

ANNOTATED AGENDA

DESIGN REVIEW BOARD
Jack Moore, Chair
Ross Wells, Vice Chair
Suzanne Alaksa
Kirk Shelby
Ray Barbour

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Regular Meeting of the City of Concord Design Review Board

Thursday,
August 13, 2020

5:30 p.m.

Various
Telephone/Electronic
Locations (See below)

1. ROLL CALL

Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby

Board Members Absent: None

Staff Present: R. Lenhardt, J. Ryan

Virtual Audience Attendance: 22

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR

A. 7/23/20 Meeting Minutes

ACTION: Approved 5-0. (Shelby motioned, Wells seconded)

4. STAFF REPORTS

**A. Dialysis Center at 1225 Willow Pass Road (PL19072 – DR) –
Project Planner: Ryan Lenhardt @ (925) 671-3162 or
ryan.lenhardt@cityofconcord.org**

ACTION: The Board confirmed the applicant addressed their request for construction details.

5. PUBLIC HEARINGS

- A. Hidden Corners Minor Subdivision (PL20105 – DR)** – Final Design Review for a four-lot residential subdivision on a 0.63-acre site located at 2724 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS-6 (Single-Family Residential 6,000 square foot minimum lot size); APN 126-182-051. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or ryan.lenhardt@cityofconcord.org**

ACTION: Recommended for approval 5-0 (Wells motioned, Alaksa seconded) with the following conditions: 1) Include language in the CC&R's that prohibits construction under the canopy of the protected oak tree at Lot A including laws, paving, structures, etc.; 2) staff shall involve the City's arborist to monitor construction during grading, foundation, and vertical construction to ensure the recommendations in the arborist's report are satisfied; and 3) consider treating Elevation A and B the same by using two bold color options.

- B. Pape Material Handling (PL20104 – DR)** – Preliminary Design Review for a 35,000 square foot sales, rental, parts, and service dealership on a 4.7-acre parcel located on Arnold Industrial Way adjacent to the north of the Concord Industrial Center. The General Plan designation is Business Park; Zoning classification is IBP (Industrial Business Park); APN: 159-090-048. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or ryan.lenhardt@cityofconcord.org**

ACTION: The Board provided staff with the following comments: The building design blends with Concord Industrial Center; 1) articulate the blank wall above the storefront (e.g., could be something other than glass); 2) explore options for the two roll-up doors on the south elevation that makes them visually interesting; 3) wrap the materials and colors around all sides of the wall panels that project above the roofline; 4) provide elevations of the trash enclosure to match the proposed building; 5) provide an exhibit that illustrates whether rooftop equipment will be visible; 6) consider reducing the height of the CMU wall and amending the tree species adjacent to the wall (e.g., Pin Oak versus Valley Oak) to allow for canopy growth; 7) articulate the CMU wall with additional details such as pilasters at regular intervals; 8) consider planting a vine along the CMU wall to soften its appearance; 9) consider installing a landscaped "pocket" at the

northeast corner of the outdoor yard; 10) consider up-lighting the building for a dramatic appearance at night and ground-mounted lights to accent the landscaping; 11) show all building-mounted light fixtures on the building elevations and provide manufacturer's cut sheets of all the light fixtures; 12) provide Memory Gardens with the proposed plans, solicit their input, and report your findings to the Board; and 13) consider ways to mitigate the potential impact(s) of the outdoor yard on Memory Gardens.

- C. 1335 Galindo Street Multi-Family Housing (PL20081 – PA) –** Conceptual Design Review for a 74-unit multi-family housing project at 1325 and 1335 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use) and TS (Transit Overlay); APN's: 126-164-047, -050. **Project Planner: Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org**

***ACTION:** The Board provided staff with the following comments: 1) provide details in terms of fence height on north and west property lines; 2) provide contextual plan showing locations of approved adjacent buildings; 3) consider a thin brick material with more durability at the base of the building with a focus on where it can be seen; 4) re-examine stairways and where they are exiting to; 5) like the idea of a mural or mosaic but ensure it will be seen based on proximity of other buildings; 6) consider more differentiation in building colors on the front face of the building; 7) consider adding a trellis or pergola feature at the northern edge of the parking area; 8) provide additional trees at rear parking area within a "landscaped triangle;" 9) consider way to make small 430 sq. ft. room sizes more livable and comfortable; 10) study the dimensions between the bedroom and bathroom, perhaps adding second pocket door in bathroom; 11) examine outer core chapter of Todos Santos Design Guidelines (Downtown Concord Design Guidelines) and other ways to achieve its intent (does not mean adding arches to building); and 12) study ways to improve floor plan that focuses on interior comfort for residents.*

- 6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** *None*
- 7. STAFF ANNOUNCEMENTS:** *Staff announced there will be a meeting on August 27, 2020.*
- 8. ADJOURNMENT:** *9:09 p.m.*