



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

**Thursday, August 13, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

Peter Harmon

Ross Wells

Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 7/9/15 Meeting Minutes

STAFF REPORTS

HEARINGS – None

STUDY SESSIONS

- 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****
- 2. [Kamyshin Minor Hillside Development](#) (PL15005 – HM, DR) – Study Session for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370****

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

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.

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.

NEXT DESIGN REVIEW BOARD MEETINGS:

August 27, 2015
September 11, 2015

MEMORANDUM

August 13, 2015

TO: Design Review Board

CC: Laura Simpson, Planning Manager

FROM: Joan Ryan, Senior Planner

SUBJECT: Site Design Review of Circulation and Orientation for Chalomar Crossings
Study Session – Request for Feedback

On July 9, 2015, the Design Review Board provided comments during the study session for the Chalomar Crossings subdivision where the applicant provided four alternative site plans (#19-#22), with three options shown for Alt. #21. The plans reflected a variety of layouts showing plans for 17-18 units. At the conclusion of the meeting, the Board requested the applicant further explore site plan concepts showing a layout similar to #21 (first option), but with an emergency vehicle access to the eastern easement, rather than a cul-de-sac and further study Alternative #20 to reduce the potential impact of traffic on existing residents that currently utilize the access easement.

On July 30, 2015, the applicant provided staff with two revised concepts, as described below. The alternatives represent all single family detached development:

- Alternative 24 – 18 lots with primary access from Chalomar Road.
 - Two lots face and would have direct access on the eastern easement (entries on side elevation).
 - Four single story homes are located along Chalomar Road.
 - Hammerhead at southwestern corner of site allows for 2 parking spaces
 - Sidewalk on one side of private roadway.
 - 13 internal parking spaces, 6 project parking spaces within easement and 6 parking spaces provided for eastern neighbors within easement area.
 - Homes on southern side of private road are oriented back to back.
 - No direct access for most homes onto easement roadway.
 - Seven homes back to northern boundary; three homes back to Oak Grove Road.
 -
- Alternative 25 – 18 lots with primary access from eastern easement via Chalomar Road.
 - Two lots face and have direct access on the eastern easement.
 - Three single story homes are located at the corners of the project site.
 - Emergency vehicle access is shown at southwestern corner of site.
 - Sidewalk on one side of private roadway.
 - 8 internal parking spaces, 3 project parking space within easement and 3 parking spaces provided for eastern neighbors within easement.
 - Homes on southern side of private road back to Chalomar Road.

- Access for all homes is achieved from easement roadway.
- Seven homes back to northern boundary; four homes back to Oak Grove Road.

Staff recommendation: *Alternative 24 is preferred over Alternative 25 based on the amount of additional parking provided, the lesser vehicular impact on the neighbors to the east, and the reduced number of homes along Oak Grove Road. Staff also prefers the side orientation of homes to Chalomar as opposed to backing the units. However, the homes along the northern boundary are still very tight and all 2-story. Staff recommends the inclusion of 1-2 one-story units along this edge to break up the appearance of a wall of homes along that edge, and exploration of a foot path to the north, if feasible.*

In addition, the applicant provided revised elevations for the three plan types, as outlined below:

Plan 1: 1,760 sq. ft., single story plan

- 3 bedroom home with den/bed 4 option, with 2-car garage.

Traditional elevation shown

- Provided new single story elevation
- Side entry accented with stone with front and side porch

Farmhouse elevations shown

- Provided new single story elevation
- Side entry accented with large gable roof

Staff comment: *On Farmhouse side elevation, consider board and batt siding with another material, to break up and reduce verticality.*

Plan 2: 2,323 sq. ft., two-story plan

- 4 bedroom home with den/bed 5 option, with 2-car garage.

Traditional elevation

- Front elevation - use and height of stone increased; window added at upper bathroom
- Lights on both side of garage added
- Decorative windows added as option

Farmhouse elevation

- Lights on both sides of garage added
- Board and batt gable detail added

Staff comment: *Farmhouse porch should be carried across gable. Decorative windows on all should be standard not optional.*

Plan 3: 2,467 sq. ft., two-story plan

- 4 bedroom home with loft/bed 5 option, with 2-car garage.

Traditional elevation

- Front elevation – window trim boards increased in size

Staff comment: *Patio railing should be extended to front of house toward street.*

Farmhouse elevation

- Use and height of stone increased
- Gable added at entry with stone accents

Staff comment: *stone should be carried around base.*

Plan 3: Side and rear elevations

Farmhouse elevation

- Lights on both sides of garage added

Staff comment: *Add belly band to front elevation to break up verticality and lower wood accents under top gable*

Traditional elevation

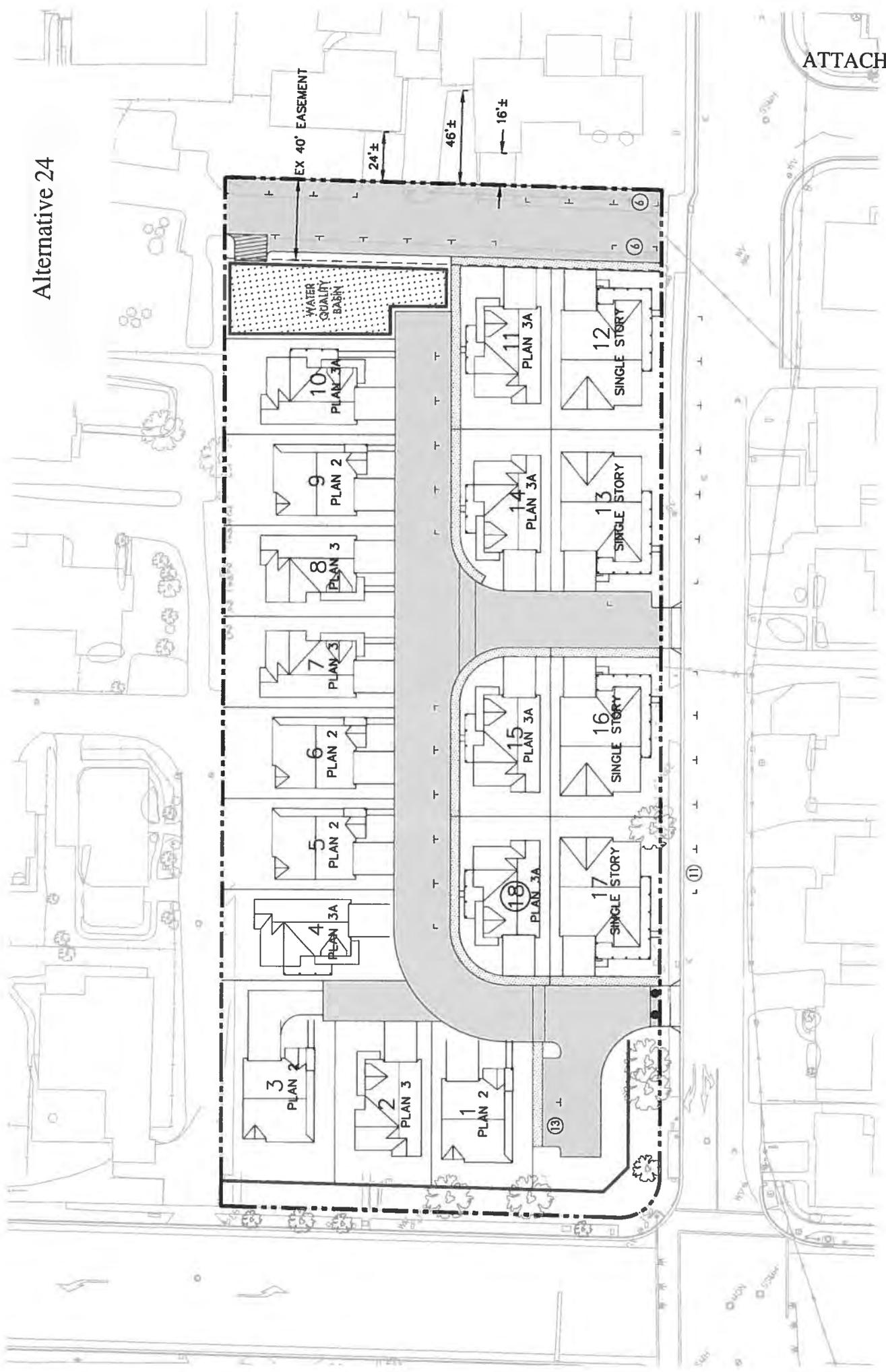
- Use and height of stone increased

Staff comment: *Add Stone on rear elevation-should be noted to return to fence line.*

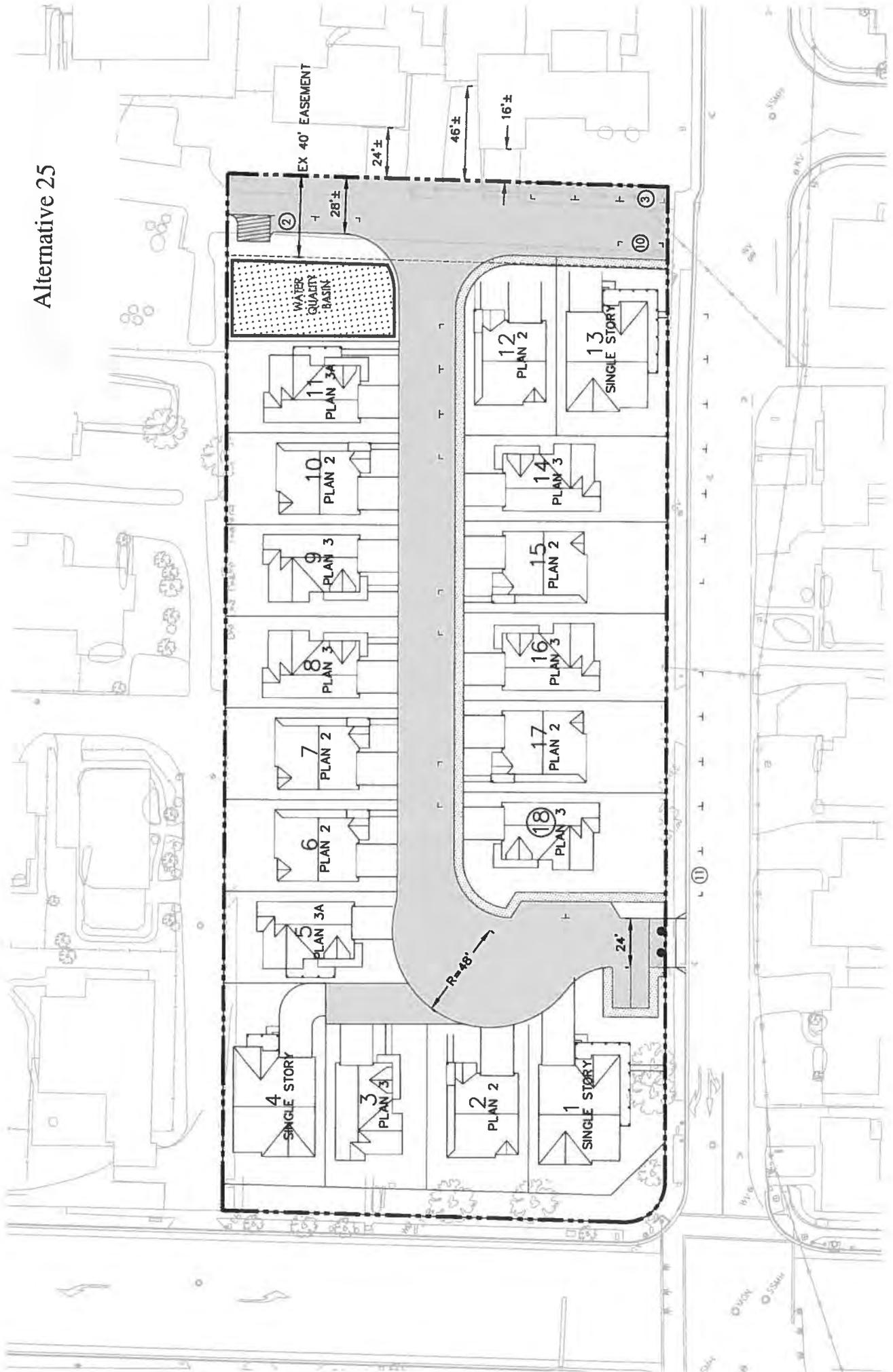
Attachments:

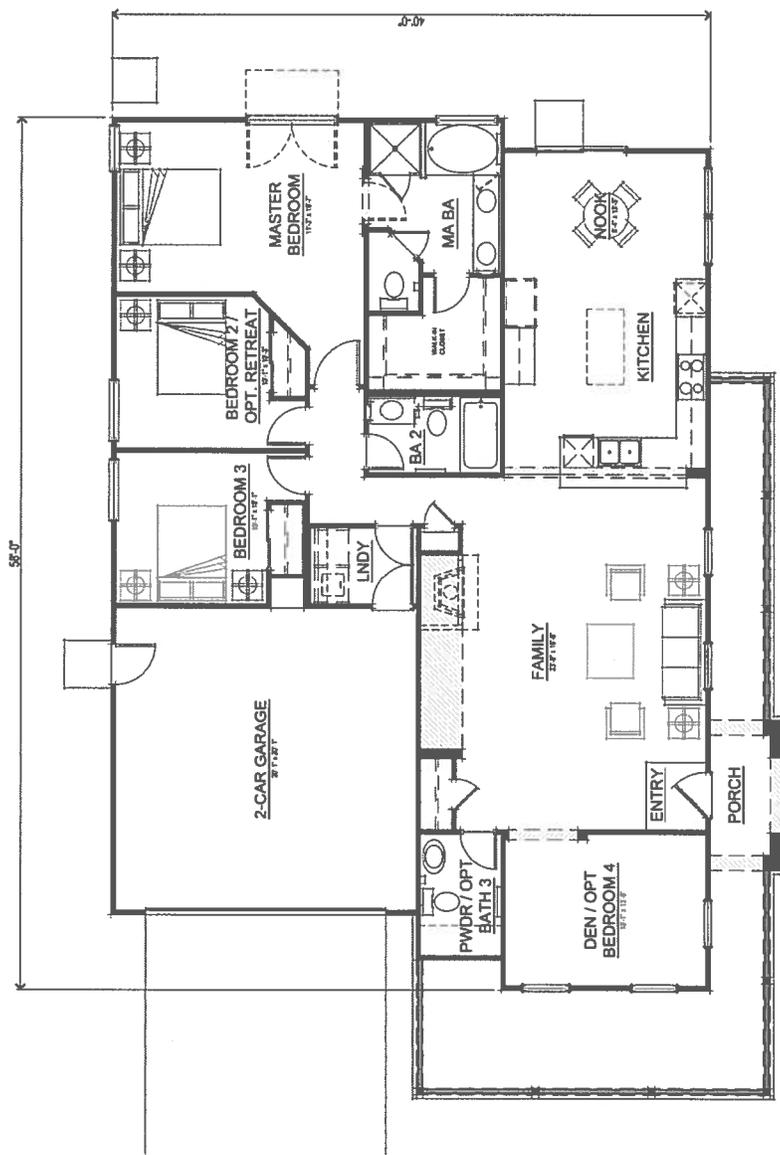
- A. Site Concepts #24-#25
- B. Elevations for Plans 1, 2 and 3, pages 1-8

Alternative 24



Alternative 25

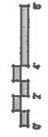




PLAN 1 SQUARE FOOTAGES

FIRST FLOOR	1786 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	359 SQ. FT.

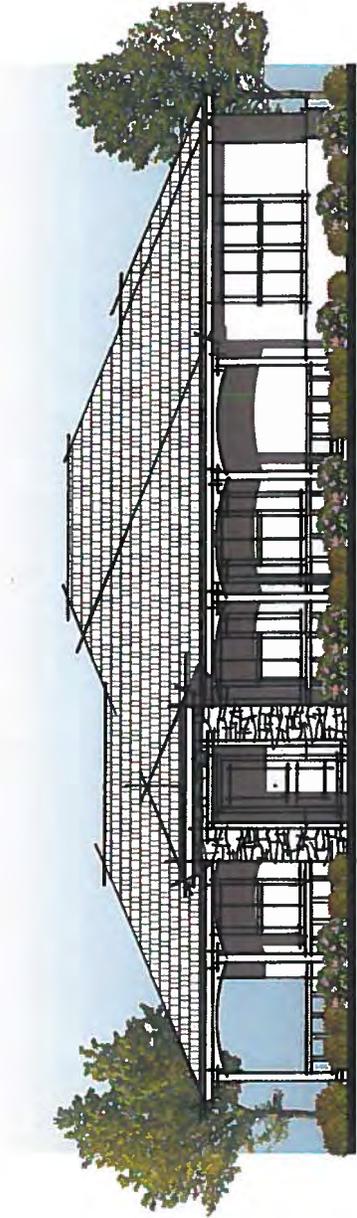
FIRST FLOOR PLAN



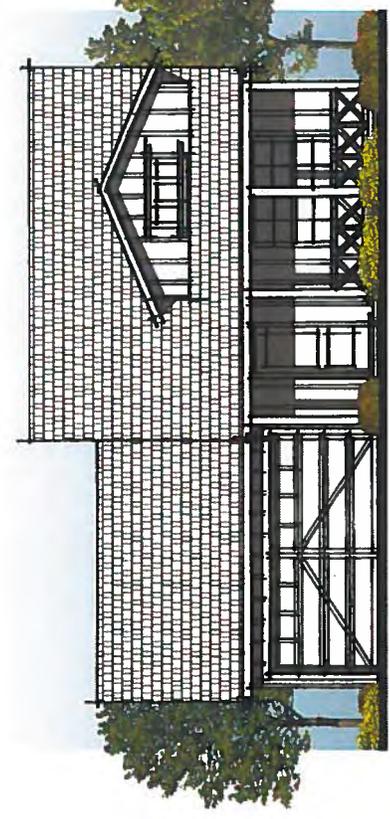
PLAN 1 FLOOR PLAN



3381 Walnut Blvd. Suite 120 Brentwood, CA 94005
 925.634.7000
 www.acredev.com
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TRADITIONAL FRONT ELEVATION



FARMHOUSE FRONT ELEVATION



FARMHOUSE FRONT ELEVATION

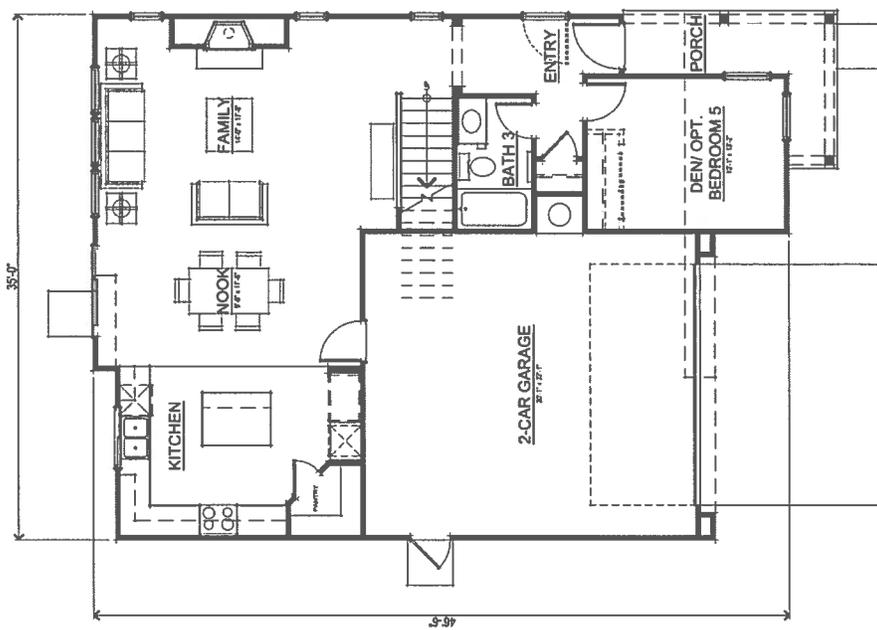


Chalamar Crossings
Concord, CA
July 30, 2015

ACRE Residential Development, LLC
7801 Shoreridge Drive, Suite 120 Pleasanton, CA 94568
925.330.0091

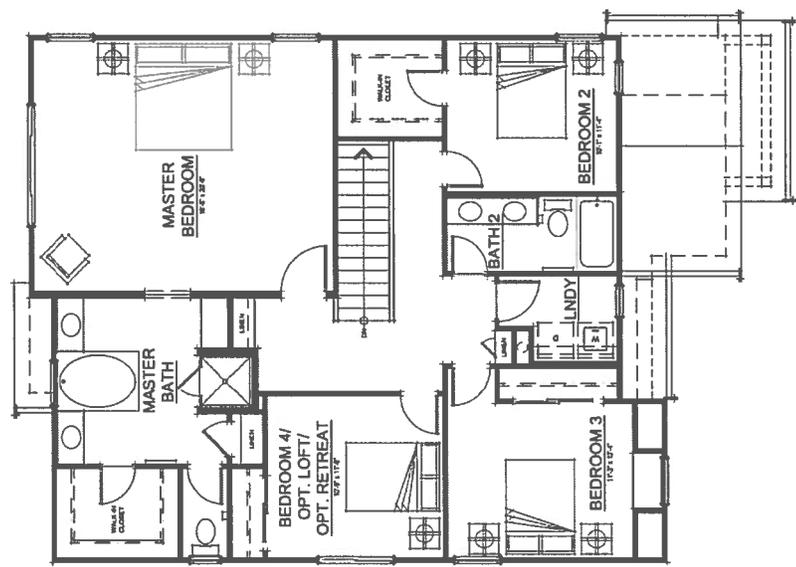
PLAN 1 FRONT ELEVATIONS

1351 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7200
www.stauszdesign.com
SJC Architects, Inc.



FIRST FLOOR PLAN

PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	881 SQ. FT.
SECOND FLOOR	1443 SQ. FT.
TOTAL LIVING	2323 SQ. FT.
2-CAR GARAGE	464 SQ. FT.



SECOND FLOOR PLAN

Chalamar Crossings
 Concord, CA
 July 30, 2015

ACRE Residential Development, LLC
 7801 Browardage Drive, Suite 120 Pleasanton, CA 94566
 925.238.2081



PLAN 2 FLOOR PLANS

3381 Walnut Blvd. Suite 120 Brentwood, CA 94513
 925.634.7000
 www.stananddesign.com
 S&S Architects, Inc.



HIGH DEFINITION
COMPOSITION
SHINGLE ROOFING
BOARD & BATT
GABLE DETAIL

BOARD & BATT
SIDING WITH
WOOD TRIM

DECORATIVE
GAMING PORCH w/
OPTIONAL WINDOWS

FOR WOOD ENTRY
w/ WOOD TRIM
FOR A OPTIONAL
DECORATIVE
ENTRY DOOR

FARMHOUSE FRONT ELEVATION



HIGH DEFINITION
COMPOSITION
SHINGLE ROOFING

DECORATIVE
GABLE TRIM

FOR WOOD ENTRY
w/ WOOD TRIM
FOR A OPTIONAL
DECORATIVE
ENTRY DOOR

FOR WOOD ENTRY
w/ WOOD TRIM
FOR A OPTIONAL
DECORATIVE
ENTRY DOOR

FOR WOOD ENTRY
w/ WOOD TRIM
FOR A OPTIONAL
DECORATIVE
ENTRY DOOR

TRADITIONAL FRONT ELEVATION



PLAN 2 FRONT ELEVATIONS

Chalamar Crossings
Concord, CA
July 30, 2015

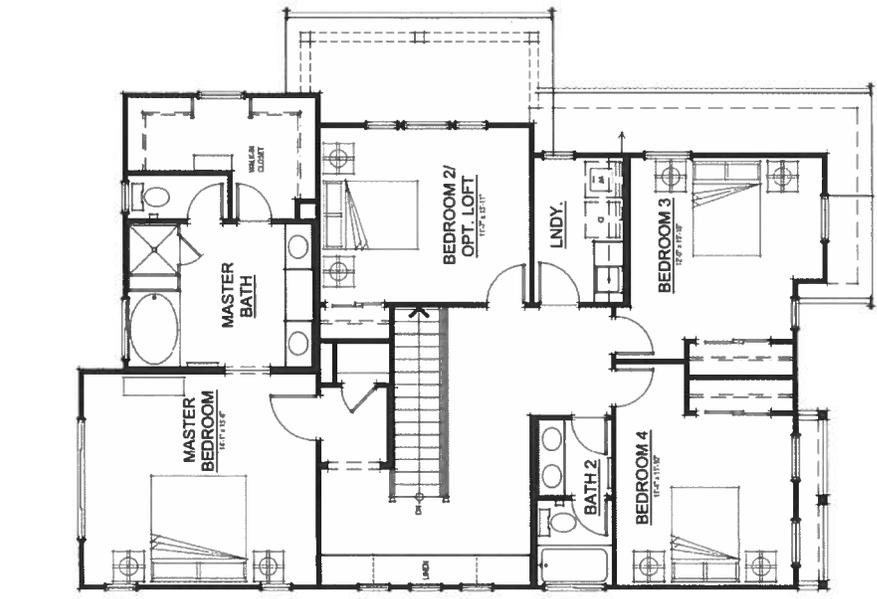
ACRE Residential Development, LLC
7101 Stoneledge Drive, Suite 120 Pleasanton, CA 94568
925.333.0281

3361 Walnut Blvd., Suite 120 Brentwood, CA 94515
925.674.7000
www.sansasdesign.com





FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 3 SQUARE FOOTAGES	
FIRST FLOOR	1047 SQ. FT.
SECOND FLOOR	1420 SQ. FT.
TOTAL LIVING	2467 SQ. FT.
2-CAR GARAGE	455 SQ. FT.



PLAN 3 FLOOR PLANS



FARMHOUSE FRONT ELEVATION



TRADITIONAL FRONT ELEVATION



PLAN 3 FRONT ELEVATIONS

Chalamar Crossings
Concord, CA
July 30, 2015

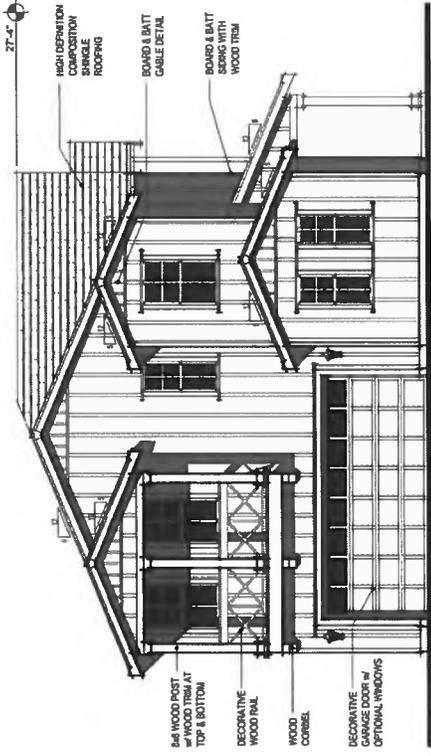
ACRE Residential Development, LLC
7601 Stoneledge Drive, Suite 120/Pleasanton, CA 94568
925.332.0261

3381 Walnut Blvd., Suite 120/Berkeley, CA 94513
925.676.7100
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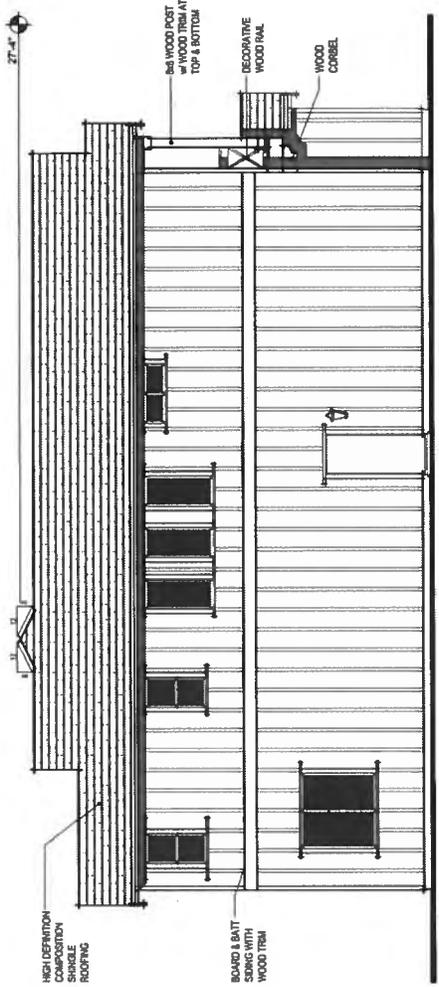
SMF Architects, Inc.



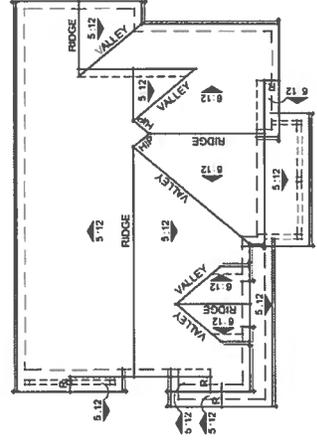
FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION



FARMHOUSE REAR ELEVATION



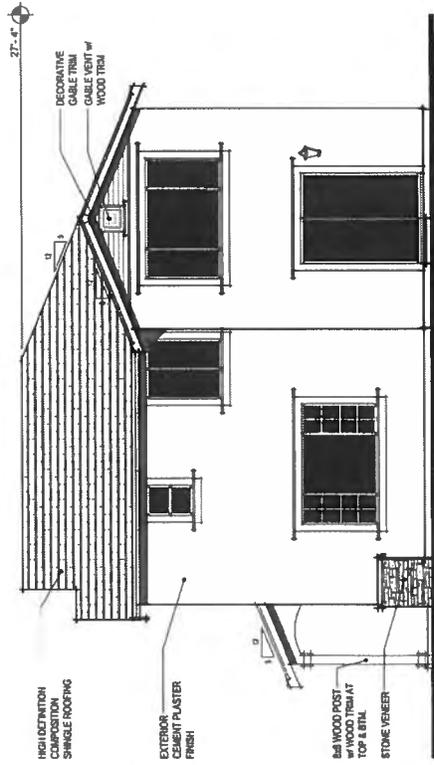
FARMHOUSE ROOF PLAN

Chalamar Crossings
Concord, CA
July 30, 2015

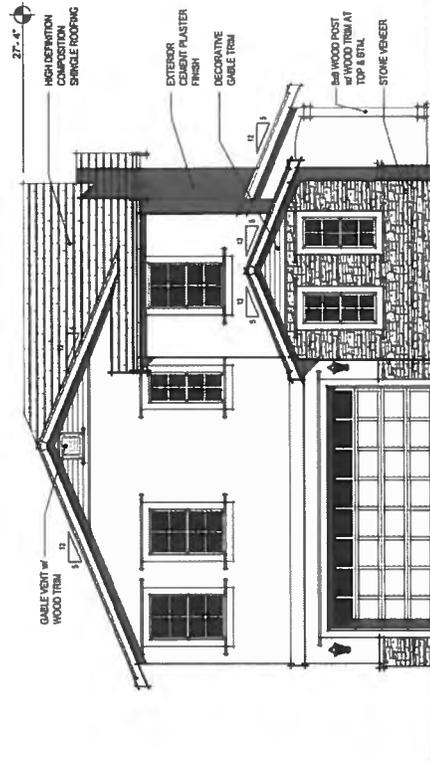
ACRE Residential Development, LLC
7801 Shoreline Drive, Suite 120 Pleasanton, CA 94566
925.501.0801

PLAN 3 FARMHOUSE ELEVATIONS AND ROOF PLAN

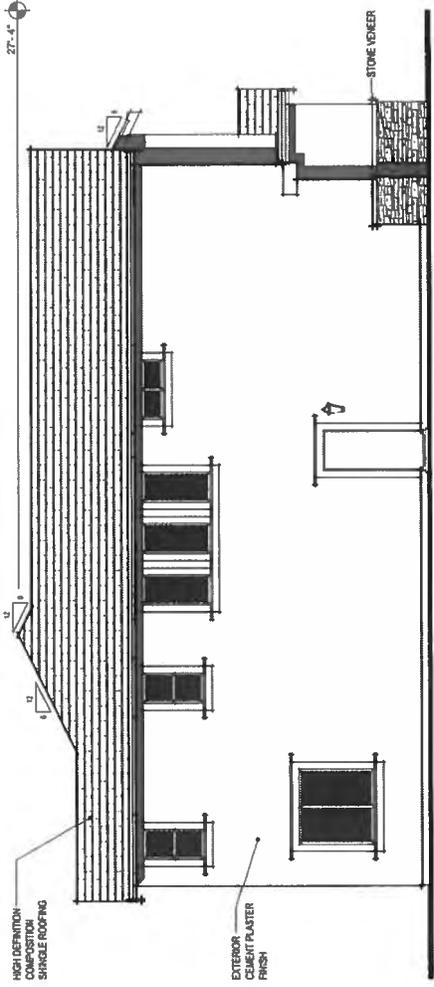
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925.634.7000
www.stmstudio.com
STM Architects, Inc.



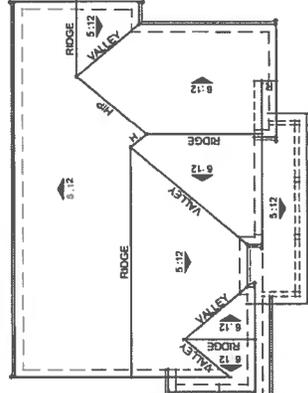
TRADITIONAL RIGHT ELEVATION



TRADITIONAL LEFT ELEVATION



TRADITIONAL REAR ELEVATION



TRADITIONAL ROOF PLAN

MEMORANDUM

August 13, 2015

TO: Design Review Board
CC: Laura Simpson, Planning Manager

FROM: Joan Ryan, Senior Planner

SUBJECT: Review of Southern and Western Elevations
Study Session – Request for Feedback

On July 9, 2015, the Design Review Board provided comments during the study session for the Kamyshin Hillside Development Plan. The Board suggested re-examining the composition and massing of the home, noted the design did not seem cohesive, and that there needed to be more accuracy with respect to details such as window placement, and more call outs of materials and elements. The Board concluded the meeting by requesting a study session where sketches or concepts of the two prominent southern and western elevations could be discussed further.

On July 29, 2015, the applicant provided staff with revised elevations, as described below.

West Elevation

- Red Western Cedar siding has been removed and replaced with stucco, color to be determined
- Window placement is more symmetrical on either side of roof peak.

South Elevation

- Hip and gable roof elements previously shown have been eliminated and now are shown with one gable at the bedroom and a roof dormer at the master bedroom.
- Wider windows are shown at the den and dining areas.
- Stone tile façade and Red Western Cedar base wainscoting have been eliminated and are now reflecting all stucco for the siding.
- Roof element not called out under roof peak.

Attachments:

- A. Floor Plan – A2.1
- B. East and West (Front) Elevations – A3.2
- C. South and North Elevations – A3.3

