



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

**Thursday, June 9, 2016
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

Ross Wells

Jason Laub – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. [5/26/16 Meeting Minutes](#)

STAFF REPORTS

1. [Kamyshin Minor Hillside Development Plan](#) (PL15005 – DR) – Joan Ryan @ (925) 671-3370.

HEARINGS

1. [Costa Hillside Residence](#) (PL16204 – DR) – Design Review for a single-family residence measuring 3,189 sq. ft. on a 1.0-acre hillside lot at Holly Drive. The General Plan designation is Rural Residential; Zoning classification is RR-40 (Single Family Residential, 40,000 sq. ft. minimum lot size); APN: 117-060-035. **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) 671-3021, 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.

NEXT DESIGN REVIEW BOARD MEETINGS:

June 23, 2016

July 14, 2016



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

**Thursday, May 26, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Staff Present: R. Lenhardt, F. Abejo, J. Gonzalez, J. Ryan
Audience Attendance: 13 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None*

CONSENT CALENDAR

A. 5/12/16 Meeting Minutes

ACTION: Approved, 4-0. (Wells motioned, Shelby seconded.)

STAFF REPORTS – *None*

HEARINGS

- 1. Burger King Restaurant (PL16098 – DR) – Design Review for proposed façade improvements to an existing 3,152 sq. ft. Burger King restaurant with drive-thru on a 3.33-acre site located at 5450 Ygnacio Valley Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 120-270-066. Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: The Board continued the item to a date uncertain and provided the applicant with the following comments: 1) Submit revised elevations showing increased brick mass at base and at tower with more depth; 2) Submit revised elevations to show better transition between brick wainscot and upper stucco wall; the Board requested a sufficient profile; 3) Show riglets extending across the entry ways; 4) Eliminate awning over blank wall and switch with where “Taste is King” sign is located; and 5) Submit revised landscape plan including: a) Green screen along drive-thru planter queue; b) Nandina and any other shrubs as 5 gallon size; and c) all trees as 24-inch box.

2. **Ridge Park Subdivision (PL16155 – DR)** – Design Review for four single family homes ranging in size from 3,579 to 4,135 sq. ft. located at 9999 Ridge Park Court. The General Plan designation is Low Density Residential; Zoning classification is RS-10 (Single Family Residential; 10,000 sq. ft. minimum lot size); APNs 130-090-031, -032, -033, and -034. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *The Board provided the applicant with the following comments: 1) Submit revised elevations showing improved side and rear elevations; 2) Submit revised elevations to provide additional shutters as appropriate, with appropriate sizing and adding exterior lighting where appropriate; 3) Re-examine gable over Plan 1D entry; 4) Submit revised landscape plan to reflect a: 7-foot tall fence with top lattice panel; b) note trees required to be saved and tree protection fencing on plans, consistent with conditions of approval, and c) 24-inch box trees.*

3. **Cash and Carry (PL16202 – DR)** – Design Review for façade and tenant improvements to an existing multi-tenant building formerly occupied by OSH Hardware on a 5.2-acre site located at 2150 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-170-021. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

ACTION: *The Board provided the applicant with the following comments: The site is located at a very visible intersection; 1) provide a landscape plan that replaces dead/dying and missing landscaping, 2) staff is encouraged to meet with the property owner and the applicant to discuss ways to secure, enclose, or demolish the vacant garden center, 3) submit a Master Sign Program that incorporates the proposed façade enhancement, 4) eliminate the “gap” behind the proposed trash enclosure by moving it adjacent to the building, and 5) repair and paint the existing building façade as needed in addition to the proposed façade enhancements.*

4. **Veranda Master Sign Program (PL15466 – DR)** – Design Review for a master sign program that includes tenant, identification, directional and freeway-oriented signage for an approximately 375,000 sq. ft. shopping center proposed on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-44-001. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board preferred design Option 1 for the freeway oriented pylon sign and recommended the master sign program return with revisions showing the preferred option and additional details for approval as a staff report item.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS - None

STAFF ANNOUNCEMENTS – *Staff announced a service will be held for Peter Harmon on May 28, 2016 at 2:00 p.m. at Ouimet Brothers Concord Funeral Chapel at 4125 Clayton Road. Staff also announced the Housing and Economic Development Committee will be conducting interviews for the vacant position on the Board on July 25, 2016. A replacement for Peter Harmon will likely be appointed in August.*

ADJOURNMENT – 9:23 p.m. (4-0, Shelby motioned, Laub seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

June 9, 2016

June 23, 2016

MEMORANDUM

June 9, 2016

TO: Design Review Board members

FROM: Joan Ryan, Senior Planner 

SUBJECT: 3687 Treat Blvd. Kamyshin Hillside Development Plan (PL15005 - DR) –
Staff Report item for Grading and Driveway Materials

On May 12, 2016, the applicant received final design review approval from the Design Review Board for the Kamyshin Minor Hillside Development Plan. In addition, the Board requested two items return as staff report items, the applicant's grading plan and the materials for the driveway, as further described below:

1. Grading Plan and Sections – Prepared by Alexander & Associates Inc., dated 3/21/16 reflects the residence on the site and the low retaining walls on the south side of the site as well as on the retaining wall on the north side of the site adjacent to the patio. Sections have also been included, as shown on Exhibit A.

- *Staff is satisfied with the plan and the detail provided.*

2. Driveway Materials – The landscape plan set, includes detail 2 (Concrete Paving at Driveways) on Sheet L-6 of the set.

- *Staff is satisfied with the plan and the detail provided.*

Exhibits:

A-Grading Plan with Sections

B-Sheet L-6 showing driveway detail



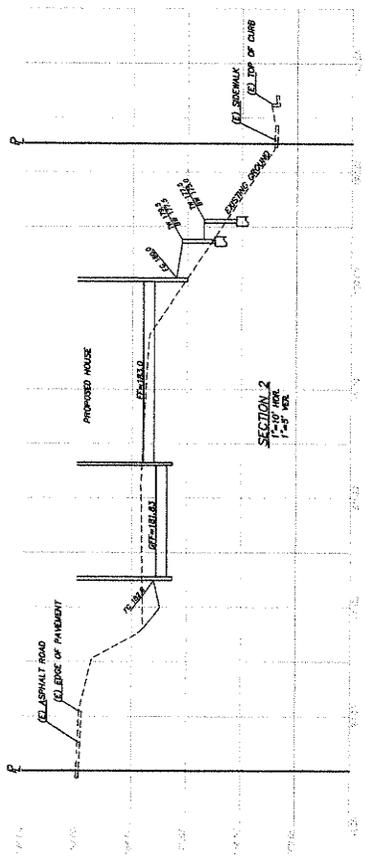
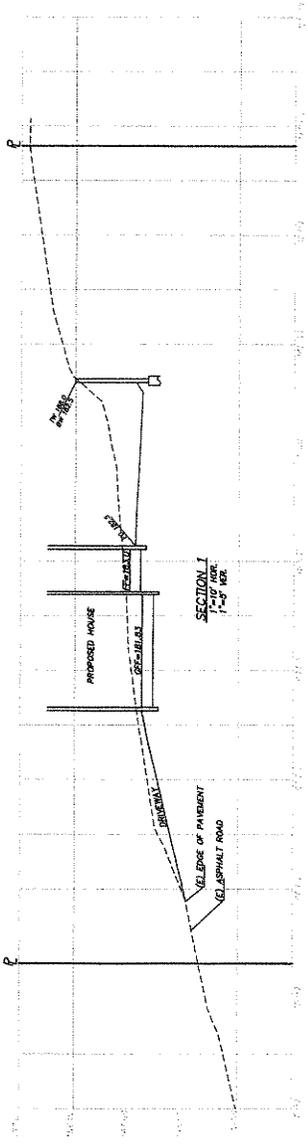
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GRADING SECTIONS
 3687 TREAT BLVD.
 CITY OF CONCORD
 CONTRA COSTA COUNTY, CALIFORNIA

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BY	...
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ALEXANDER & ASSOCIATES INC.
 SURVEYORS
 PLANNERS
 ENGINEERS
 117 OLD BERNAL AVE. SUITE 100, PLEASANTON, CALIFORNIA 94550
 (925) 462-2550

NO.	DATE	BY	REVISIONS



REVISIONS

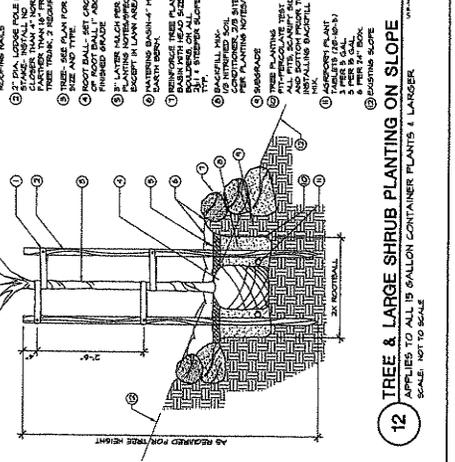
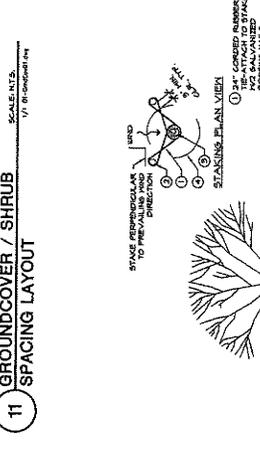
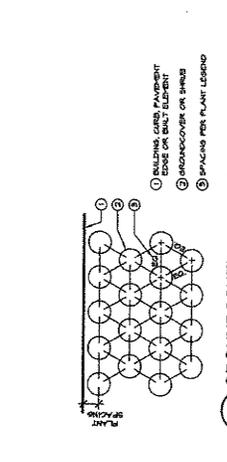
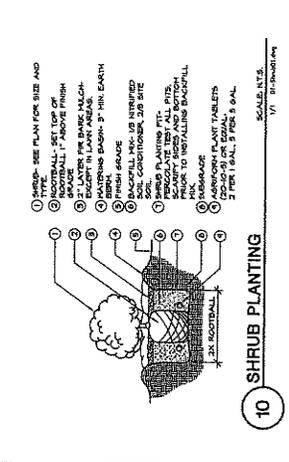
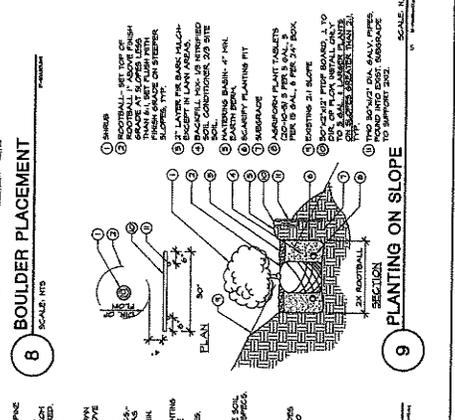
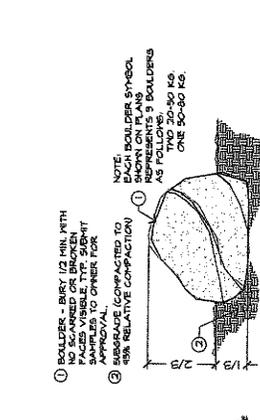
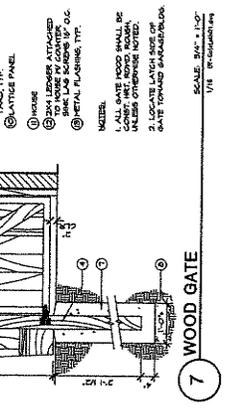
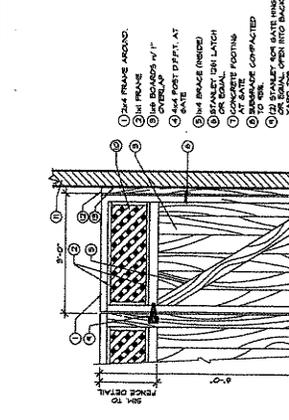
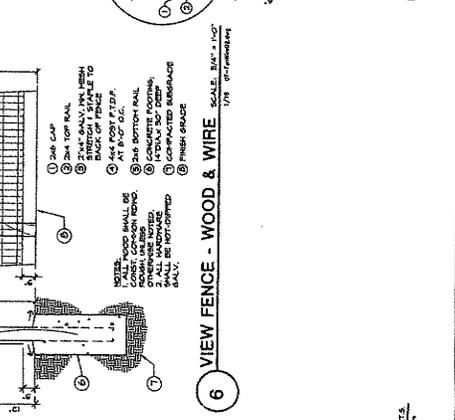
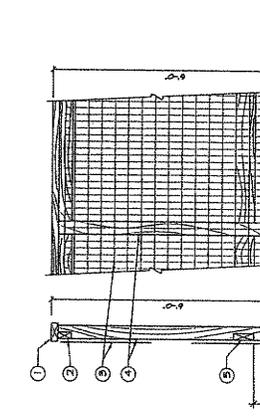
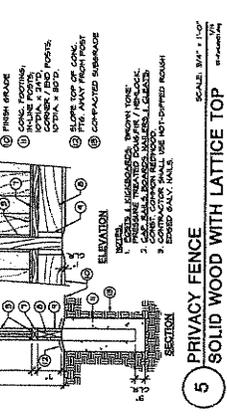
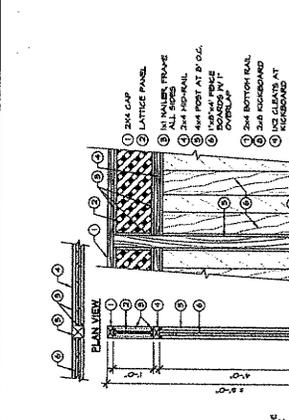
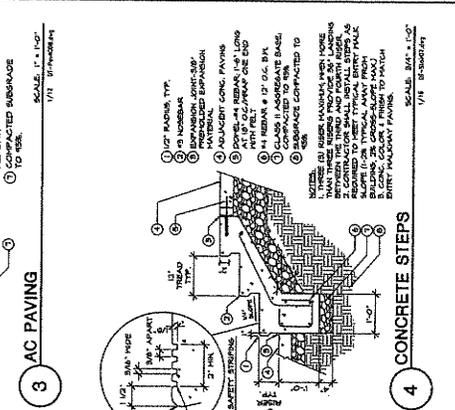
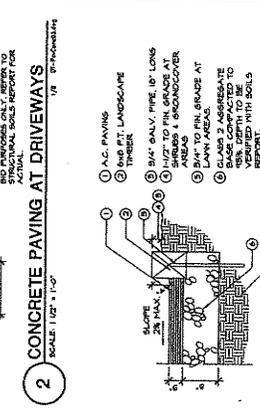
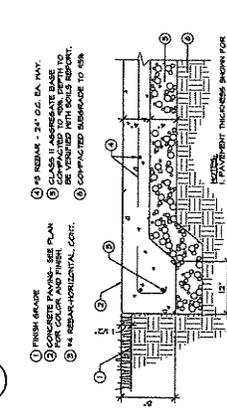
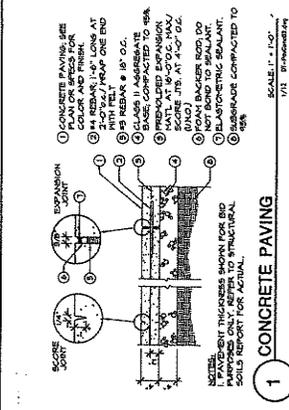
Milroy Webster
 11111 15th Ave., Suite 100
 San Diego, CA 92161
 Phone: 619-594-8888
 Fax: 619-594-8889
 www.milroywebster.com

LANDSCAPE DETAILS
 SINGLE FAMILY RESIDENCE
 3687 Treat Boulevard
 Concord, California

DATE: 01/11/10
 DRAWN BY: AW
 CHECKED BY: AW
 SCALE: 1/8" = 1'-0"

PROJECT NO: 2008000000
 SHEET NO: 01 OF 7

L-6



1. CONCRETE FINISH, SEE PLAN OR SPEC FOR COLOR AND FINISH
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REPORT TO DESIGN REVIEW BOARD

DATE: June 9, 2016

I. GENERAL INFORMATION

Project Name: Costa Hillside Residence (PL16204 – HM, DR)

Review Status: Design Review

Location: Holly Drive

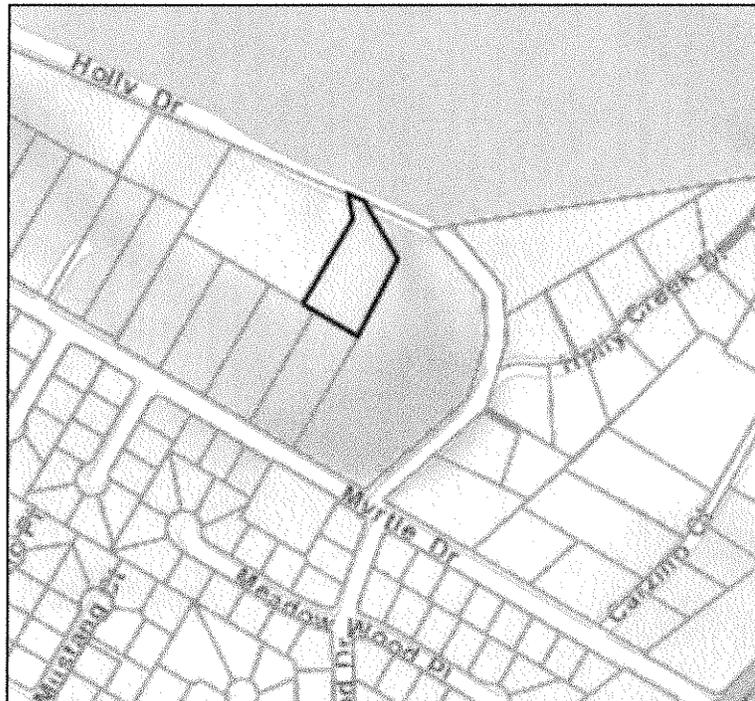
Parcel Number: 117-060-035

General Plan: Rural Residential

Zoning: RR-40 (Rural Residential, 40,000 sq. ft. min. lot size)

Applicant: Connie and Dave Costa
1009 Rolling Woods Way
Concord, CA 94521

Vicinity Map:



II. PROJECT BACKGROUND

On February 1, 2016, Concord residents Connie and Dave Costa submitted a Preliminary Application and Conceptual Design Review for a single family hillside residence on a vacant site on Holly Drive. The project underwent Conceptual Design Review on February 25, 2016 and the Board provided feedback on the project.

On May 5, 2016, the Costas submitted a Minor Hillside Development Plan and Design Review application for construction of a single family home at the subject site. The application was reviewed by the Development Advisory Committee (DAC) on May 24, 2016 and the Committee deemed the project incomplete on May 27, 2016.

This application is for Final Design Review. The Board's comments will be incorporated into conditions of approval that are forwarded to the Zoning Administrator as part of the Hillside Development Plan.

III. DISCUSSION

Revised plans (Exhibit A) were submitted on May 5th. The Board's February 25th comments are summarized below in italics followed by an explanation of the applicant's response, and staff's recommendations. The applicant's revised plans include changes to the front and rear roof lines to include a more substantial hip roof element, more delineation of the right elevation, additional window and hip roof element on the left elevation with a small porch, and the addition of parking near the front entry walk. The elevations appear better proportioned overall.

- 1) *Board requested exhibits with color options that reduce the mass of the home; one suggestion was using a complimentary darker color for the garage.*

The applicant has provided a color elevation A0.1, reflecting the proposed color for the residence. The body color is Benjamin Moore Dunmore Crème (HC-29) and a trim color that is Kelly Moore Stagecoach (KMA74-5), both earth tone colors that should blend with the hillside. The architect indicates he examined some color variations, but it looked forced. With the addition of both the front porch and the rear porch that was designed to reduce the mass and bulk of the composition, the applicant and architect concluded they were happy with the body color selected.

- Applicant has responded appropriately to the Board's comments. The color is consistent with the City's Hillside Development guidelines.

- 2) *Exhibits with sketch options showing roof pitch options, noting a higher roof pitch could improve the appearance.*

The applicant provided revised architectural elevations that reflect a higher roof pitch increasing the pitch to a 4/12 roof pitch (from 2.5/12 pitch) with a more substantial hip roof element at the front of the house measuring approximately 27 feet to the roof peak.

- Applicant has responded appropriately to the Board's comments.

- 3) *Provide additional call-outs on elevations to specify window color, and preliminary window details. Specify what the window frames would be.*

The applicant provided window details (40 and 41) on Sheet A3.2 for fire resistant windows. The architect has indicated that they will be using Milguard's "Tuscany" series vinyl windows in a tan color.

- Applicant has responded appropriately to the Board's comments.

- 4) *Modify the west elevation to reduce the appearance of the length of the facade, perhaps by bringing roof line down to break up the elevation.*

The applicant provided a revised right (north) elevation, showing a two-foot pop-out at the center of the façade to reduce the appearance of massing and length of facade.

- Applicant has responded appropriately to the Board's comments.

- 5) *Use 1-1/2" reglets at the roof flashing.*

The applicant provided a revised front elevation, with Note 44 that reads "Fry Reglet PCS -75-25/25, indicating a 1/4" control joint in the stucco." The applicant and architect believed a 1/1/2" reglet would be out of scale with the home.

- Applicant has responded appropriately to the Board's comments.

- 6) *Provide additional details regarding overhangs to show if they are soffited and provide additional roof details, and details regarding the entry, and rear patio.*

The applicant incorporated two details (41 and 43) noted as Typical Eave and Window Head Detail and Flat Roof Fascia Gutter, respectively. Eave Detail 41 shows a typical roof soffit. Detail 43 shows a detail at the front and rear porch and the soffit at that location. All three porch soffits are stucco. A revised front elevation (for Sheet A3.1) dated 5/23/16 (Exhibit B), calls out the use of Western Red Cedar for the front door and associated window and door trim, which is also reflected on the colored elevation (Sheet A3.4) and the cover page (Sheet A0.1).

- Applicant has responded appropriately to the Board's comments.

- 7) *Incorporate fireplaces/chimneys into the architecture/floor plan.*

The applicant has incorporated a fireplace into the great room. The fireplace will be a direct vent style. There will be no chimney on the exterior. The direct vent cap will be on top of the flat roof area over the secondary bedrooms and not visible from the front (or side) of the residence.

- Applicant has responded appropriately to the Board's comments.

- 8) *Existing trees need to be shown on the site plan and if the applicant is proposing to retain the trees, they shall be incorporated and shown on the landscape plan. Rear patio/gathering area materials should be specified. Any fencing needs to be shown along with an open wire detail provided.*

The applicant has indicated that the sole tree on the property, an 8-inch Valley Oak located at the base of the driveway, is proposed to be removed, to accommodate the necessary turning radius for the fire truck. The applicant has also provided a fencing detail on the revised Sheet A3.1 (front elevation sheet) showing Detail 46 for a typical fence detail indicating a 4-0 tall open wire fence. The fence is proposed to enclose the rear yard and terminate on the garage wall next to the man door on the left elevation and 10 feet back from the front wall on the right elevation.

- Applicant has responded appropriately to the Board's comments. Staff will condition the project, appropriately to require the fence location on landscape plans.

IV. RECOMMENDED ACTION

Staff finds the revised plans respond to the Board's comments and recommends design approval. Staff has prepared the following motion for the Board's consideration for the project.

I (Board Member _____) hereby move that the Design Review Board recommend approval of Costa Minor Hillside Development Plan Design Review (PL16024 - HM, DR), subject to all applicable standard conditions of approval and any additional recommendations of the Board.

- Applicant shall provide call outs of all materials and paint colors on elevations for submittal to the Zoning Administrator. Modifications, as reflected in Exhibit B shall be incorporated into the revised plans for Zoning Administrator review.
- Applicant shall specify the fence location on the landscape plans.

Prepared by:


Joan Ryan, AICP
Senior Planner
(925) 671-3370
joan.ryan@cityofconcord.org

Exhibits:

- A- Applicant's revised plans, date-stamped received May 5, 2016.
- B – Revised Project plans front elevation, date-stamped received May 23, 2016

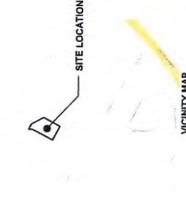
New Costa Residence Single Family Custom Home

Holly Drive
Concord, CA 94521

SHEET INDEX	
Sheet Number	Sheet Name
AS-1	FOUNDATION PLAN
AS-2	FLOOR SLAB
AS-3	UNFINISHED FLOOR PLAN
AS-4	CEILING PLAN
AS-5	ELEVATIONS
AS-6	SECTION
AS-7	ELEVATIONS PERSPECTIVE VIEWS
AS-8	LANDSCAPE PLAN



PROPERTY INFORMATION	
PROPERTY ADDRESS	94898 HOLLY DRIVE
APN #	17708003
ZONING	RH4
CP LAND USE	RH4
LOT SIZE	5,330 SQ FT
PROPOSED BUILDING ON PROPERTY	174 RESIDUAL 2-BAY GARAGE
TOTAL BUILDING FOOTPRINT AREA	490 SQ FT
PERCENT OF LOT COVERED BY BUILDING	1%



FICAGNENTI WAGGONER and CASTLE
Structural Engineers
3100 Oak River, Suite 300
Folsom, CA 95630
Tel: (916) 981-0088
www.ficag.com

CONCURRENCE WITH THE CITY OF CONCORD, CALIFORNIA, IS REQUIRED FOR THE PROPOSED PROJECT. THE CITY OF CONCORD HAS REVIEWED THE PROPOSED PROJECT AND HAS ISSUED A PERMIT TO CONSTRUCT. THE PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. THE PERMIT TO CONSTRUCT IS SUBJECT TO THE CITY OF CONCORD'S STANDARD SPECIFICATIONS AND CONDITIONS OF PERMIT. THE PERMIT TO CONSTRUCT IS NOT VALID FOR THE PROPOSED PROJECT UNLESS IT IS REISSUED BY THE CITY OF CONCORD.

New Costa Residence
Single Family Custom Home
Holly Drive
Concord, CA 94521



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COVER SHEET

PROJECT NO. B15-042
SHEET NO. A0.1

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**FICACCIDENTI
WAGGONER
AND CASTLE**
Structural Engineers
3100 Oak Road, Suite 300
Menlo Park, CA 94025
Phone: (650) 798-0998
Fax: (650) 798-1078
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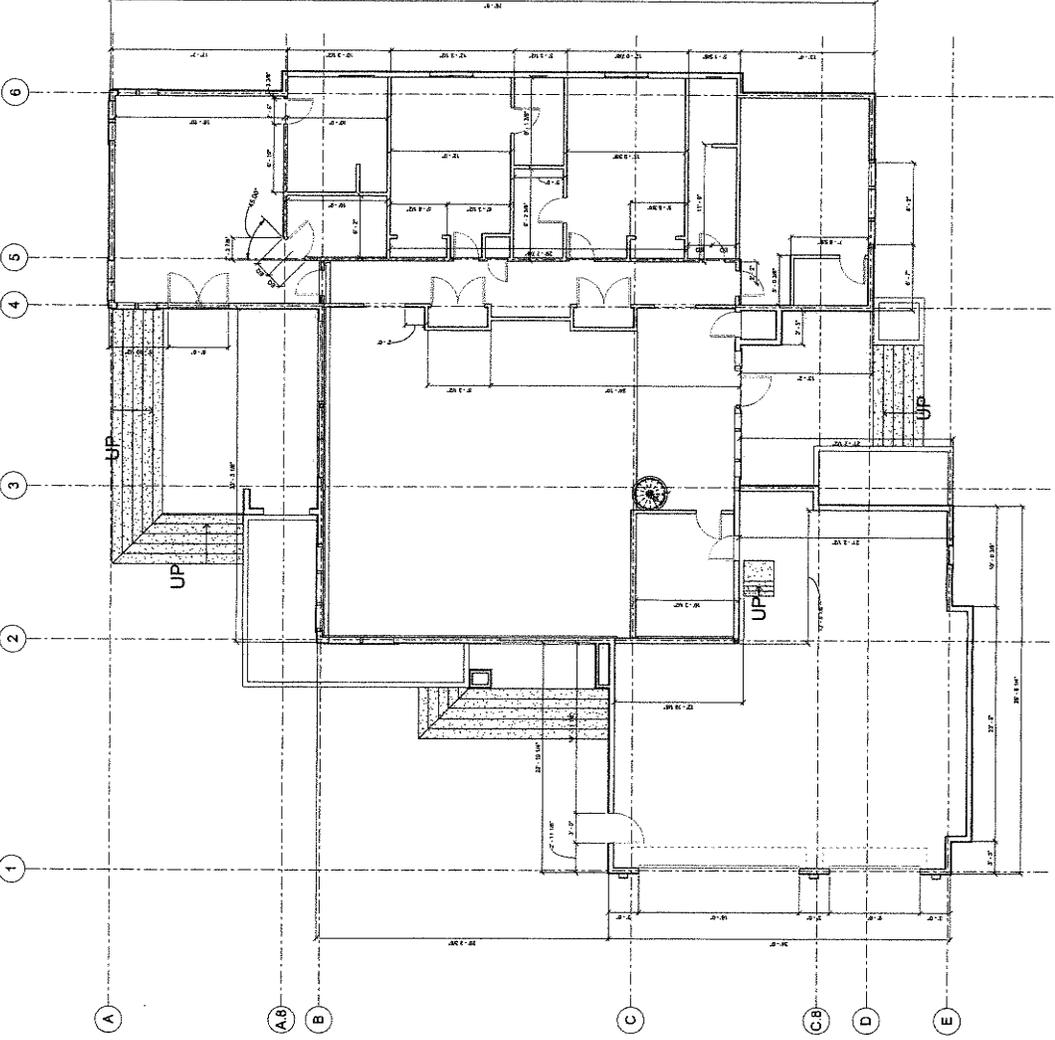


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1ST ISSUE DATE: 10/28/18
SHEET TITLE: DIMENSIONED FLOOR PLAN

DOCUMENT REVIEW
PROJECT: 18-000000
DATE: 10/28/18
PROJECT NO.: 18-000000
PROJECT NAME: B15-002

SHEET NO. A2.2



FLOOR PLAN - DIMENSIONED
DWG: 18-000000



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and CASTLE**
Architectural Firm
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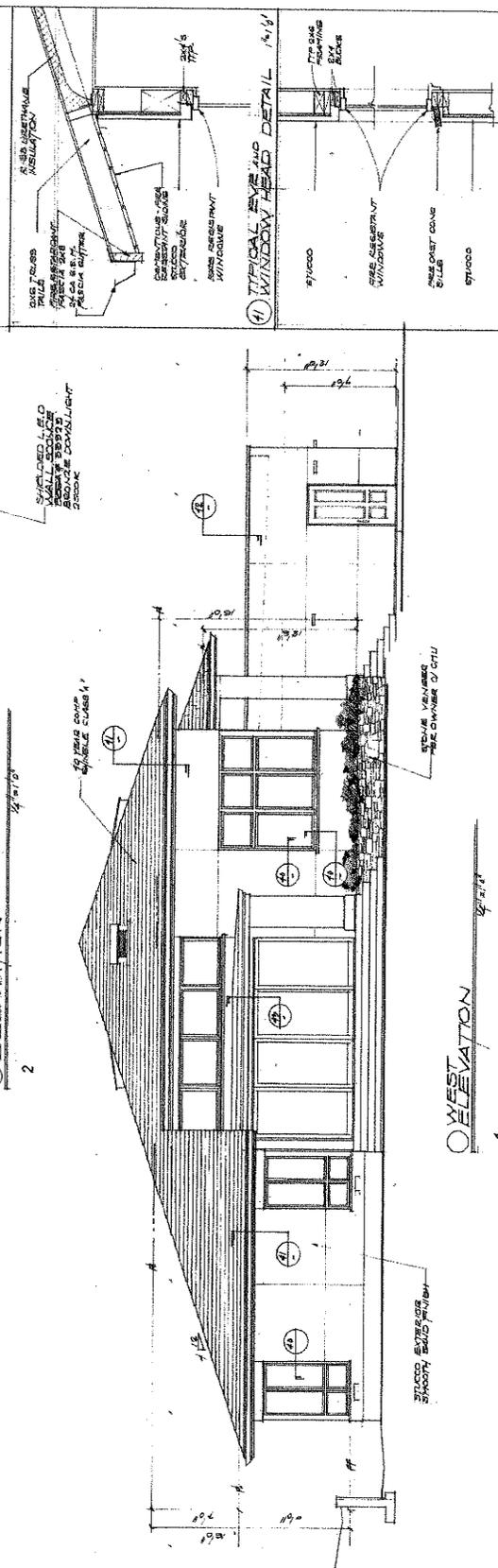
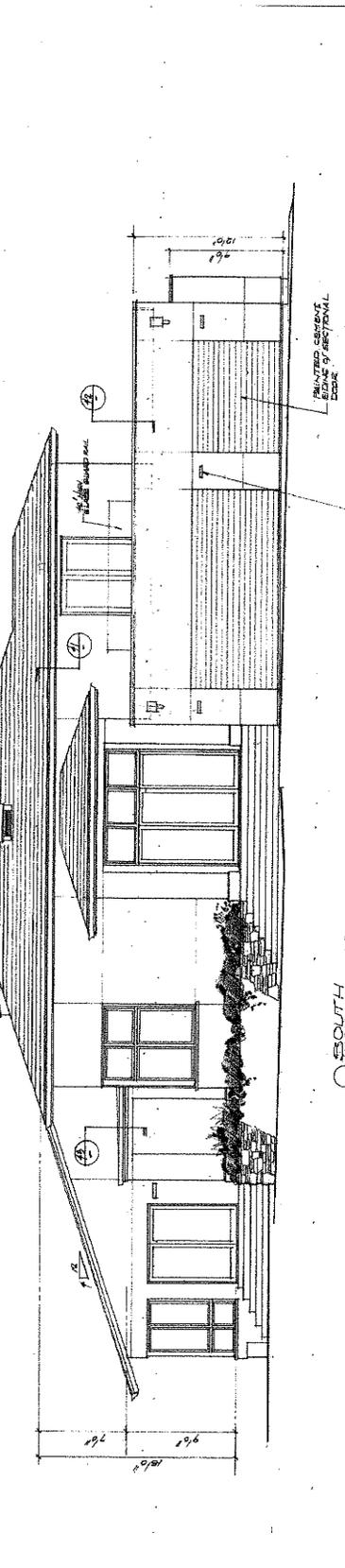
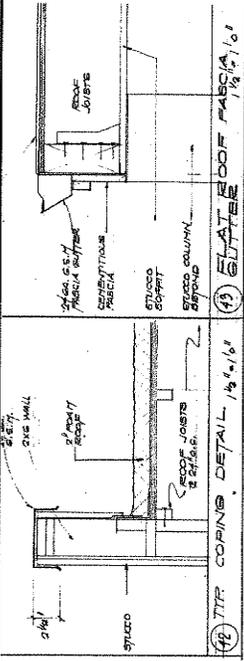


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ELEVATIONS

PROJECT NO.	BUS242
PROJECT NAME	
PROJECT LOCATION	
PROJECT DATE	
PROJECT ARCHITECT	
PROJECT ENGINEER	

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**FICCADENTI
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Structural Engineers
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ELEVATIONS -
PERSPECTIVE
VIEWS

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811-542		

DATE: 11/11/11

A3.4



PERSPECTIVE VIEW - NORTHWEST (CLOSE-UP) [1]



PERSPECTIVE VIEW - SOUTHEAST (CLOSE-UP) [1]



**FICCADENTI
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10000 Wilshire Blvd., Suite 1000
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www.fwc.com

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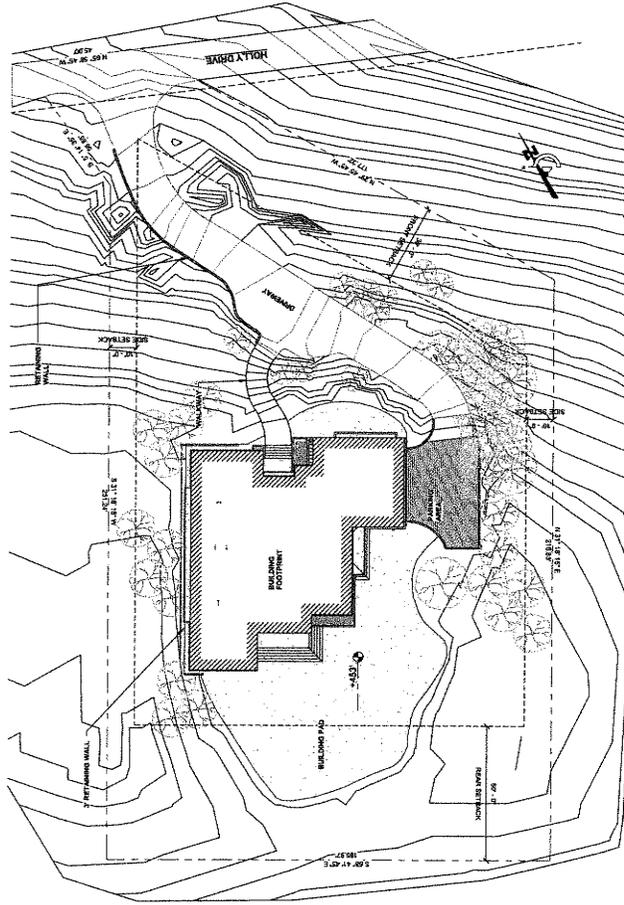
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SHEET TITLE
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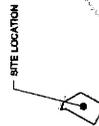
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SCALE 1"=40'-0"



PROPERTY INFORMATION	
PROPERTY ADDRESS	1800 HOLLY DRIVE
APN #	1700003
ZONING	RH40
OFF. LAND USE	RES
LOT AREA	ACRES: 0.0000007 SQ. FEET: 41,741.15
PROPOSED BUILDINGS ON PROPERTY	1.14 BLDG. AREA 1.14 BLDG. AREA 1.14 BLDG. AREA
TOTAL BUILDING FOOTPRINT AREA	4,000 SQ. FT.
PERCENT OF LOT COVERED BY BUILDINGS	11%

