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**REGULAR MEETING OF THE  
CITY OF CONCORD  
DESIGN REVIEW BOARD**

**\*\*PLEASE NOTE NEW MEETING LOCATION\*\***

**Thursday, June 25, 2015  
5:30 p.m., Regular Meeting  
CITY COUNCIL CHAMBERS  
1950 Parkside Drive, Bldg. D**

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*Design Review Board Members*

Jack Moore, Chair

Kirk Shelby, Vice Chair

Peter Harmon

Ross Wells

Ernesto Avila – Planning Commission Liaison

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**AGENDA**

**PUBLIC COMMENT PERIOD**

**ADDITIONS/CONTINUANCES/WITHDRAWALS**

**CONSENT CALENDAR**

**A. 5/28/15 Meeting Minutes**

**STAFF REPORTS**

- 1. [Golden State Lumber](#) (PL131301 – DR) – Minor revision to a 73,938 sq. ft. enclosed lumberyard, retail showroom, and offices on a 3.5-gross acre site at 2180 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-326-002. *(Recommended for approval by the Design Review Board on 6/12/14)* Project Planner: Ryan Lenhardt @ (925) 671-3162**

**HEARINGS – None.**

**STUDY SESSION**

- 1. [Chalomar Crossings Subdivision](#) (PL150027 – DR) – Study Session for Rezoning from RS-7 to RL, Major Subdivision tentative map to create 20 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. **Project Planner: Joan Ryan @ (925) 671-3370****

**BOARD CONSIDERATIONS/ANNOUNCEMENTS**

**STAFF ANNOUNCEMENTS**

**ADJOURNMENT**

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**NOTICE TO PUBLIC**

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No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

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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) 671-3031, 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.

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

July 9, 2015

July 23, 2015

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# ***MEMORANDUM***

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June 25, 2015

**TO:** Design Review Board  
**FROM:** G. Ryan Lenhardt, Senior Planner  
**SUBJECT:** Golden State Lumber (PL131301 - DR)

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## **Background**

On December 19, 2013, the Design Review Board recommended approval of the Golden State Lumber project with conditions of approval.

Golden State Lumber subsequently suspended the project in order to revise their plans. Their revised plans combined two “shed buildings” into one larger building completely enclosing the outdoor lumberyard, eliminating the need for a Conditional Use Permit.

On June 10, 2014, the Development Advisory Committee, which is comprised of staff from various City Departments and other agencies, reviewed the development application and deemed it incomplete.

On June 12, 2014, the Design Review Board recommended approval of the revised design with conditions of approval.

On August 20, 2014, Golden State Lumber directed the City to hire a transportation consultant to prepare a Traffic Impact Study for the project. The study is being revised to respond to the minor changes to site circulation and landscaping being presented to the Board.

## **Discussion**

On June 3, 2015, the applicant submitted minor revisions to the plans in response to issues raised in staff’s completeness determination letter.

All changes have been “bubbled” in the drawing and include the following.

1. Updated site plan to include over 20% landscape coverage. (A1.2, L-1, L-3.2)
2. Removed truck depression loading dock. (A1.1)

3. Removed wall and railing that separated the parking area from the truck depression loading dock. (A1.1)
4. Reduced the depth of the canopy from 36'-5" deep to 12' deep over the former truck depression area/ north side of shed #2/drive thru lumberyard. (A3.01, A3.02)
5. Reduced the length of the canopy by 16' on the south side of shed #2/drive thru lumberyard. (A3.02)

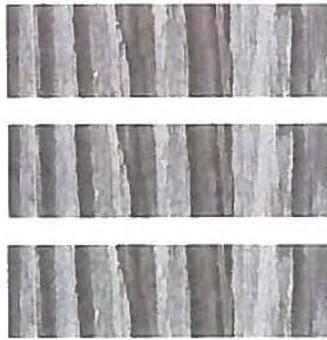
### **Summary**

Staff intends to approve these changes and finds they are in keeping with the Board's original approval, improve the overall project design, and are therefore presented as an informational item only. The revisions will be studied further by the City's traffic consultant to determine whether they affect site circulation, access, parking, and safety as part of the associated traffic study.

Attachment: Project plans date stamp received June 3, 2015



**GOLDENSTATE**  
L U M B E R



**RECEIVED**

JUN - 3 2015

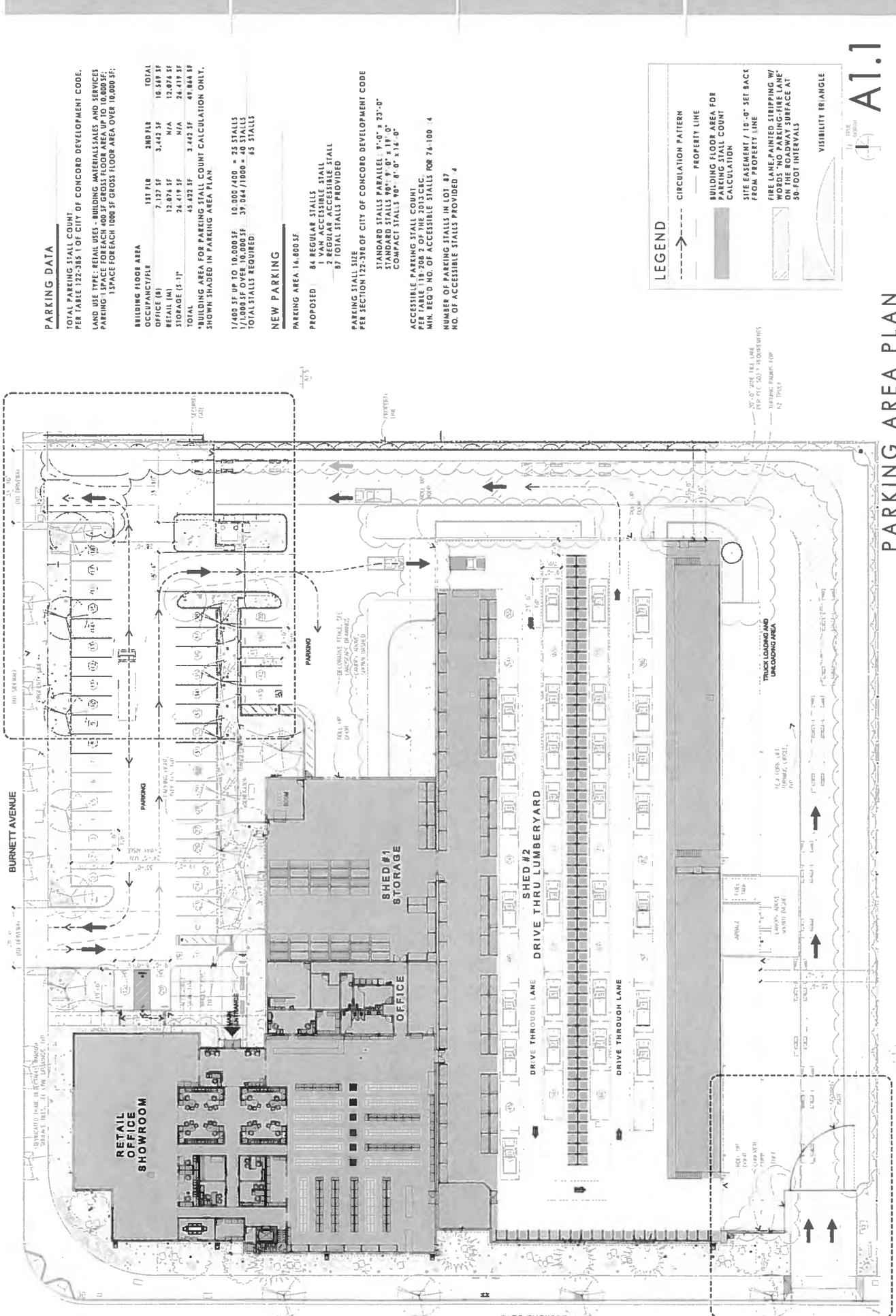
**PLANNING**

**GOLDEN STATE LUMBER**

APN : 126.326.002

PLANNING 05.28.15





**PARKING DATA**

TOTAL PARKING STALL COUNT PER TABLE 122-385.1 OF CITY OF CONCORD DEVELOPMENT CODE.  
LAND USE TYPE: RETAIL USES - BUILDING MATERIALS SALES AND SERVICES  
PARKING 1 SPACE FOR EACH 1000 SF GROSS FLOOR AREA UP TO 10,000 SF;  
1 SPACE FOR EACH 1000 SF GROSS FLOOR AREA OVER 10,000 SF;

BUILDING FLOOR AREA	1ST FLR	2ND FLR	TOTAL
OCCUPANCY/FLOOR	7,127 SF	3,423 SF	10,549 SF
OFFICE (B)	12,074 SF	N/A	12,074 SF
STORAGE (S 1)*	24,419 SF	N/A	24,419 SF
TOTAL	45,422 SF	3,423 SF	48,844 SF

\*BUILDING AREA FOR PARKING STALL COUNT CALCULATION ONLY.  
SHOWN SHADED IN PARKING AREA PLAN.

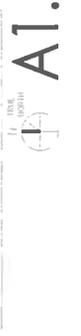
1/400 SF UP TO 10,000 SF = 10,000/400 = 25 STALLS  
1/1,000 SF OVER 10,000 SF = 39,844/1000 = 40 STALLS  
TOTAL STALLS REQUIRED: 65 STALLS

**NEW PARKING**

PARKING AREA 14,800 SF  
PROPOSED:  
84 REGULAR STALLS  
1 VAN ACCESSIBLE STALL  
2 REGULAR ACCESSIBLE STALL  
87 TOTAL STALLS PROVIDED

PARKING STALL SIZE PER SECTION 122-386 OF CITY OF CONCORD DEVELOPMENT CODE  
STANDARD STALLS PARALLEL: 9'-0" x 23'-0"  
STANDARD STALLS 90°: 9'-0" x 19'-0"  
COMPACT STALLS 90°: 8'-0" x 16'-0"

ACCESSIBLE PARKING STALL COUNT PER TABLE 122-303.2 OF THE 2013 CBC.  
MIN. REQ'D NO. OF ACCESSIBLE STALLS FOR 74,100 SF  
NUMBER OF PARKING STALLS IN LOT: 87  
NO. OF ACCESSIBLE STALLS PROVIDED: 4



**PARKING AREA PLAN**

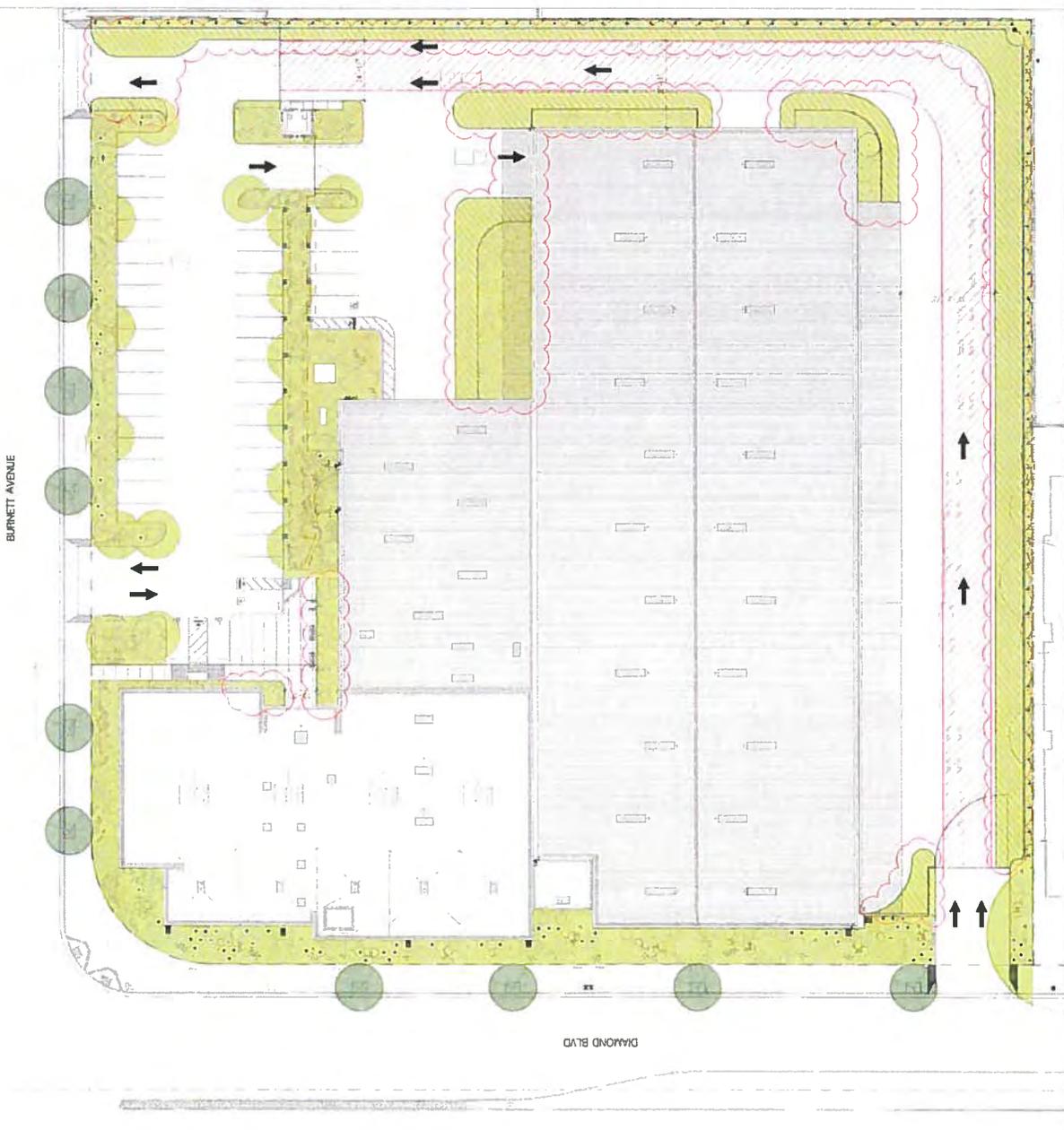
30'-0" SIDE SET LINE FROM 10'-0" SIDE LINE TO 10'-0" SIDE LINE

TRUCK LOADING AND UNLOADING AREA

DRIVE THROUGH LANE

DRIVE THROUGH LANE

DIAMOND BLVD



**LANDSCAPE**

BASED ON GROSS SITE AREA OF 131,400 SF

COMMERCIAL (W/CT)	REQUIRED	PROVIDED
SITE LANDSCAPE	26,287 SF (20% OF SITE)	26,287 SF (20% OF SITE)
ADDITIONAL SITE LANDSCAPE*	12,000 SF (9% OF SITE)	12,000 SF (9% OF SITE)
<b>SUB TOTAL</b>	<b>38,287 SF (29% OF SITE)</b>	<b>38,287 SF (29% OF SITE)</b>
STREET TREES	3,200 SF	3,200 SF
TOTAL	38,300 SF (29% OF SITE)	38,300 SF (29% OF SITE)

\*SEE LANDSCAPE DRAWING SHEET L-1 FOR ADDITIONAL 8X SITE LANDSCAPE



SITE LANDSCAPE  
W/ TREE CANOPY

STREET TREES

FIRE LANE

DATE: 05/20/15  
**A1.2**

N.T.S

**LANDSCAPE CALCULATION**

28 MAY 2015  
 PROJECT NO: 48566



DESIGNED BY:  
 2418 MARINER SQUARE LOOP  
 ALAMOGA, CA 94501  
 (925) 485-6600  
 WWW.MBH.COM

**GOLDEN STATE LUMBER**  
 2180 DIAMOND BOULEVARD  
 CONCORD, CALIFORNIA



28 MAY 2015  
PROJECT NO. 48568

2180 MARINER SQUARE LOOP  
CONCORD, CA 94520  
MICHAEL B. HIRSCH, P.E.

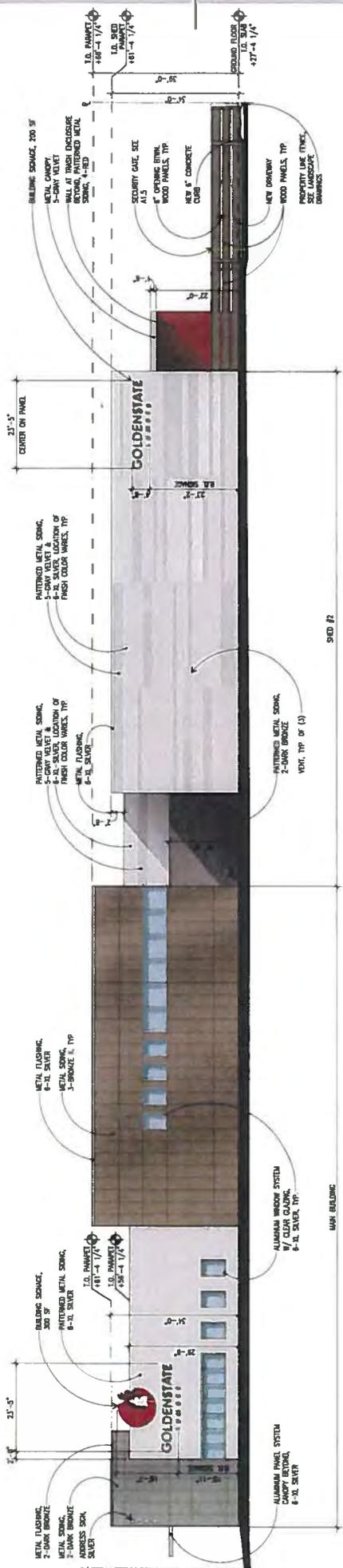
# A3.0.1

3/32" = 1'-0"

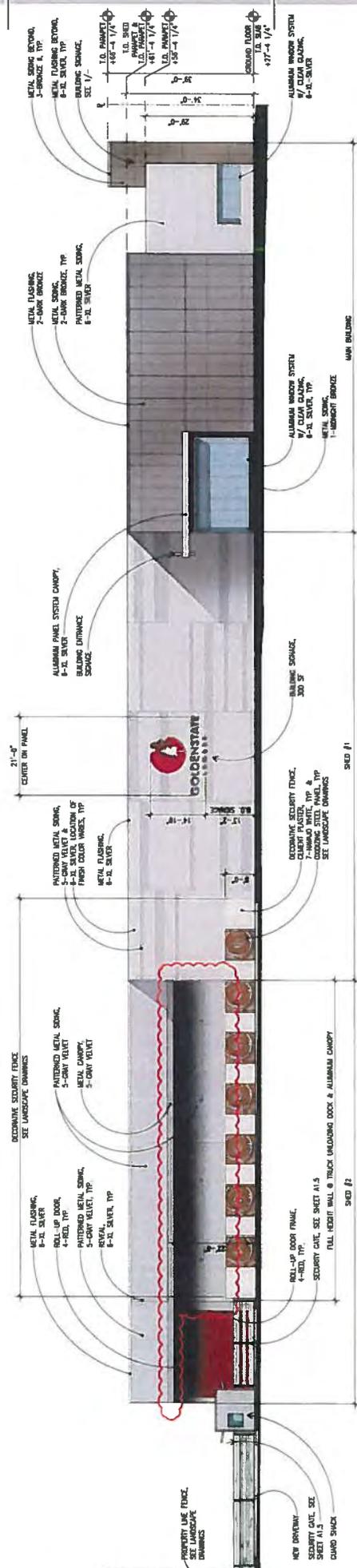
## OVERALL EXTERIOR ELEVATIONS - RENDERED

### GOLDEN STATE LUMBER

2180 DIAMOND BOULEVARD  
CONCORD, CALIFORNIA



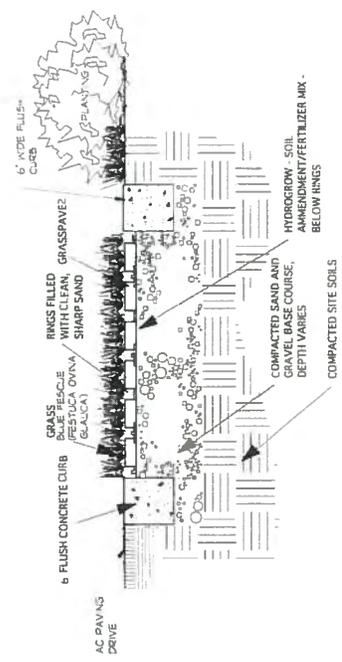
1 - WEST ELEVATION (DIAMOND BLVD.)



3 - NORTH ELEVATION (BURNETT AVE)





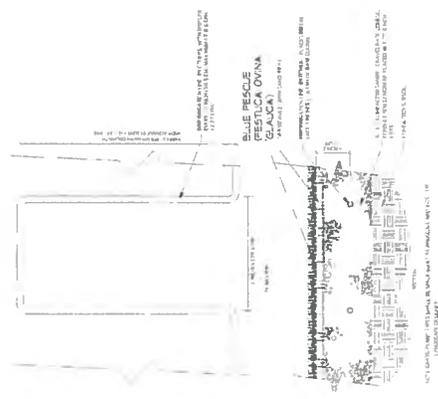


CONCRETE CURB EDGING

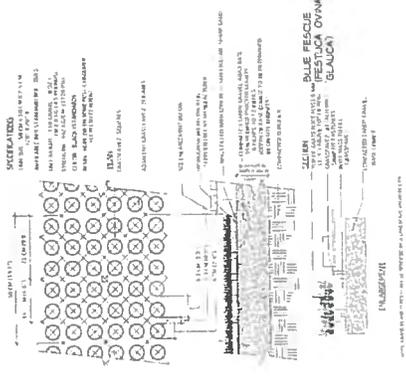
1 INVISIBLE STRUCTURES ROLLED PRODUCT BASE EDGE TREATMENT  
 SCALE: NOT TO SCALE



2 BLUE FESCUE (FESTUCA OVINA 'GLAUCOA') OVER INVISIBLE STRUCTURES ROLLED PRODUCT BASE  
 SCALE: NOT TO SCALE



3 GRASSPAVEZ WITH DRIP IRRIGATION  
 SCALE: NOT TO SCALE



4 TYPICAL GRASSPAVEZ DETAIL  
 SCALE: NOT TO SCALE

5 INVISIBLE STRUCTURES ROLLED PRODUCT BASE  
 SCALE: NOT TO SCALE

DETAILS AND INFORMATION

NOTE: PHOTO FOR REFERENCE ONLY

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# MEMORANDUM

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June 25, 2015

**TO:** Design Review Board

**CC:** Laura Simpson, Planning Manager

**FROM:** Joan Ryan, Senior Planner

**SUBJECT:** Site Design, Orientation, and Location of Buildings for Potential 18-Lot Subdivision Study Session – Request for Feedback

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On May 14, 2015, the Design Review Board provided comments regarding the Chalomar Crossings subdivision project for 20 single-family homes. The summary comments are included in this memo as Attachment A. As a result of the Board's comments, staff recommended the applicant return to the Board with a few site design options for discussion for this 2.48 acre infill site. The applicant has developed two site alternatives that reduced the number of lots from 20 to 18. The first two alternatives have been better defined. The applicant has also provided three additional options for Alternative 2. Both the site alternatives and options represent traditional but small lots for single family detached development. The site designs are summarized as follows:

- 1) Alternative 1 - Original site layout with 18 lots (9.0 du/net acre)
  - Units with garages facing loop road (and Chalomar) and private easement
  - Five single story units along Chalomar Road will have entries facing Chalomar Rd.
  - 20 guest parking spaces on private street
  - Three access driveways off Chalomar Road
  - 2 lots removed from internal loop road (since May 14 DRB meeting).
  - Stormwater control/landscaping along northern boundary.
  
- 2) Alternative 2 - New site layout with reduced access on Chalomar Road
  - Units with garages facing on internal private road and eastern private easement.
  - Three single story units are shown at project entries and will have front doors facing Chalomar Road. One single story is located at northwest corner.
  - Three 2-story units back to Chalomar Road and seven 2-story units back to northern boundary.
  - 17 guest parking spaces on private street
  - Two access driveways off Chalomar Road
  - Stormwater control/landscaping limited to northeast corner of site.
  - Landscape buffer between sidewalk and fence along Chalomar Road.
  
- 3) Alternative 2 Conceptual Options A, B and C - represent variations on Alternative 2 consistent with a similar circulation pattern, but with different product types.

- A) Lots 1-11 front entries face on Chalomar Road or Oak Grove Road, but have garage access off private road. Lots 12-18 have traditional lot orientation with entry and garage facing private road. Lots 12 and 18 are single story.
- B) All homes have rear garage entries. Layout is similar to A, but front yards of lots 13-18 face each other, rather than facing garages of Lots 6-12, as in Option A. One additional lot is shown along Oak Grove Road. Lots 13-18 are single story.
- C) All homes have rear garage entries. Lots 1-4 face Oak Grove Rd., Lots 5-11 face Chalomar Rd. and Lots 12-18 face the landscape easement for the stormwater control area. Lots 12 and 18 are single story.

Attachments:

- A. Annotated agenda for May 14, 2015.
- B. Alternative 1: Illustrative Site Plan, date-stamped received June 10, 2015
- C. Alternative 2: Illustrative Site Plan date-stamped received June 10, 2015, and Conceptual Options, date-stamped received June 11, 2015



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**REGULAR MEETING OF THE  
CITY OF CONCORD  
DESIGN REVIEW BOARD**

**\*\*PLEASE NOTE NEW MEETING LOCATION\*\***

**Thursday, May 14, 2015  
5:30 p.m., Regular Meeting  
CITY COUNCIL CHAMBERS  
1950 Parkside Drive, Bldg. D**

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<b>Board Members Present:</b>	<b>J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby</b>
<b>Staff Present:</b>	<b>F. Abejo, J. Ryan, L. Simpson</b>
<b>Audience Attendance</b>	<b>40 people</b>

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**AGENDA**

**PUBLIC COMMENT PERIOD – None.**

**ADDITIONS/CONTINUANCES/WITHDRAWALS – None.**

**CONSENT CALENDAR**

- A. 3/12/15 Meeting Minutes**
- B. 4/9/15 Meeting Minutes**

**ACTION: Both sets of minutes approved, 5-0. (Wells motioned, Harmon seconded)**

**STAFF REPORTS – None**

**HEARINGS**

- 1. Chalomar Crossings Subdivision (PL150027 – DR) – Design Review for Rezoning from RS-7 to RL, Major Subdivision tentative map to create 20 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. Project Planner: Joan Ryan @ (925) 671-3370.**

**ACTION: Many of the Board’s comments were general in nature. The Board emphasized there is a problem with the fundamental design. They noted concerns with the one-way circulation, stating such designs are not always practical. They noted the product type was not lending itself well to the density. The Board indicated the applicant had provided no response in terms of designing the project to have unique character, stating that the product**

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*type with the large homes on small lots seemed forced. The Board stated they could provide detailed comments, but that these would be minor notes on a bigger problem which was the overall design and voiced concern that there was minimal response to previous comments. The Board stated the applicant must rethink the orientation to the neighborhood and elevate the overall quality of design; noting currently there is much similarity, including the overall site plan layout.*

*The Board did provide some specific comments suggesting re-examining those units with side entries that were not on corners, in particular where there is only 5 feet between unit and fence and noted this may be improved by modifying floor plans or switching units. The Board requested a cross section for the asphalt on Sheet C6. In terms of landscape, one Board member questioned where the protective fencing was shown for those trees noted to be saved and requested that be shown. The Board noted that the height of the stonework had not been increased, per their previous recommendation. The Board indicated that walls along Oak Grove Road provide no favor to the community and noted trellis elements may help, but that this area also needed improvement. The Board suggested the rear elevations were as important as the front with respect to Oak Grove Road. They noted the side entries (on non-corner lots) though were clearly not working.*

*The Board noted that the fundamental issue is the site plan and that the applicant has not solved that problem yet. The Board indicated the project still appears as 2 story stacks, everything is tight and that there is no real transition. They noted the applicant could go with less homes, but indicated the current proposal is not compatible, and that there would probably be no easy solutions. The Board encouraged the applicant to go back and really look at the project as a whole to provide some overall solutions with some quality design concepts, emphasizing the project needed to integrate well with the neighborhood. The Board suggested some alternatives needed to be re-examined for circulation, noting that quality of life is critical to existing and future residents and that the design needs to meld with the neighborhood. The Board commented that small yards would require higher quality design; a design such as Scally Court could be the way to go, with larger lots; and that an alternative to a wall may be a heavy duty wood fence with a horizontal design on Oak Grove Road.*

*The Board indicated the applicant had a challenging task, but that the Board would have a difficult time supporting the project in its current form, noting that going into extensive comment on the details, would be premature, since they could not advance the project in its overall form. The Board urged the applicant to take their comments to heart and emphasized they are looking for a unique and high quality development.*

*Approximately 40 residents of the neighborhood attended the meeting. There were approximately 11 who provided comments stating that the project was not compatible with the neighborhood, noting the 2-story homes did not fit with the existing homes and the project appearance needed improvement. Some neighbors recommended a design similar to Scally Court (southeast of the project site). The neighbors voiced concerns with blocking of views. The neighbors recommended retaining the Italian Cypress trees on the north side of the property. The residents also raised concerns regarding density, traffic, parking, and the 2-story elements providing no similarity to the neighborhood.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS** – *Board member Avila asked about the ABAG award presented to the City of Concord for the Downtown Specific Plan.*

**STAFF ANNOUNCEMENTS** – *Planning Manager Simpson discussed the upcoming Design Review Board re-organization meeting.*

**ADJOURNMENT** – *7:34 p.m. (Wells motioned, Shelby seconded)*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

May 28, 2015

June 10, 2015

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**LAND USE SUMMARY**  
(18) 45'x80' (TYPICAL) SINGLE-FAMILY RESIDENTIAL LOTS  
2.0 ACRES (NET)  
9.0 DU/AC (N)

**PARKING**  
20 PRIVATE STREET SPACES  
7 PUBLIC STREET SPACES  
1.5 STREET SPACES PER UNIT

ACRE RESIDENTIAL

**ALTERNATIVE 1: ILLUSTRATIVE SITE PLAN**

CHALOMAR CROSSINGS  
CONCORD, CALIFORNIA



**LAND USE SUMMARY**  
[18] 45'x80' (TYPICAL) SINGLE-FAMILY RESIDENTIAL LOTS  
2.1 ACRES (NET)  
8.6 DU/AC (N)

**PARKING**  
17 PRIVATE STREET SPACES  
9 PUBLIC STREET SPACES  
1.4 STREET SPACES PER UNIT

ACRE RESIDENTIAL

**ALTERNATIVE 2: ILLUSTRATIVE SITE PLAN**

CHALOMAR CROSSINGS  
CONCORD, CALIFORNIA

