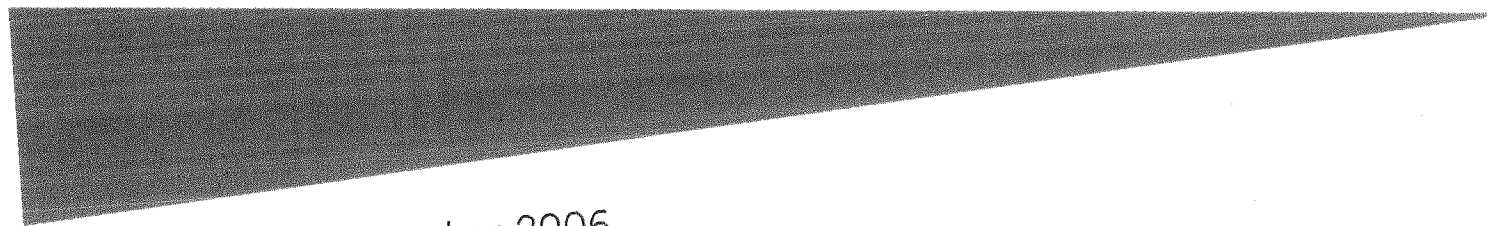
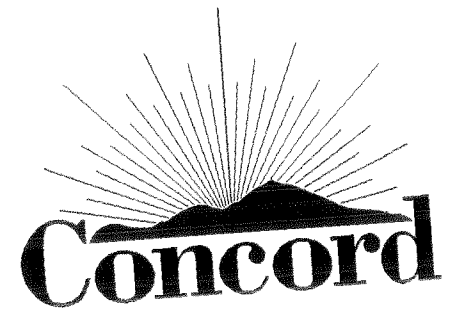


CURRENT  
PROJECTS  
REPORT

City of Concord, California  
Planning Division



October 2006 – December 2006



**CITY OF CONCORD**  
**RETAIL/SERVICE COMMERCIAL DEVELOPMENT**  
**OCTOBER 2006 - DECEMBER 2006**

| <b>Application Number(s)</b>                                      | <b>Project Name</b>               | <b>Applicant</b>  | <b>Building Square Footage</b> | <b>Gross Parcel Acreage</b> | <b>Assessor's Parcel Number(s)</b>                    | <b>Project Location (Nearest Cross-street)</b>   | <b>Project Status</b>                                 | <b>Map Location</b> |
|---|-----------------------------------|---|--------------------------------|-----------------------------|---|--|---|---------------------|
| <b>UNDER CONSTRUCTION:</b>  |                                   |   |                                |                             |   |  |   |                     |
| DR 06-002   | Shops at Todos Santos Plaza       | M.E. Lyon Company<br>Attn: C. Edward Andrews<br>2467 Stewart Avenue<br>Walnut Creek CA 94596<br>(925) 324-0010                          | 30,000                         | 1.23                        | 126-370-003, -004, -005, -006, -007                   | 1945, 1955 and 1965 Mount Diablo Street and 2066 and 2068 Salvio Street (Willow Pass Road) (N) | - Building Facades under construction                 | G                   |
| <b>Subtotal:</b>  |                                   |   | <b>30,000</b>                  |                             |   |  |   |                     |
| <b>APPROVED:</b>  |                                   |   |                                |                             |   |  |   |                     |
| DR 06-014;<br>UP 06-005   | Lexus Dealership                  | Avanessian Associates<br>Attn: George S. Avanessian<br>400 Oyster Point Blvd., Ste. 115<br>So. San Francisco CA 94080<br>(650) 583-7344 | 177,704                        | 3.26                        | 126-326-002   | 2180 Diamond Boulevard (N)   | - Approved by P.C. 12/6/06                            | O                   |
| <b>Subtotal:</b>  |                                   |   | <b>177,704</b>                 |                             |   |  |   |                     |
| <b>PROPOSED:</b>  |                                   |   |                                |                             |   |  |   |                     |
| PD 05-003;<br>UP 05-009;<br>TM 05-008;<br>RT 06-003;<br>DR 05-020 | Jones Ranch<br>(Lowe's / Walmart) | Winton Jones Development<br>Attn: Craig Lazzareschi<br>1330 N. Broadway, Suite 200C<br>Walnut Creek CA 94596<br>(925) 935-3536          | 344,985                        | 28.00                       | 159-090-013, -015, -024, -028, -030, -032, -034, -036 | 1923-1985 and 2001 Arnold Industrial Way (Laura Alice Way) (N)                                 | - Pending P.C. review 1/17/07 and C.C. review 2/13/07 | H                   |
| UP 06-004;<br>DR 06-012   | Chuck E. Cheese's                 | CEC Entertainment, Inc.<br>Attn: Alice Winters<br>4441 West Airport Freeway<br>Irving TX 75062<br>(972) 258-5523                        | 12,919                         | 3.62                        | 126-281-036, -037, -039                               | 1611 Willow Pass Road (Market Street) (N)  | - Pending D.R.B. review 2007                          | R                   |
| VA 06-002;<br>DR 06-006   | La Superior Market                | Gary Roberts, Architect<br>Attn: Gary Roberts<br>1512 14th Street<br>Sacramento CA 95814<br>(916) 498-7909                              | 15,168                         | 1.21                        | 128-290-061, -070, & -072                             | 1631-1661 Monument Boulevard (Virginia Lane) (S)   | - Pending D.A.C. review                               | A                   |
| DR 05-010   | Lithia Dodge                      | Fredrick C. Divine Archs. Inc.<br>Attn: Patrick Cousens<br>1924 Fourth Street<br>San Rafael CA 94901<br>(415) 454-9581                  | 15,319                         | 6.15                        | 125-210-011   | 4901 Marsh Drive (Solano Way) (N)  | - Pending D.A.C. review                               | B                   |
| PD 06-002;<br>UP 06-007;<br>DR 06-005                             | Rite Aid Store                    | RHL Design Group<br>Attn: Brian McFadden<br>3001 Douglas Blvd. Ste 210<br>Roseville CA 95661<br>(916) 771-2555                          | 17,252                         | 1.53                        | 147-010-041 and -053                                  | 1990 Monument Boulevard and 1075 Oak Grove Road (S)  | - Pending D.R.B., P.C. and C.C. review                | C                   |
| <b>Subtotal:</b>  |                                   |   | <b>405,643</b>                 |                             |   |  |   |                     |

| <b>Retail/Service Commercial Development</b> |                |
|--|----------------|
| <i>Under Construction</i>                    | 30,000         |
| <i>Approved</i>                              | 177,704        |
| <i>Proposed</i>                              | 405,643        |
| <b>City Total:</b>                           | <b>613,347</b> |

CITY OF CONCORD  
OFFICE/MEDICAL/INDUSTRIAL/PUBLIC DEVELOPMENT  
OCTOBER 2006 - DECEMBER 2006

| Application Number(s)   | Project Name                               | Applicant   | Building Square Footage | Gross Parcel Acreage | Assessor's Parcel Number(s)  | Project Location (Nearest Cross-street)                       | Project Status  | Map Location |
|---|--|---|-------------------------|----------------------|--|---|---|--------------|
| <b>UNDER CONSTRUCTION:</b>  |  |   |                         |                      |  |   |   |              |
| DR 05-008   | Northpoint IV                              | Zocchi Company<br>Attn: Carlo Zocchi<br>1033 Detroit Avenue<br>Concord CA 94518<br>(925) 685-9070                       | 50,016                  | 3.11                 | 159-461-003-004  | 5027 and 5039<br>Commercial Circle<br>(Annalisa Drive)<br>(N) | - Approved by D.R.B.<br>4/28/05. Grading,<br>Improvement, and Utility<br>permits issued 12/2005 | N            |
| GPA 05-003;<br>RZ 05-001;<br>UP 05-004;<br>TM 05-002;<br>DR 05-005  | Port Chicago Plaza                         | Allied Investments<br>Attn: Carlo Zocchi<br>1033 Detroit Avenue<br>Concord CA 94518<br>(925) 685-3389                   | 66,000                  | 3.27                 | 100-370-007-008  | Port Chicago Highway<br>(Bates Avenue)<br>(N)                 | - Grading and<br>Improvement plans<br>under review  | M            |
| <b>Subtotal:</b>  |  |   | <b>116,016</b>          |                      |  |   |   |              |
| <b>APPROVED:</b>  |  |   |                         |                      |  |   |   |              |
| TM 05-005;<br>PD 05-002;<br>UP 05-007;<br>DR 05-014   | Industrial<br>Condominiums                 | John Trautmann Architects<br>Attn: John Trautmann<br>2904B Colorado Avenue<br>Santa Monica CA 90404<br>(310) 453-1620   | 54,272                  | 2.80                 | 159-060-083<br>and -084  | Arnold Industrial Way<br>(Industrial Way)<br>(N)              | - Approved by C.C.<br>6/27/06<br>- Improvement plans<br>under review                            | T            |
| DR 04-001   | Shepler/Bornemann<br>Multi-Tenant Building | Quorum Real Estate Group<br>Attn: Gaye Quinn<br>541 Douglass Street<br>San Francisco CA 94114<br>(415) 970-9821         | 17,697                  | 1.18                 | 129-040-013  | 1059 Detroit Avenue<br>(Monument Boulevard)<br>(S)            | - Approved by D.R.B.<br>7/13/06   | I            |
| <b>Subtotal:</b>  |  |   | <b>71,969</b>           |                      |  |   |   |              |
| <b>PROPOSED:</b>  |  |   |                         |                      |  |   |   |              |
| HDP 1-00  | St. Mary/<br>St. Mina's Church             | Enviro International<br>Attn: Safwat A. Malek<br>P.O. Box 1734<br>Pebble Beach CA 93953-1734<br>(831) 626-3490          | 26,076                  | 3.85                 | 130-261-002  | 930 San Miguel Road<br>(Via Montanas)<br>(S)                  | - Approved by D.R.B.<br>7/13/06   | X            |
| GP 05-006;<br>RZ 05-003;<br>PD 05-004;<br>UP 05-011;<br>TR 05-003;<br>TR 05-011;<br>DP 05-002;<br>DR 05-022 | John Muir Medical Center<br>Concord Campus | John Muir Health System<br>Attn: John Lennon<br>1400 Treat Boulevard<br>Walnut Creek CA 94596<br>(925) 947-5336         | 234,000                 | 28.38                | 112-151-025, 112-162-043<br>-044, 112-142-005, -007,<br>-011, -014-016, 112-152-<br>015-017, -026, 112-090-<br>008, and -010 | 2450 East Street<br>(High School Avenue)<br>(N)               | - Pending Environmental<br>Impact Report  | U            |
| PD 10-99;<br>UA 06-03;<br>DR 06-019   | St. Bonaventure Catholic School            | St. Bonaventure Catholic Community<br>Attn: Chrita Fairfield<br>5562 Clayton Road<br>Concord CA 94521<br>(925) 672-5800 | 17,000                  | 8.84                 | 120-150-014  | 5562 Clayton Road<br>(El Camino Dr.)<br>(V)                   | - Pending D.R.B. and<br>P.C. review   | D            |
| <b>Subtotal:</b>  |  |   | <b>277,076</b>          |                      |  |   |   |              |

| Office/Medical/Industrial/Public Development |                |
|--|----------------|
| Under Construction                           | 116,016        |
| Approved                                     | 71,969         |
| Proposed                                     | 277,076        |
| <b>City Total:</b>                           | <b>465,061</b> |

CITY OF CONCORD  
RESIDENTIAL DEVELOPMENT  
OCTOBER 2006 - DECEMBER 2006

| Application Number(s)   | Project Name                               | Applicant  | Number of Units                                  | Building Permits Issued                       | Gross Parcel Acreage | Assessor's Parcel Number(s)                      | Project Location (Nearest Cross-street)          | Project Status  | Map Location |
|---|--|--|--|---|----------------------|--|--|---|--------------|
| <b>UNDER CONSTRUCTION</b>   |  |  |  |   |                      |  |  |   |              |
| UP 03-018;<br>TM 03-007;<br>PD 03-010;<br>DR 03-035               | Tapestry<br>Subdivision                    | DeNova Homes<br>Attn: Bob Weiss<br>333 Civic Drive<br>Pleasant Hill CA 94523<br>(925) 852-0552                       | 36 s.f.  | 36  | 2.85                 | 128-083-021-023                                  | 1441 Meadow Lane<br>(Mayette Avenue)<br>(S)      | - Building permits issued<br>5/5/05                                     | 20           |
| UP 03-13;<br>TM 03-004;<br>DR 03-019                              | Centre Pointe<br>Residential Subdivision   | Standard Pacific<br>Attn: Veronica Richey<br>3825 Hopyard Road, Suite 195<br>Pleasanton CA 94588<br>(925) 730-1329   | 99 s.f.  | 25  | 9.90                 | 113-241-061, -063,<br>-065-066, & -079           | 2945 Clayton Road<br>(The Alameda)<br>(N)        | -Model permits issued<br>5/26/06  | 12           |
| GPA 03-005;<br>TM 04-002;<br>UP 04-005<br>VA 03-005;<br>DR 03-043 | Renaissance Square<br>Condominiums         | Signature Properties<br>Attn: Doug Park<br>4670 Willow Road, Suite 200<br>Pleasanton CA 94588<br>(925) 463-1122      | 314 m.f.   | 0   | 5.16                 | 126-062-010                                      | 1851 Galindo Street<br>(Willow Pass Road)<br>(N) | - Foundation permit<br>issued 3/13/06                                   | 2            |
| RZ 04-003;<br>PD 04-005;<br>DR 04-031                             | Wisteria<br>Residential Subdivision        | New America Homes<br>Attn: John McCann<br>4600 South Tracy Boulevard<br>Tracy CA 95377<br>(209) 830-7001             | 39 s.f.  | 0   | 2.56                 | 111-221-002, -008,<br>111-222-004, &<br>-017-018 | Beach Street<br>(Willow Pass Road)<br>(N)        | - Final Map approved<br>10/10/06<br>-Building permits<br>pending        | 3            |
| TM 04-003;<br>VA 04-002   | Granada Glen                               | Clyde Miles Construction<br>Attn: Drezden Martin<br>2201 Harbor St., Suite E<br>Pittsburg CA 94565<br>(925) 427-4473 | 7 s.f.   | 7   | 1.69                 | 114-154-018<br>& -020                            | 3989 Concord Boulevard<br>(Gross Lane)<br>(V)    | - Building permits issued<br>9/30/05                                    | 6            |
| UP 05-008;<br>TM 05-006;<br>RT 05-002;<br>DR 04-013               | Sendera Hill<br>Subdivision                | Taylor Woodrow Homes<br>Attn: Peter Lezak<br>2300 Camino Ramon, #100<br>San Ramon CA 94583<br>(925) 365-3114         | 76 s.f.  | 0   | 6.20                 | 126-192-015 & -016                               | Systron Drive<br>(San Miguel Road)<br>(S)        | - Grading permit issued<br>4/5/06<br>- Building permits under<br>review | 8            |
| TM 04-004;<br>HP 04-001;<br>DR 04-025                             | Vista Kellyoaks<br>Residential Subdivision | Bal-Mitsuda Development LLC<br>Attn: Richard Bal<br>3611 Vista Charonoaks<br>Walnut Creek CA 94598<br>(925) 944-5453 | 5 s.f.   | 0   | 2.06                 | 134-032-012, 134-051-<br>023 & -024              | Treat Boulevard<br>(Lynn Drive)<br>(V)           | - Building permits issued<br>9/1/06<br>- Under construction             | 11           |
| PD 04-002;<br>UP 04-008;<br>DR 04-019                             | Detroit Avenue<br>Apartments               | DeNova Homes<br>Attn: Bruce Sanson<br>333 Civic Drive<br>Pleasant Hill CA 94523<br>(925) 852-0552                    | 15 m.f.  | 0   | 0.64                 | 128-340-005                                      | 1423 Detroit Avenue<br>(Oakmead Drive)<br>(S)    | - Building permits issued<br>6/13/06<br>- Under construction            | 9            |
|   |  | <b>Subtotal:</b>   | <b>262 Single Family<br/>329 Multiple Family</b> | <b>68 Single Family<br/>0 Multiple Family</b> |                      |  |  |   |              |

**CITY OF CONCORD  
RESIDENTIAL DEVELOPMENT  
OCTOBER 2006 - DECEMBER 2006**

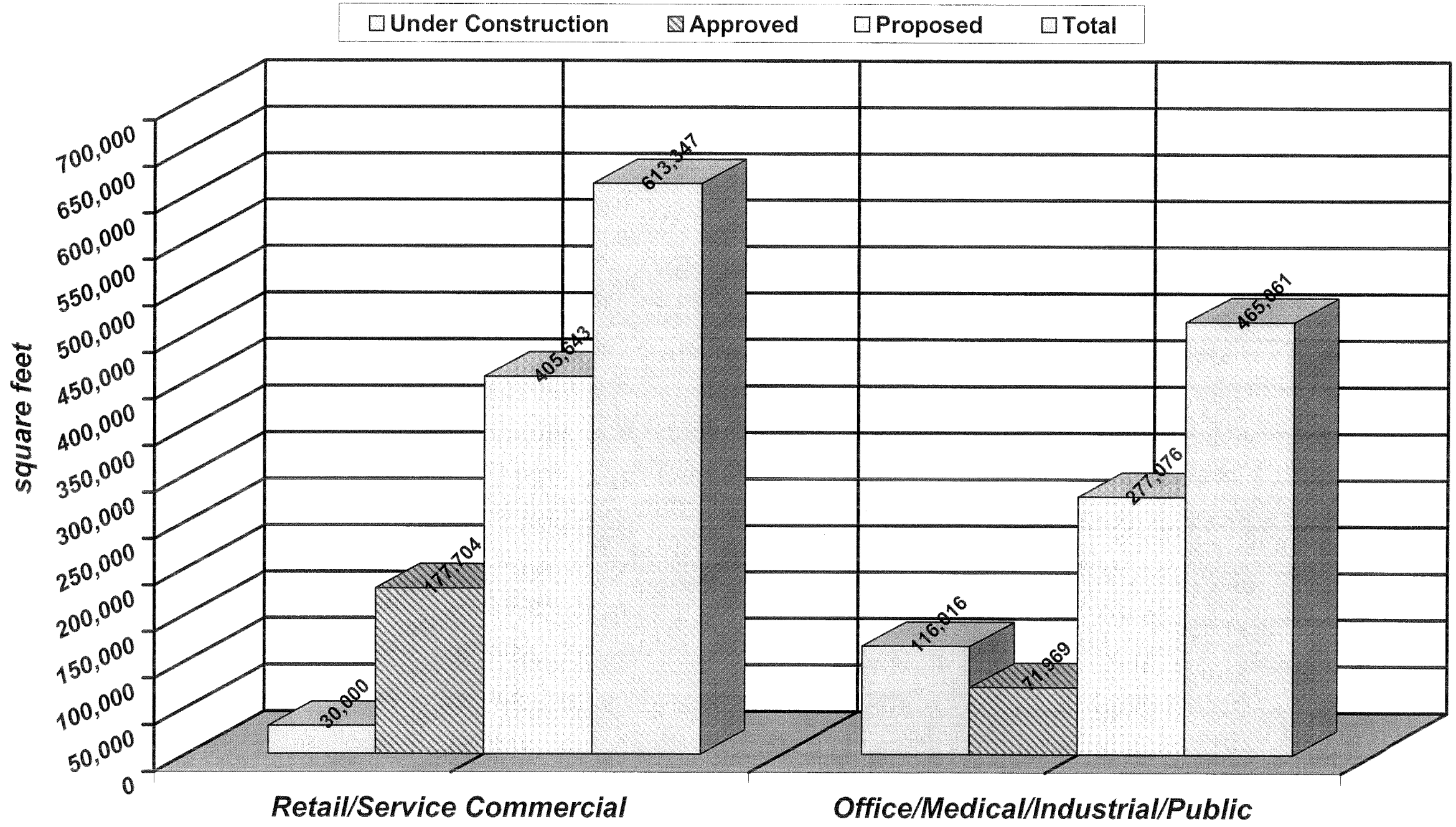
| <b>Application Number(s)</b>                                      | <b>Project Name</b>                       | <b>Applicant</b>   | <b>Number of Units</b>     | <b>Gross Parcel Acreage</b> | <b>Assessor's Parcel Number(s)</b> | <b>Project Location (Nearest Cross-street)</b>    | <b>Project Status</b>  | <b>Map Location</b> |
|---|---|--|----------------------------|-----------------------------|------------------------------------|---|--|---------------------|
| <b>APPROVED:</b>  |   |  |                            |                             |                                    |   |  |                     |
| PM 02-001   | Kunz Minor Subdivision                    | Bill Kunz<br>P.O. Box 21432<br>Concord CA 94521<br>(925) 682-2357  | 4 s.f.                     | 1.20                        | 130-090-026                        | 1039 Ridge Park Court<br>(Cowell Road)<br>(V)     | Final Map recorded   | 4                   |
| UP 06-001;<br>TM 06-001;<br>VA 06-001                             | Palm Terrace Condominium Conversion       | Loving and Campos<br>Attn: Carl Campos<br>245 Ygnacio Valley Road, Ste. 200<br>Walnut Creek CA 94596-4025<br>(925) 944-1626  | 193 m.f.                   | 7.97                        | 126-550-001-022                    | 2925 Monument Boulevard<br>(Oakmead Drive)<br>(S) | - Approved by P.C.<br>10/18/06                                     | 10                  |
| HM 03-001;<br>TM 03-003;<br>DR 03-015;<br>TR 7919                 | Skyler Estates                            | Discovery Builders, Inc.<br>Attn: Ryan Cox<br>4061 Port Chicago Hwy., Ste. H<br>Concord CA 94520<br>(925) 603-2676           | 10 s.f.                    | 3.00                        | 120-121-028                        | 1106 Alberta Way<br>(Ygnacio Valley Road)<br>(V)  | - Final Map approved<br>9/27/05                                    | 16                  |
| TM 03-006;<br>UP 03-017;<br>DR 03-032                             | Silverleaf Residential Subdivision        | Discovery Builders, Inc.<br>Attn: Ryan Cox<br>4061 Port Chicago Hwy., Ste. H<br>Concord CA 94520<br>(925) 603-2676           | 27 s.f.                    | 4.04                        | 116-070-006 &<br>116-203-006       | Clayton Road<br>(Newhall Parkway)<br>(V)          | - Final Map approved<br>9/27/05                                    | 21                  |
| GP 05-001;<br>UP 05-001;<br>TM 05-001;<br>PD 05-001;<br>DR 05-003 | Palmero Condominiums                      | Enea Sq. Partners/Allied Invstmnts.<br>Attn: Joan Lopez<br>1033 Detroit Avenue<br>Concord CA 94518<br>(925) 689-1214         | 224 m.f.                   | 4.64                        | 126-300-030, -033, &<br>-047       | Enea Circle<br>(Waterworld Parkway)<br>(N)        | - Approved by C.C.<br>4/11/06<br>- Awaiting Final Map<br>submittal | 5                   |
| UP 05-012;<br>TM 05-011;<br>DR 04-023                             | Villa De La Vista Residential Subdivision | Discovery Builders, Inc.<br>Attn: Salvatore N. Evola<br>4061 Port Chicago Hwy., Ste. H<br>Concord CA 94520<br>(925) 682-6419 | 12 s.f.                    | 0.85                        | 132-020-035                        | 1491 La Vista Avenue<br>(Clayton Road)<br>(V)     | - Approved by P.C.<br>4/19/06<br>- Awaiting Final Map<br>submittal | 1                   |
| <b>Subtotal:</b>  |   |  | <b>53 Single Family</b>    |                             |                                    |   |  |                     |
|   |   |  | <b>417 Multiple Family</b> |                             |                                    |   |  |                     |

**CITY OF CONCORD  
RESIDENTIAL DEVELOPMENT  
OCTOBER 2006 - DECEMBER 2006**

| <b>Application Number(s)</b> | <b>Project Name</b>    | <b>Applicant</b>  | <b>Number of Units</b>     | <b>Gross Parcel Acreage</b> | <b>Assessor's Parcel Number(s)</b>                        | <b>Project Location (Nearest Cross-street)</b>      | <b>Project Status</b>                                       | <b>Map Location</b> |
|------------------------------|------------------------|---|----------------------------|-----------------------------|---|---|---|---------------------|
| <b>PROPOSED:</b>             |                        |   |                            |                             |   |   |   |                     |
| GP 04-002;<br>MC 04-005      | Esplanade Condominiums | DeNova Homes<br>Attn: Bob Weiss<br>333 Civic Drive<br>Pleasant Hill CA 94523<br>(925) 852-0552                            | 220 m.f.                   | 3.06                        | 126-062-011, 126-043-001-003, -008-011, & 126-153-006-007 | 1795 Galindo Street<br>(Clayton Road)<br>(N)        | - GPA and Municipal Code Amendment approved by C.C. 7/25/06 | 7                   |
| VTM 7425;<br>HDP 1-89        | Ridgeview Estates      | Discovery Builders, Inc.<br>Attn: Celia McCallson<br>4061 Port Chicago Hwy., Ste. H<br>Concord CA 94520<br>(925) 682-6419 | 6 s.f.                     | 2.04                        | 130-160-092-097   | 1170-1191 Vista Ridge Court<br>(Cowell Road)<br>(V) | - Pending D.R.B. review 2007                                | 18                  |
| ZA 05-005;<br>DR 05-009      | Ramirez Triplex        | Eliseo Ramirez<br>406 Soule Avenue<br>Pleasant Hill CA 94523<br>(925) 765-2693  | 3 m.f.                     | 0.18                        | 113-261-004   | 2850 Concord Boulevard<br>(Third Street)<br>(N)     | - Pending D.R.B. review                                     | 13                  |
| PA 06-006                    | La Villa Bella         | Salvio Concord LLC<br>Attn: Sean Simon<br>411 Sycamore Valley Road West<br>Danville CA 94526<br>(415) 462-5468            | 12 m.f.                    | 0.29                        | 112-135-011   | 2383 Salvio Street<br>(East Street)<br>(N)          | - Pending D.R.B. review 1/11/07                             | 14                  |
| <b>Subtotal:</b>             |                        |   | <b>6 Single Family</b>     |                             |   |   |   |                     |
|                              |                        |   | <b>235 Multiple Family</b> |                             |   |   |   |                     |

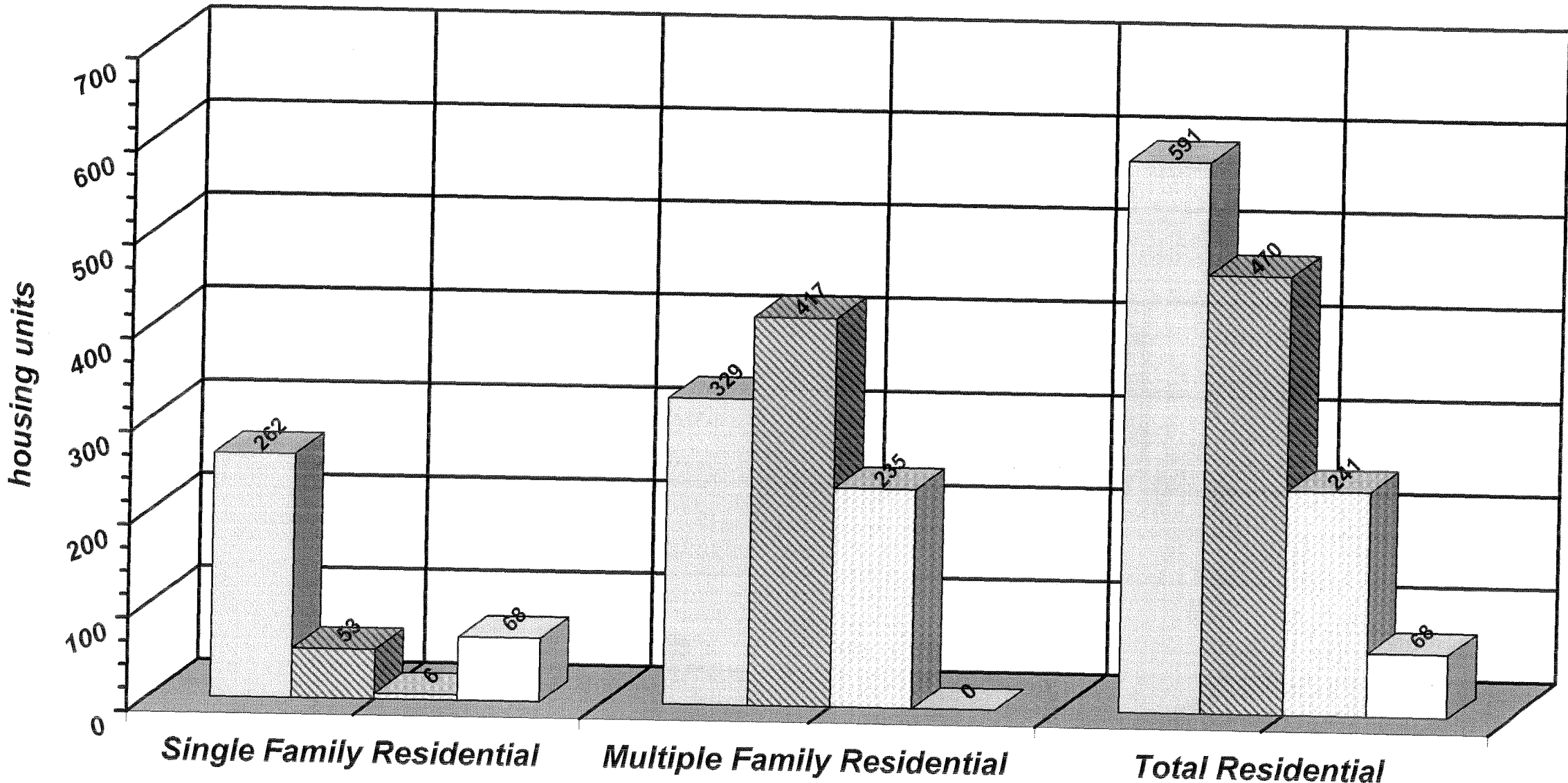
|                                | <b>Single Family</b> | <b>Multiple Family</b> |
|--------------------------------|----------------------|------------------------|
| <i>Under Construction</i>      | 262                  | 329                    |
| <i>Approved</i>                | 53                   | 417                    |
| <i>Proposed</i>                | 6                    | 235                    |
| <b>City Total:</b>             | <b>321</b>           | <b>981</b>             |
| <i>Building Permits Issued</i> | 68                   | 0                      |

# CITY OF CONCORD Current Projects Report (October 2006 - December 2006)



# CITY OF CONCORD Current Projects Report (October 2006 - December 2006)

Under Construction
  Approved
  Proposed
  Bldg. Permits Issued



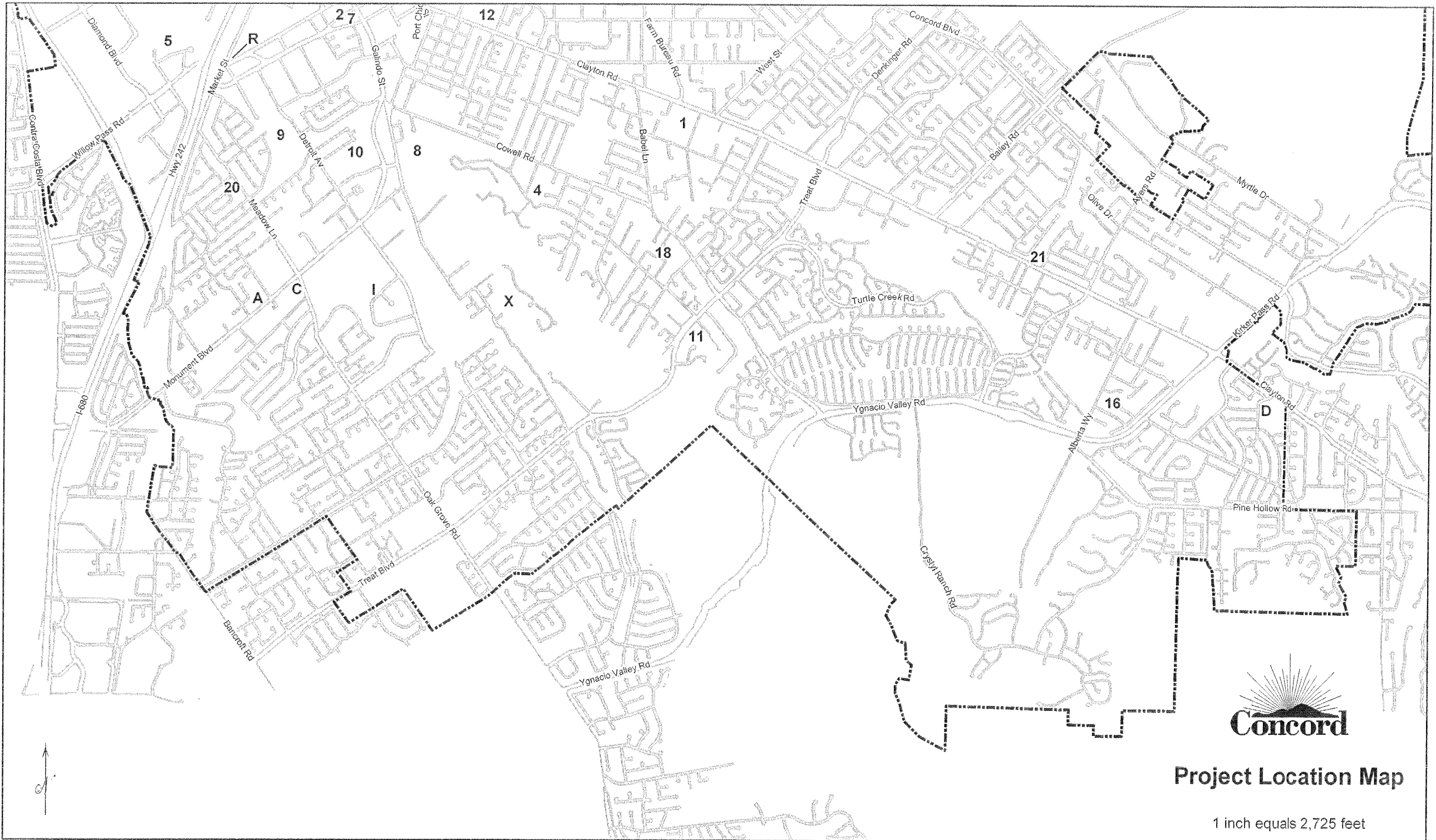




# Project Location Map

1 inch equals 2,725 feet





**Project Location Map**

1 inch equals 2,725 feet