to Development Standards

RH Standards	Required/Permitted	Parcel 1	Parcel 2	
Density (du/net ac.)	33 – 100	36.2	37	
Lot Area (min.)	5,000 square feet	50,694 square feet	35,434 square feet	
Lot Width (min.)	50 feet	450 - 505 feet	181 - 290 feet	
Lot Depth (min.)	100 feet	153 - 216 feet	216 - 330 feet	
Lot Coverage	75%	23.4%	23.7%	
Setbacks (min.)				
Front	0 feet	15 feet	15 feet	
Sides	5 feet	100+ feet	10+ and 100+ feet	
Rear	6 feet	15+ feet	12 feet	
	Parcel 1		Parcel 2	
Parking	Required	Proposed	Required	Proposed
One bedroom units (1.5/unit)	41	22*	23	18*
Two bedroom units (2/unit)	30	20*	30	14*
Guest (1/each 3 units)	14	14	10	10
Covered (1/unit)	42	42	30	30

*Existing, legal non-conforming uses/structures are allowed to continue as long as the degree of nonconformity does not increase (Section 18.530.030).

Both of the proposed lots meet the minimum required parcel size, setbacks, and lot coverage based on RH (Residential High Density) zoning. However, each newly proposed parcel would be deficient in the required number of parking stalls pursuant to the code requirements.

The project was approved in 1968 in conformance with the adopted ordinances and parking requirements at the time and is considered legal non-conforming with respect to its parking. The number of parking spaces is allowed to continue as long as the degree of non-conformity does not increase and the scope of the project is not expanded in a manner that would trigger the need for additional parking such as the addition of residential units. Therefore, the project complies with the development standards.

C. Tentative Parcel Map

Pursuant to Municipal Code Section 17.10.080(b), the Zoning Administrator may approve a tentative parcel map after making the following findings.

1. *The proposed map is consistent with the general plan, any applicable specific plan, any policy or guideline implementing the general plan, the Development Code, and all other applicable provisions of the Municipal Code.*

The proposed lots conform to the density allowed under the General Plan's High Density Residential designation, are consistent with General Plan and Development Code policies related to residential development, and the applicable provisions of the Municipal Code. The existing parking is considered legal non-conforming and may remain because the subdivision does not increase the degree of nonconformity and the existing parking ratios for each parcel will remain unchanged.

2. *The site is physically suitable for the proposed type and density of development.*

The site was approved for a 72-unit multi-family project in 1968. The site is developed and has been operating as an apartment complex since that time. Both parcels comply with the development standards related to density, lot size, lot dimensions, lot coverage, setbacks, and building height. No physical improvements are proposed as part of the subdivision.

3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site is developed and does not contain any known sensitive species or habitats, including within the manmade lake. Moreover, no physical improvements or modifications to existing conditions are proposed that would impact species or habitats.

4. *The design of the subdivision or the type of improvements will not cause serious public health problems.*

No physical improvements are proposed as part of the subdivision; therefore, there will not be serious public health problems.

5. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

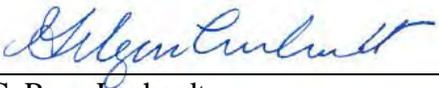
This is a private subdivision with no public access through or use of the property. The existing easements as described earlier in the report will not be changed or modified and will continue to remain on each respective parcel.

VI. Public Contact

Notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel, and has been published in the East Bay 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

Staff finds the project to be consistent with the General Plan, the Subdivision Ordinance, and the Development Code. Staff recommends the Zoning Administrator 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 further recommends the Zoning Administrator adopt ZA Order No. 19-03ZA with conditions of approval, approving the Lakes Apartments Minor Subdivision.

Prepared by: 

G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@cityofconcord.org

Exhibits:

- A - Zoning Administrator Order No. 19-03ZA and Draft Conditions (Attachment A)
- B - Applicant's written statement date stamp received March 8, 2019
- C - Tentative Parcel Map date stamp received March 8, 2019

ZA ORDER NO. 19-03ZA

**OFFICE OF THE ZONING ADMINISTRATOR
CITY OF CONCORD
APPROVING A MINOR SUBDIVISION (PL19054 - PM)
Applicant: Jackie Luk/Luk and Associates
Owner: Jerry Wise/The Lakes Property Owner L.L.C.
Project Name: Lakes Apartments Minor Subdivision**

1
2
3
4
5
6 **WHEREAS**, on March 8, 2019, Jackie Luk (“Applicant”) submitted an application for a
7 Tentative Parcel Map for a two-lot subdivision on a 3.49-acre site at 1818 Laguna Street, APN 126-
8 151-033; and

9 **WHEREAS**, on April 4, 2019, the application was deemed complete; and

10 **WHEREAS**, the Zoning Administrator, after giving all public notices required by State law
11 and the Concord Municipal Code, held a duly noticed public hearing on May 8, 2019, on the proposed
12 parcel map; and

13 **WHEREAS**, at such public hearing, the Zoning Administrator considered all oral and written
14 information, testimony, and comments received during the public review process, including
15 information received at the public hearing, the oral report from City staff, and the written report from
16 City staff dated May 8, 2019, application materials, and exhibits presented; and

17 **NOW, THEREFORE, BE IT RESOLVED** that the Zoning Administrator does hereby
18 approve the Lakes Apartments Minor Subdivision (PL19054 - PM) Tentative Parcel Map subject to
19 the attached Conditions of Approval referenced in Attachment A, based on the following findings.

RECITALS

20
21 The recitals above are true and correct and incorporated herein by reference. The recitals
22 constitute findings in this matter, and together with the Project Information, serve as an adequate and
23 appropriate evidentiary basis for the findings and actions set forth in this Order.

CEQA

24
25 Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970 (and
26 as amended); the project is classified as Categorical Exempt pursuant to Section 15315 “Minor Land
27 Divisions”, and therefore, no further environmental review is required.

1 General Plan

2 1) *High Density Residential.* The project's density of 36.4 and 37 units per net acre for
3 Parcels 1 and 2 respectively is within the density of 33 - 100 dwelling units per net acre allowed by the
4 High Density Residential designation.

5 2) *Require new development in residential areas to preserve and enhance positive*
6 *neighborhood characteristics. (Policy LU-1.1.2).* The project is consistent with this policy because both
7 parcels meet the minimum size required by zoning, preserving the existing pattern of homes along
8 Laguna Street.

9 Tentative Parcel Map

10 3) *The proposed map is consistent with the general plan, policies and guidelines*
11 *implementing the general plan, the Development Code, and all other applicable provisions of the*
12 *Municipal Code.* The project falls within the density allowed under the General Plan's High Density
13 Residential designation, is consistent with General Plan and Development Code policies related to
14 residential development, and the applicable provisions of the Municipal Code. The existing parking is
15 considered legal non-conforming and may remain because the subdivision does not increase the degree
16 of nonconformity and the existing parking ratios for each parcel will remain unchanged.

17 4) *The site is physically suitable for the proposed type and density of development.* Both
18 parcels comply with the development standards related to lot size, lot coverage, setbacks, and building
19 height;

20 5) *The design of the subdivision or the proposed improvements will not cause substantial*
21 *environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The site
22 is a developed infill parcel and no new improvements are proposed that would impact known sensitive
23 species or habitats;

24 6) *The design of the subdivision or the type of improvements will not cause serious public*
25 *health problems.* No physical improvements are proposed as part of the subdivision therefore, no
26 serious public health problems will occur; and

27 7) *The design of the subdivision or the type of improvements will not conflict with*
28

1 *easements, acquired by the public at large, for access through or use of property within the proposed*
2 *subdivision.* This is a private subdivision with no public access through or use of the property. The
3 existing easements as described earlier in the report will not be changed or modified and will continue
4 to remain in perpetuity with each respective parcel.

5 Based on the above findings, on Wednesday, May 8, 2019, the Zoning Administrator approves
6 said application subject to the attached Conditions of Approval, referenced as Attachment “A”.

7
8
9 _____
10 Michael P. Cass
11 Zoning Administrator

12 Attachment: A – Draft Conditions of Approval
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1
2
3
4
5
6
7
8

DRAFT

CONDITIONS OF APPROVAL

LAKES APARTMENTS MINOR SUBDIVISION

**PL19054 - PM
1818 Laguna Street
APN 126-151-033**

9
10

PERMIT DESCRIPTION

- 11
1. These Conditions of Approval apply to and constitute the approval of a **Tentative Parcel Map** consisting of **two (2)** individual parcels on a **3.49-acre site**.

12

Parcel	Gross Lot Area	Net Lot Area*	Lot Width	Lot Depth	Units (Density)
1	75,895 square feet	50,694 square feet	450 - 505 feet	153 - 216 feet	42 (36.2 du/ac)
2	76,088 square feet	35,434 square feet	181 - 290 feet	216 - 330 feet	30 (37 du/ac)

13
14

- 15
2. The following Exhibits, date stamped received by the City of Concord, on March 8, 2019, are approved and shall be incorporated as Conditions of Approval.

16

Plan	Date Prepared	Prepared by	Sheet
Tentative Parcel Map	2/15/19	Luk and Associates	Sheet 1

17

18

GENERAL CONDITIONS

- 19
3. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. (**PLNG, BLDG, ENGR**)
- 20
4. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. (**PLNG, BLDG, ENGR**)
- 21
5. Two annotated copies of the Conditions of Approval specifying how each applicable condition has been satisfied, shall be submitted at the time of submittal of the Parcel Map for recordation. (**PLNG, ENGR**)
- 22
23
24
25

26

SUBDIVISIONS/SITE DEVELOPMENT PLANS

- 27
6. The Parcel Map shall be prepared by a qualified Civil Engineer or Licensed Land Surveyor and shall be subject to review and approval by Engineering Services. (**ENGR**)
- 28

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

- 2 7. Submit electronic copy of Preliminary Title Report, prepared within three months prior to plan
3 submittal. (*ENGR*)

4 **AGREEMENTS, FEES, BONDS**

- 5 8. All fees noted below are the fees currently in effect as of July 1, 2018 per the Resolution of Fees
6 and Charges. The fees and charges are reviewed annually as part of the budget public hearing
7 process. Fee adjustments are based on a number of factors and vary depending on the type of
8 fee:

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

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

13 **Parkland Fee** is adjusted per Section 19.15 of the Concord Municipal Code.

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

- 18 9. Pay a Document Imaging fee to reimburse the City for implementation of the Document Imaging
19 and File Retention programs, prior to recordation of Parcel Map. (*PLNG*)

- 20 10. Parcel Map Application:

- 21 a. Pay the Parcel Map review fee at the time of submittal of Parcel Map documents to
22 Engineering Services for review. Current fee is estimated to be **\$4,384**.
23 b. Pay the Parcel Map filing fee prior to scheduling the Subdivision Agreement for
24 consideration by the City Council. The current fee is **\$2,740**.
25 c. Pay the Improvement Plan review fee if applicable, at the time of submittal of
26 Improvement Plans and supporting documents to Engineering Services for review. The
27 current fee is based on construction cost valuation.
28 d. Pay the Construction Inspection fee if applicable, prior to issuance of the Construction
 Permits. The current fee is based on construction cost valuation.
 e. Pay new parcel fee of **\$344** per parcel prior to the approval of the Parcel Map. (*ENGR*)

29 **OTHER/MISCELLANEOUS**

- 30 11. The applicant shall defend (with counsel approved by City), indemnify and hold harmless the
31 City, any agency or instrumentality thereof, and its/their respective agents, officers, officials,
32 volunteers, and employees from and against any and all administrative and/or legal claims,
33 actions or proceedings to attack, set aside, void, or annul approval of the project, including
34 without limitation, any related application, permit, certification, condition, environmental

1 determination, other approval, compliance or failure to comply with applicable laws and
2 regulations, and/or processing methods (“Challenge”), with the exception of a Challenge arising
3 out of the City’s sole negligence or willful misconduct. The City shall have the right to pre-
4 approve any material decision involved in defending any such Challenge, including settlement,
5 and may (but is not obligated to) participate in the defense of any Challenge. If applicant does
6 not promptly defend any Challenge, City may (but is not obligated to) defend such Challenge as
7 City, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense. The
8 applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses
9 (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis,
10 attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation
11 expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Developer,
12 City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred
13 by the City. No modification of the project, any application, permit, certification, condition,
14 environmental determination, other approval, change in applicable laws and regulations, or
15 change in processing methods shall alter the applicant’s indemnity obligation. Pursuant to
16 Government Code Section 66474.9, the applicant’s indemnification obligation with respect to
17 any claim, action or proceeding to attack, set aside, void, or annul an approval of City concerning
18 a subdivision (tentative, parcel, or final map application or approval) shall be limited to actions
19 brought within the time period provided for in Government Code Section 66499.37, unless such
20 time period is extended for any reason. The City shall promptly notify applicant of any
21 Challenge, and shall cooperate fully in the defense. (CA)

12. The permit and approval shall expire in **two** years from the date on which they became effective
13 unless construction permits are obtained and work has begun. All permits approved
14 concurrently with a Tentative Map shall be valid for the life of the map. The effective date of
15 the permit and approval is **May 21, 2019. (PLNG)**

16. A request for a time extension from the expiration date of **May 21, 2021** can be considered if an
17 application with required fee is filed at least 10 days before the original expiration date,
18 otherwise a new application is required. A public hearing will be required for all extension
19 applications, except those involving only Design Review. Extensions are not automatically
20 approved. Changes in conditions, City policies, surrounding neighborhood, and other factors
21 permitted to be considered under the law, may require, or permit denial. **(PLNG)**

EXHIBIT B

Written Statement

Lakes Apartments Parcel Map (PL19054 – PM)

**RECEIVED
MAR 8 2019
PLANNING**

March 8, 2019

Dear City of Concord Staff,

I am requesting a two-lot minor subdivision of the Lakes Apartments. We aren't looking to build or upzone anything, we are just looking to do a paper lot split for financing purposes.

Sincerely,

Jerry Wise
Brad Management
12100 West Olympic Boulevard, Suite 350
Los Angeles CA 90064

TITLE REPORT

THE TITLE REPORT USED IN THIS MAP WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 1117017746-JS, EFFECTIVE DATE DECEMBER 15, 2017 AT 1:58 P.M., REFERRED TO HEREON AS THE "PTR".

EXCEPTIONS

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):
RECORDS

- ④ PG&E EASEMENT PER BOOK 6538, PAGE 161 OF OFFICIAL RECORDS
- ④ VALLEY PIPE LINE EASEMENT PER BOOK 243 OF DEEDS, PAGE 241, QUITCLAIMED
- ④ SHELL OIL COMPANY EASEMENT PER BOOK 7225, PAGE 550 OF OFFICIAL RECORDS, QUITCLAIMED
- ⑥ SLOPE EASEMENT PER BOOK 4756, PAGE 554 OF OFFICIAL RECORDS
- ⑦ EASEMENT AGREEMENT PER BOOK 9289, PAGE 717 OF OFFICIAL RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE FEBRUARY 15, 2019



LEGAL DESCRIPTION

PARCEL A, AS SHOWN ON THE RECORD OF SURVEY FILED APRIL 17, 1967, BOOK 47 OF LICENSED SURVEYORS MAPS, PAGE 34, CONTRA COSTA COUNTY RECORDS.

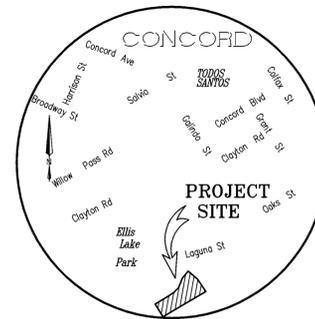
APN: 126-151-033

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. DATE OF FIELD SURVEY: SEPTEMBER 27 AND OCTOBER 4, 2018 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF CONCORD
SANITARY SEWER: CITY OF CONCORD
WATER: CONTRA COSTA WATER DISTRICT
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM LAGUNA STREET, A PUBLIC STREET.
5. THERE IS NO STORM DRAIN LINE ALONG LAGUNA STREET. IT IS ASSUMED THAT THE SUBJECT PROPERTY STORM DRAIN SYSTEM DISCHARGES INTO NEARBY LAKE BUT THE OUTLET PIPE IS NOT OBSERVABLE.

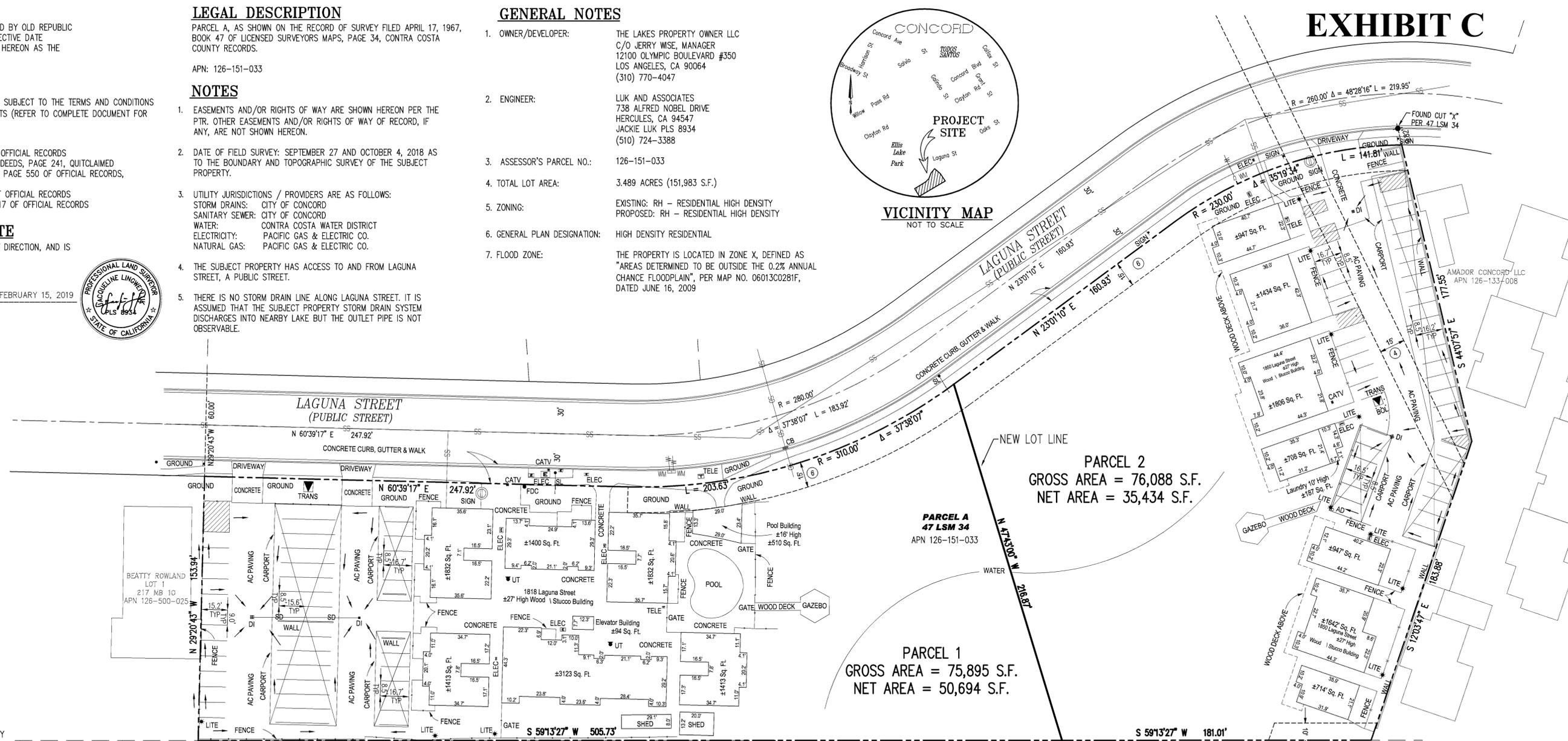
GENERAL NOTES

1. OWNER/DEVELOPER: THE LAKES PROPERTY OWNER LLC
C/O JERRY WISE, MANAGER
12100 OLYMPIC BOULEVARD #350
LOS ANGELES, CA 90064
(310) 770-4047
2. ENGINEER: LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
JACKIE LUK PLS 8934
(510) 724-3388
3. ASSESSOR'S PARCEL NO.: 126-151-033
4. TOTAL LOT AREA: 3.489 ACRES (151,983 S.F.)
5. ZONING: EXISTING: RH - RESIDENTIAL HIGH DENSITY
PROPOSED: RH - RESIDENTIAL HIGH DENSITY
6. GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
7. FLOOD ZONE: THE PROPERTY IS LOCATED IN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER MAP NO. 06013C0281F, DATED JUNE 16, 2009



VICINITY MAP
NOT TO SCALE

EXHIBIT C



PARCEL 2
GROSS AREA = 76,088 S.F.
NET AREA = 35,434 S.F.

PARCEL A
47 LSM 34
APN 126-151-033

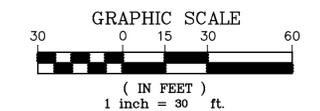
PARCEL 1
GROSS AREA = 75,895 S.F.
NET AREA = 50,694 S.F.

LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- NEW PROPERTY LINE
- STREET RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- TIE LINE
- FOUND MONUMENT
- AC. ACRE(S)
- ± MORE OR LESS
- R/W RIGHT OF WAY
- (T) TOTAL
- DOC. NO. DOCUMENT NUMBER
- (380.56") RECORD DATA
- (R1) REFERENCE
- APN ASSESSORS PARCEL NUMBER
- (PTR) PRELIMINARY TITLE REPORT
- SQ. FT. SQUARE FEET
- Δ DELTA
- L LENGTH
- R RADIUS
- AC ASPHALT CONCRETE
- DWY DRIVEWAY
- AD AREA DRAIN
- DI DRAIN INLET
- CB CATCH BASIN
- ELEC ELECTRICAL BOX
- FDC FIRE DEPARTMENT CONNECTION
- UT UTILITIES
- LITE ELECTROLIER
- TRANS TRANSFORMER
- BOL BOLLARD
- TELE TELECOMMUNICATION BOX
- CATV CABLE TELEVISION BOX
- SL STREET LIGHT
- ⑥ EXCEPTION REFERENCE NUMBER

	PARCEL 1	PARCEL 2
TOTAL BUILDING AREA AT GROUND LEVEL	±12,115 S.F.	±8,385 S.F.
TOTAL GROSS BUILDING AREA	±32,700 S.F.	±24,300 S.F.
TOTAL NUMBER OF PARKING SPACES	56 SPACES: 42 COVERED 14 UNCOVERED	42 SPACES: 30 COVERED 12 UNCOVERED
TOTAL NUMBER OF UNITS	42 UNITS: 27 - 1 BEDROOM, 1 BATH 15 - 2 BEDROOM, 1 BATH	30 UNITS: 15 - 1 BEDROOM, 1 BATH 15 - 2 BEDROOM, 1 BATH
LANDSCAPE AREA	±3,491 S.F.	±2,137 S.F.
COMMON SPACE AREA	±35,088 S.F.	±25,099 S.F.
LAKE AREA	±25,201 S.F.	±40,654 S.F.
GROSS AREA	±75,895 S.F.	±76,088 S.F.
NET AREA	±50,694 S.F.	±35,434 S.F.
FLOOR AREA RATIO	32,700 S.F./50,694 S.F.= 0.645	24,300 S.F./35,434 S.F.= 0.686
PERCENT LOT COVERAGE	12,010 S.F./50,694 S.F.= 23.7%	8,198 S.F./35,434 S.F.= 23.1%

RECEIVED
MAR 8 2019
PLANNING



TENTATIVE
PARCEL MAP

A TWO LOT SUBDIVISION PROJECT
1818 + 1850 LAGUNA STREET
PARCEL A, AS SHOWN ON THE RECORD OF SURVEY FILED APRIL 17, 1967, BOOK 47 OF LICENSED SURVEYORS MAPS, PAGE 34, CONTRA COSTA COUNTY RECORDS.
CITY OF CONCORD, CONTRA COSTA COUNTY, CALIFORNIA
FEBRUARY 2019
PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388