



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

**Thursday, October 27, 2016
5:30 p.m., Regular Meeting
GARDEN CONFERENCE ROOM
1950 Parkside Drive, Bldg. A**

****PLEASE NOTE ROOM CHANGE****

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

David Litty

Ross Wells

Jason Laub – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. [10/13/16 Meeting Minutes](#)

STAFF REPORTS

- 1. [Starbucks at 4290 Clayton Road \(PL14257 – DR\)](#) – Project Planner: Frank Abejo @ (925) 671-3128**
- 2. [Concord Terminal Shopping Center \(PL16332 – DR\)](#) – Project Planner: Lorna Villa @ (925) 671-3176**

HEARINGS

- 1. [1950 Concord Avenue \(PL16266 – DR\)](#) – Final Design Review for a remodel of an existing 4,800 sq. ft. commercial and office building located at 1950 Concord Avenue. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-052-018. 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:

November 10, 2016
November 24, 2016 – **CANCELLED**
December 1, 2016 – Special Meeting



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

**Thursday, October 13, 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, D. Litty, R. Wells
Staff Present: R. Lenhardt, A. Hamid, L. Villa
Audience Attendance: 8 people

DRAFT SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 9/22/16 Meeting Minutes

ACTION: *Approved, 4-0-1. (Litty motioned, Wells seconded, Laub abstained.)*

STAFF REPORTS: *None*

HEARINGS

1. Concord Terminal Shopping Center (PL16332 – DR) – Final Design Review to paint the exterior buildings of the Concord Terminal Shopping Center at 2693-2787 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 113-288-015. Project Planner: Lorna Villa @ (925) 671-3176

ACTION: *The Board continued the item to a date uncertain and provided staff with the following comment: 1) return with revised elevations that utilize a combination of both color palettes on Buildings A and B.*

2. Park N Shop Design Guidelines (PL16092 – DR) – 2nd Preliminary Design Review for façade improvements and a master sign program for the Park & Shop retail center. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-281-033,005, 007, 009, 010, 011, 012, 013, 035, 040, 041, 022 through 028; and 126-360-001 through 009. Project Planner: Afshan Hamid @ (925) 671-3281

ACTION: *The Board provided staff with the following comments: 1) add Purpose, Intent, Process and Review sections, 2) clarify large tenant square footage to 20,000 sq. ft. throughout the document, 3) on page 7, make the graphics consistent, 4) on page 7, clarify the façade vs. building, 5) encourage the use of transparent windows, however if clear glass is not possible due to energy efficiency requirements, consider tinted glass or another appropriate option, 6) Page 27, take out the language stating “color schemes shall be tasteful,” 7) Page 28, leave merchandise display as is, and not optional 8)add a “maintenance clause,” for example every 5 years or when a new tenant leases, then the storefront shall be painted, patched and repaired 9)Page 36, state that monument signage is not part of the scope of the Design Guidelines, and is under separate review, 10) clarify the graphics so that numbers add up, 11) change storefront opening to storefront linear width, 12) leave the sign chart as is, no changes, 12) Ms. Catalano requested to see the redlines dated September 12, 2016 incorporated into the Design Guidelines. She would like to offer additional comments from Park & Shop Board for a second round of revisions. Ms. Catalano stated that after the two rounds of revisions there should be sufficient opportunity for her to review the final draft prior to the next scheduled DRB meeting. The DRB requested Ms. Catalano to present all her comments for one comprehensive round of revisions to be coordinated with staff and then a final meeting December 8.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *None*

STAFF ANNOUNCEMENTS: *Staff noted the 10/27 DRB meeting will be held in the Garden Conference Room.*

ADJOURNMENT: *8:01 p.m. (5-0, Shelby motioned, Wells seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

October 27, 2016
November 10, 2016

MEMORANDUM

October 27, 2016

TO: Design Review Board

FROM: Frank Abejo, Principal Planner

SUBJECT: Staff Report Item No. 1 - Starbucks at 4290 Clayton Road Request for Exterior Modifications

Background

In March 2015, the Planning Commission approved the Use Permit and Design Review application for the Starbucks now under construction at 4290 Clayton Road. The review of this project included three meetings with the Design Review Board. The building elevations recommended by the Board and approved by the Planning Commission are attached as Exhibit A.

Discussion

It was recently brought to staff's attention that downspouts were added to the exterior of the Starbucks building that were not shown on the approved Design Review plans. The downspouts were also not shown on the elevations for the building permit. The building permit roof plans do show parapet perforations for downspouts that are inconsistent with the building permit elevations. The downspouts were shown on tenant improvement plans for reference only.

Victor Chiang (project applicant and developer) requests modifying the approved Design Review plans and building permit to allow the downspouts. A letter from Mr. Chiang and David Elliot, project architect, explaining the situation and reason for this request are attached as Exhibits C and D, respectively.

The City's standard condition of approval regarding modifications to approved plans applies to this project and states the following:

Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body. A list of plan modifications shall be provided with the Improvement, Landscape,

Grading, and Building Permit Plans describing the modification and the reason for the modification.

Recommendation

Staff requests the Board provide one of the following regarding this matter: (1) a determination that the downspouts constitute a minor design modification, consistent with the intent of the approved plans, and a recommendation to approve the modification administratively, or (2) a recommendation on an alternate design solution to the downspouts for incorporation into revised building permit plans, or (3) a determination that the downspouts constitute a major design modification and a recommendation to the Planning Commission on a decision regarding the modification.

Exhibits: A – Approved building elevations
 B – Sample photos of downspouts
 C – Letter from Victor Chiang (applicant/developer) dated October 6, 2016
 D – Letter from David Elliot (project architect) dated October 4, 2016

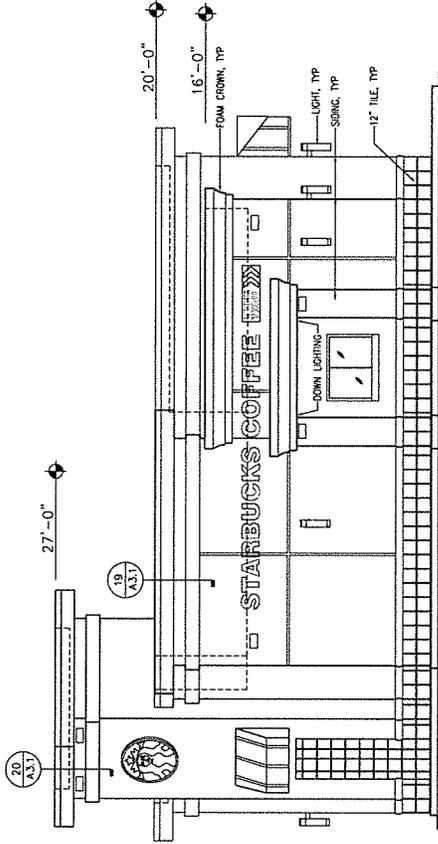


Use of these plans and specifications is limited to the project and location shown here. Any other use without the express written permission of the architect is prohibited. The architect shall not be responsible for any errors or omissions in these plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information provided.

NO.	DESCRIPTION	DATE
1		
2		

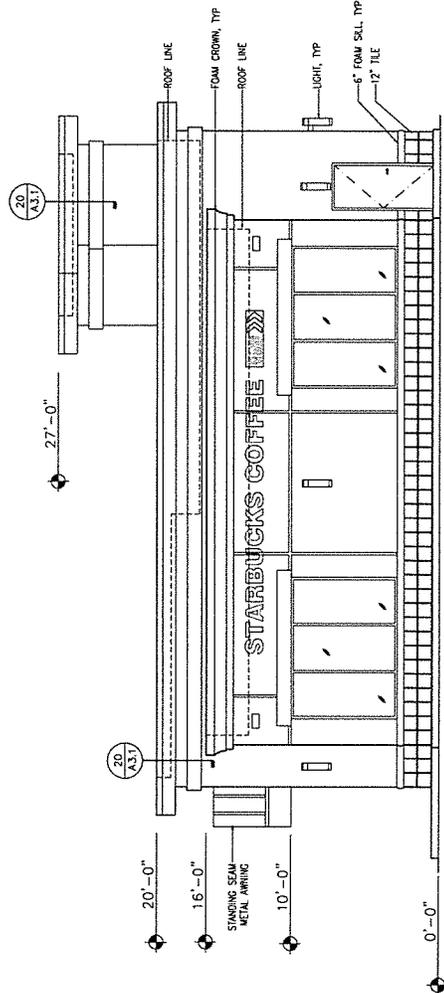


Issue Date: 08.07.14
Drawn By: DJE
Project Number: 1369
Sheet Title: Exterior Elevations



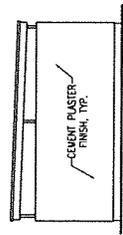
North Elevation 1/4"=1'-0"

2



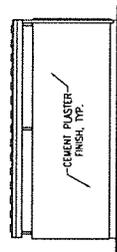
South Elevation 1/4"=1'-0"

1



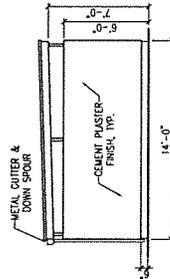
Trash Enclosure/East Elevation 1/4"=1'-0"

16



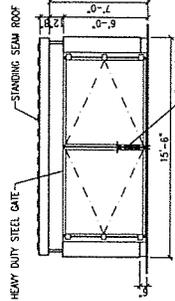
Trash Enclosure/North Elevation 1/4"=1'-0"

15



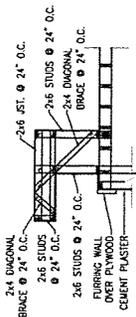
Trash Enclosure/West Elevation 1/4"=1'-0"

14



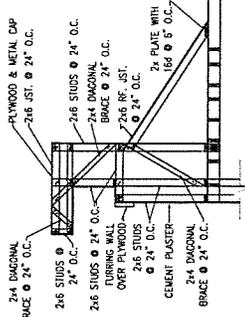
Trash Enclosure/South Elevation 1/4"=1'-0"

13



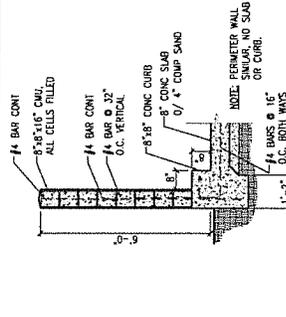
Built Up Roof Detail 1/4"=1'-0"

20



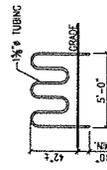
Built Up Roof Detail 1/4"=1'-0"

19



6' Masonry Well Detail 1/2"=1'-0"

18



Bike Rack Detail 1/4"=1'-0"

17



Use of these plans and specifications by any other person for any other project without the express written consent of the architect is prohibited. It is the responsibility of the contractor to verify all dimensions and conditions in the field and to report any discrepancies to the architect immediately. The architect shall not be responsible for any errors or omissions in these plans and specifications.

REVISIONS

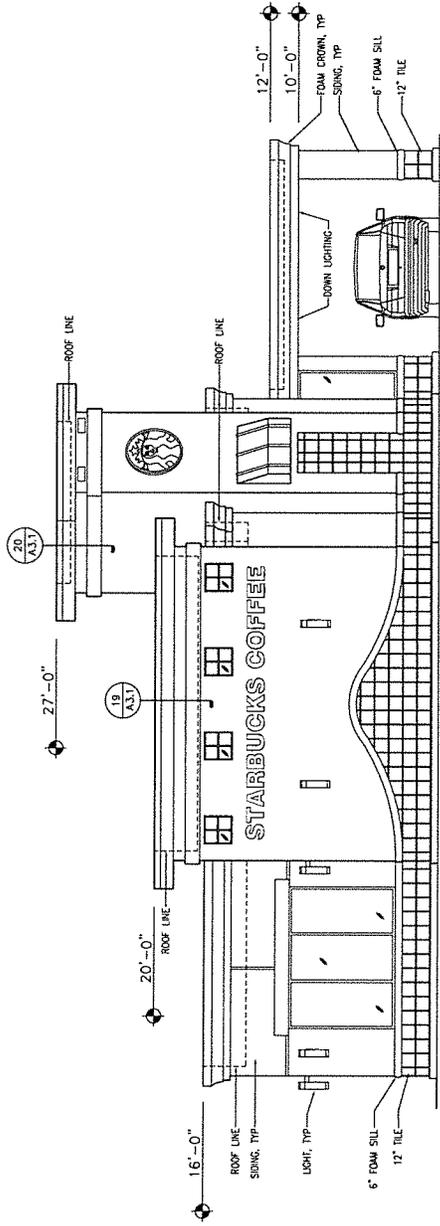
No.	Description	Date
1		
2		



Issue Date: 08.07.14
Drawn By: DJE
Project Number: 1369

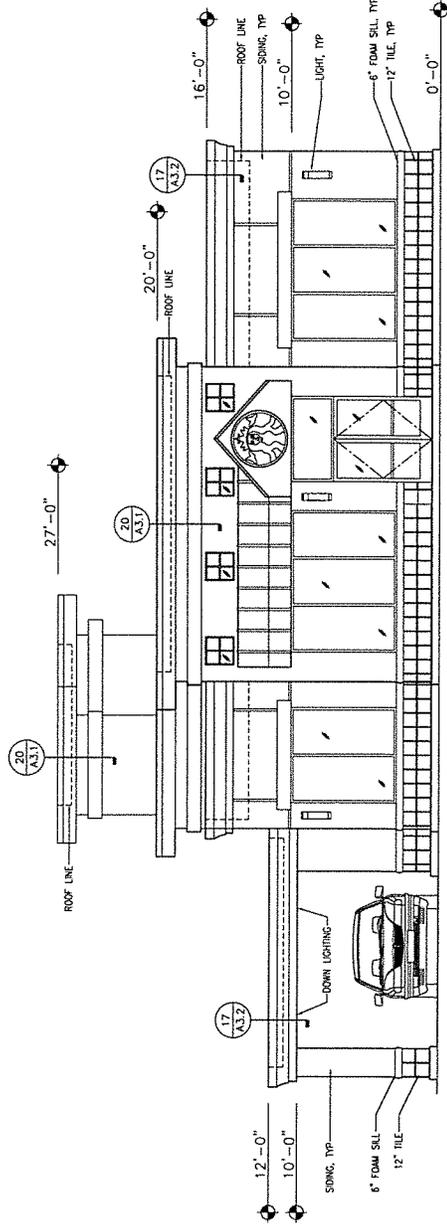
Sheet Title: Exterior Elevations

Sheet Number: A3.2

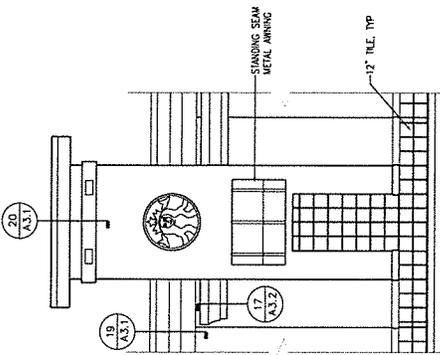


East Elevation 1/4"=1'-0"

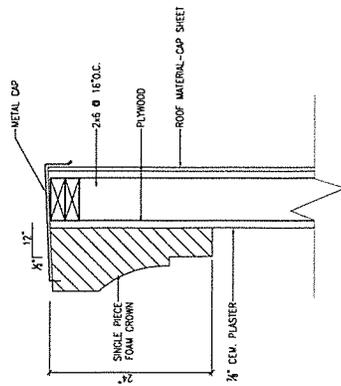
Tower Elevation 1/4"=1'-0"



West Elevation 1/4"=1'-0"



Tower Elevation 1/4"=1'-0"



Crown Detail 1-1/2"=1'-0"

EXHIBIT B



H. Victoire, LLC
306 Winged Terrace Drive
San Ramon, CA 94582
415-314-1133 | vwchiang@gmail.com

October 6, 2016

Frank Abejo
Senior Planner
City of Concord
1950 Parkside Drive
Concord, CA 94519

Re: Exterior Elevation Change - Downspouts

Dear Frank:

Per our conversation on 9/30/2016 at the planning counter, attached are two letters from the architect and contractor regarding the downspouts and below is some further explanation about our current situation.

The approved plans drawn by David Elliott were vague on how the building planned to handle the water on the roof. The contractor's email points to several sheets that provide little or no details on how the water is going to be treated. While the elevations do not show downspouts, they also unfortunately imply downspouts are needed since the water on the roof daylight out.

Starbucks' TI plans actually do show downspouts because their architect noticed that David's plans show the water going to nowhere and made that assumption that downspouts would be required.

In the field, by the time David responded to the RFI, the foundation had been poured and the framing was already up. It would have been very costly to have to move the framing and break the foundation. As for the explanation as to why it took David so long? He had a child's wedding, a grandchild born and gotten sick early this year. We can't speak for David, and we certainly were not happy with his lack of response on this issue and many others, but those were big, once in a lifetime events.

There would be significant cost to treating the water in another fashion at this point. The downspouts have been painted to match the building and they blend into the building nicely. We hope that the staff can approve the design change.

While it is not necessarily in direct relation to the discussion on the downspouts, we'd like to bring up that as the developer, we are under a lot of financial pressure.

First, Starbucks expected delivery of this building on May 1st, 2016 and set up penalties should we fail to deliver on that date.

Second, PG&E has been a bear to work with, as the City of Concord lane widening project across the street can attest to. They have taken much longer than anyone could have anticipated and attributed to much more General Conditions costs – fencing, temporary toilet, Project Management and Supervision. At this moment, between the penalty to Starbucks and the General conditions costs that are ongoing, we are paying just under \$8,000 per week since May 1st, 2016.

Thirdly, we have had a lot of change orders from various City mandated items. The ADA ramp at the corner of the sidewalk was supposed to have been finished before our sidewalk work began. However, it is not even on the City contractor's schedule and we are going to have to pour the sidewalk in phases, which costs \$3,500 per remobilization charge per contractor on top of the ongoing \$8,000 / week.

The DRB's requirement to add massing to the building added cost, which we never complained about. The changes certainly made the building look more pleasing but did not add any rent increase since, as was stated at the time, the Starbucks lease was finalized well before submitting any plans.

While we take equal responsibility for not being able to push the plans through to DRB approval quickly, the DRB process actually cost us 5-6 months of time since we had to resubmit a handful of times. In hindsight, 5 months x 4 weeks / month x \$8,000 / week = \$160,000.

On a non- City mandated item, PG&E required us to install two sub-surface vaults on our property (unexpected) and the cost of the vaults, transformers and to trench cost an additional Two Hundred Thousand Dollars (\$200,000).

The developer consists of me and my brother. My brother is a silent partner. We are not a large development company and we have borrowed money for this project from many family members and close friends just to stay afloat. We share this because we are not a deep pocketed development company that tried to cut corners.

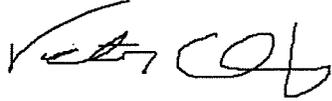
The cost of the project is very crippling at this point. We will stop short of begging, but we plead with the staff to allow the downspout design change. We cannot afford another costly change order at this point. David's plans were vague, Starbucks' TI plan showed the downspouts, and in the field we've had so much in added cost that we are financially finding it very difficult at this time.

We want this building to be a great addition to the community. This Starbucks will be a nice meeting place for the residents, and travelers in the Concord/Clayton area. We really think the building has turned out beautifully and take a lot of pride in the finished product. We know we have helped the intersection because the proposed specialty grocer next door is testament to that.

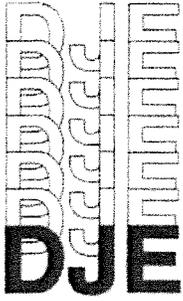
With great direction and guidance from the DRB, City of Concord staff, and the Planning Commission, this project is a great addition to the Clayton and Treat corridors.

Please approve of this minor design change.

Very sincerely,

A handwritten signature in black ink, appearing to read "Victor Chiang". The signature is stylized with a large initial "V" and a long horizontal stroke.

Victor Chiang
Manager
H. Victoire, LLC
General Partner of DVP I, LP

**David J. Elliott
& Associates**

Planning
Architecture
Interiors
17800 Cunha Lane
Salinas, California 93907
Tel.: 831/663-1418
Fax: 831/663-6385

October 4, 2016

Mr. Frank M. Abejo, Senior Planner
City of Concord Planning Division
1950 Parkside Drive
Concord, CA 94519

Subject: Response Letter
Starbucks (PL1400257-UP, DR)
4290 Clayton Road (APN 132-160-004)
Concord, CA 94519

Dear Mr. Abejo,

This letter is to respond to our phone conversation and your site meeting yesterday regarding downspouts on the project. I take responsibility for any misunderstanding regarding the application of downspouts exposed as opposed to hidden in the walls. I admit that our plans were not clear regarding this issue. The project progressed, foundations were poured and framing was in place prior to discussing the issue with the contractor. I advised that the downspouts be installed per the Starbucks permitted tenant plans, copy herewith. I apologize for not including you in the discussion. I did not see any choice. The exposed application is normal for us on projects as downspouts in the walls always have the risk of leaking without the ability to repair within walls. The lack of detail on our part on the approved elevations is regrettable. The conditions of approval did not include a statement about them. I never thought it would be a problem exposing them. At this point, it would be a major cost and time delay to opening. Foundations, conflict with structural framing and lack of site conditions to receive the downspouts at grade would make any other solution almost impossible. We are already way behind delivery schedule and cost damages for the delay are already being paid. I respectfully request that this issue be approved as a design clarification at staff level. This project, with much more city design input than I am used to, is by far the best design in the area. It already stands out as a great example of private and government cooperation to bring the very best architecture to the city. Please advise.

Sincerely,

David J. Elliott, Principal Architect
California License No. C11776
David J. Elliott & Associates

Cc: Victor Chiang

MEMORANDUM

DATE: October 27, 2016

TO: Design Review Board

FROM: Lorna Villa, Associate Planner

SUBJECT: Staff Report Item No. 2 - Concord Terminal Shopping Center

Background

On October 13, 2016, the Board reviewed the color options proposed for re-painting the eastern portion of the Terminal Shopping Center. The Board continued this item and recommended the applicant provide a revised elevation that uses a combination of the tan and green color palettes proposed for Buildings A and B.

Discussion

On October 19, 2016, the applicant submitted revised colored renderings that utilize both the tan and green color palettes. Building A, located immediately adjacent to Big 5 Sporting Goods will be painted with the green color palette. Building B is proposed to be painted with the beige color palette. The use of both color schemes provides visual interest and addresses the Boards concern of providing distinction to the project site, while referencing the western portion of the shopping center where Big 5 and CVS are located.

Recommendation

Staff recommends the Board review the revised color combination, determine if the revisions address the Board's comments, include a condition that "The doors on the back of the building shall be painted the same color as the body of the building" and approve the proposed colors.

Motion

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 the revised color palette (date stamped October 19, 2016) for Concord Terminal Shopping Center (PL16332 – DR), subject to the Development Code provisions applicable to the project and any additional recommendations made by the Board.

Exhibit A: Revised Colored Renderings date stamped October 19, 2016



PROPOSED COLORS



EXISTING

RECEIVED

OCT 19 2016

PLANNING

CONCORD TERMINAL

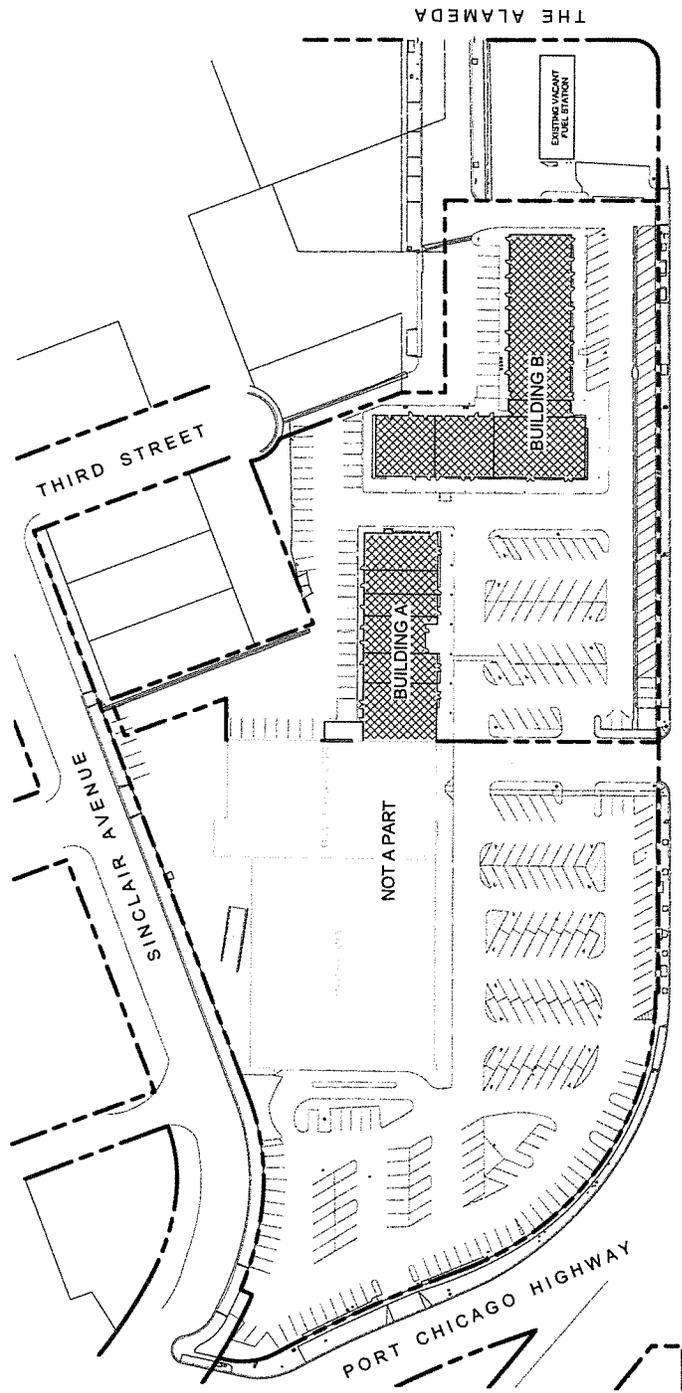
Concord, California

A1.0

10-18-16

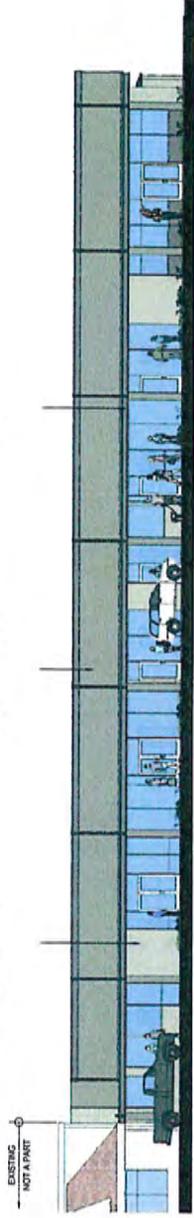


JOHNSON
LYMAN
ARCHITECTS
ARCHITECTS
1000 COLLEGE AVENUE, SUITE 1000
CONCORD, CALIFORNIA 94526
TEL: (925) 309-1000
WWW.JLARCHITECTS.COM



EXISTING SITE PLAN

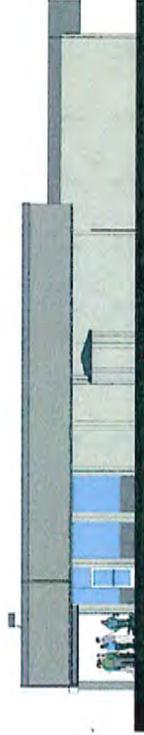
1" = 40'-0"



SOUTH ELEVATION
Building A
1/4" = 1'-0"



EXISTING SOUTH ELEVATION
Building A & Adjacent Tenant



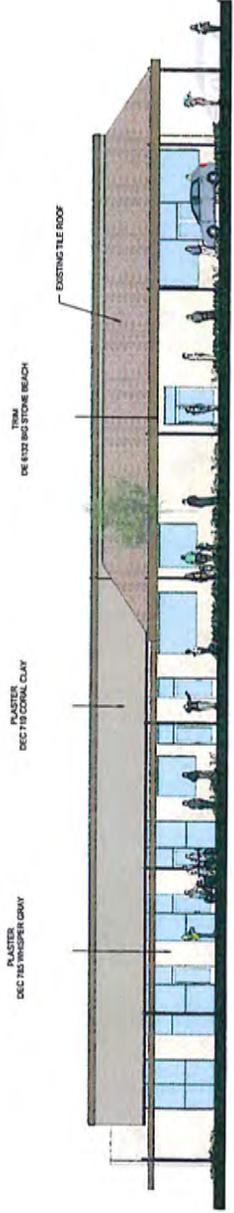
EAST ELEVATION
Building A
1/4" = 1'-0"



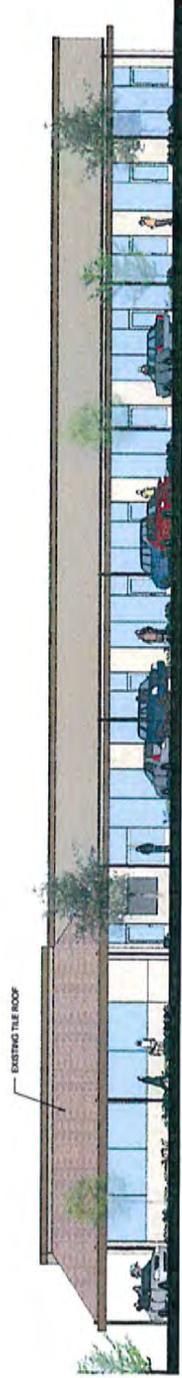
NORTH ELEVATION
Building A
1/4" = 1'-0"

CONCORD TERMINAL
Concord, California

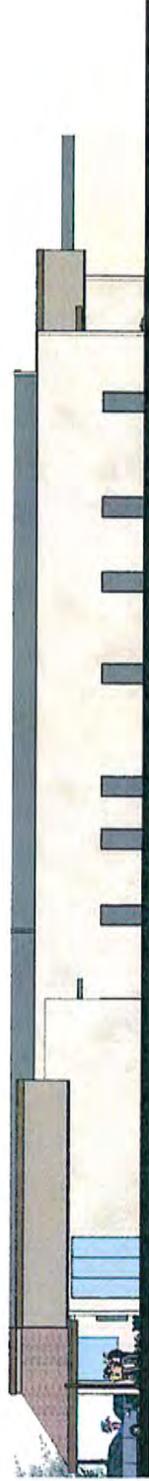
A1.2
10-18-16



WEST ELEVATION
Building B
1/4" = 1'-0"



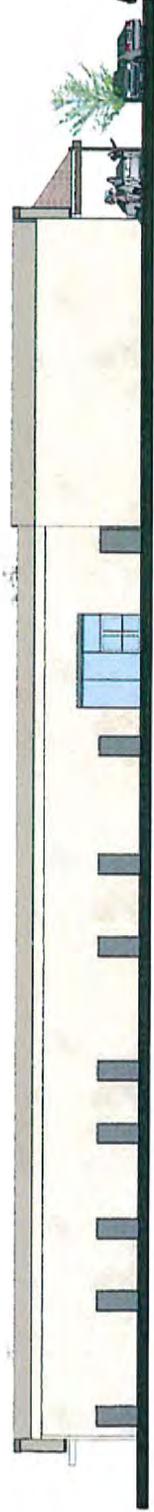
SOUTH ELEVATION
Building B
1/4" = 1'-0"



EAST ELEVATION
Building B
1/4" = 1'-0"

CONCORD TERMINAL
Concord, California

A1.3
10-18-16



NORTH ELEVATION
Building B
1/4" = 1'-0"



CONCORD TERMINAL
Concord, California

A1.4
10-18-16



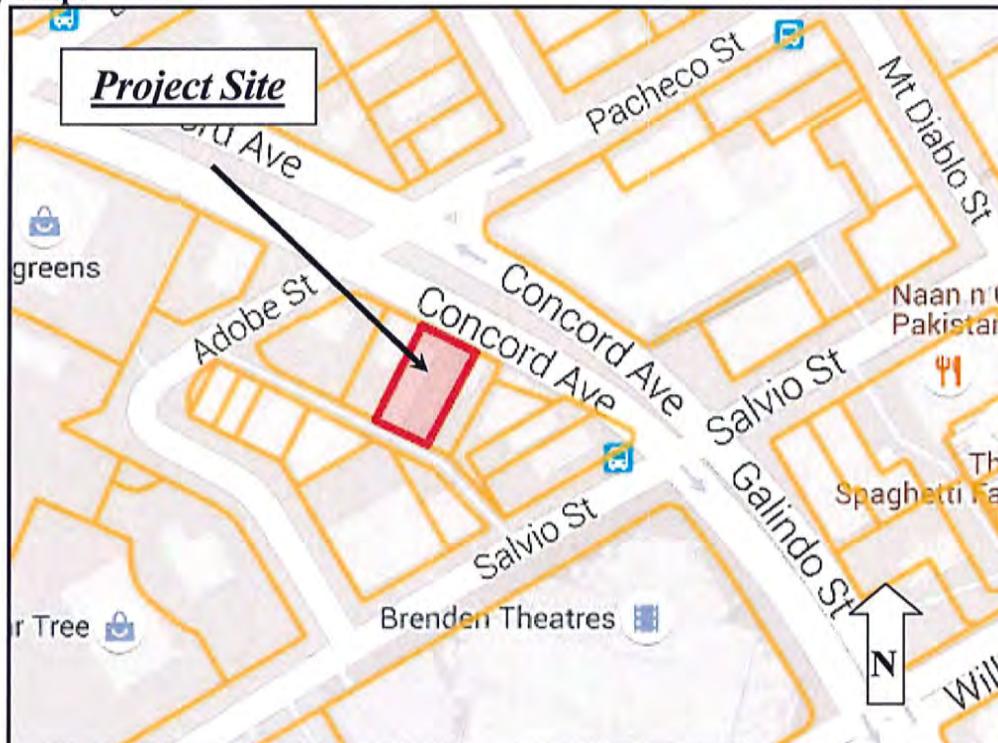
REPORT TO DESIGN REVIEW BOARD

DATE: October 27, 2016

I. GENERAL INFORMATION

Project Name: 1950 CONCORD AVENUE (PL160266 - DR)
Review Status: Final Design Review
Location: 1950 Concord Avenue
Parcel Number: APN 126-052-018
General Plan: Downtown Mixed Use
Zoning: DMX (Downtown Mixed Use)
Applicant: Sreenivas Ramireddy
1125 Trowbridge Way
Danville, CA 94506
(925) 351-4496

Vicinity Map:



II. PROJECT BACKGROUND

On July 14, 2016, the Design Review Board conducted a study session on the façade improvement project for the subject 4,500 sq. ft. building. The Board provided the applicant with comments regarding the need for a cornice on the building, comments regarding the tower element, and recommended consideration of a shallow overhang for the southern side of the building.

On September 16, 2016, the applicant submitted a formal application for design review for the project. The City's Development Advisory Committee regarding reviewed the project and the application was deemed complete on October 12, 2016.

The Board's recommendations for Design Review will be incorporated as conditions of approval within their administrative approval letter for the project.

III. DISCUSSION

The Board's comments from the July 14 meeting minutes are *italicized* below, followed by the applicant's response in **bold** and then staff's comments and bulleted recommendations when applicable. Overall, staff believes the Board's comments have been addressed and that any additional recommendations can be incorporated into the project's conditions of approval.

1. *The architect should consider adding a simple, clean 6-inch cornice to the top of the building.*

A 9-inch metal cornice has been provided at the top of the building. Details of the metal coping proposed and a detail of the section of the upper portion of the building are included (A9 and A10) on Sheet A-13. The cornice would be painted brown, consistent with the window frames.

The applicant responded to the Board's recommendation.

2. *Consider making the tower elements more decorative.*

The revised elevations include more ornate railings for the balconies (detail on sheet A13), potted plants for use on the balconies at the front of the building as well as at the tower entry from the driveway, stucco recesses are now included on the upper southeast elevation of the building, and tenant signage guidelines have been included on Sheet A14 to indicate the type and location of potential signage that would be included.

The applicant responded to the Board's recommendation. Staff recommends the following additional item:

- Adding a decorative feature such as an ornamental iron element, clock, window, or similar feature above windows on the entry tower on the southeast elevation.

3. *Consider providing more relief to the tower on the Concord Avenue elevation.*

No additional relief has been provided in terms of massing. However, the front elevation has been improved to include decorative railings at the balconies, decorative stucco recesses above the windows, potted plants on the balconies and the cornice at the parapet to tie the building together. Additional landscaping improvements have also been provided at the patio.

The applicant responded to the Board's recommendation with an alternative approach, as described above. The Board shall determine whether the revisions to the elevation fit with their earlier comment.

4. *Consider eliminating some of the windows along the driveway elevation and introducing some massing to break up the building.*

The windows and additional design elements have been designed to establish a rhythm to the elevation and are important to the design. Instead, the additional design items mentioned items 2 and 3 have been incorporated to the design.

The applicant responded to the Board's recommendation with an alternative viewpoint. The architect noted: "Since the building has a small presence on the street, we view the southeast elevation to be an extension of the Concord Avenue elevation and the simple and bold rhythm is more eye-catching and impactful than breaking up the building volume." The Board shall determine whether the revisions to the elevation fit with their earlier comment.

5. *Consider introducing a shallow horizontal overhang along the driveway elevation (e.g., 2' projecting metal frame and glass awning).*

A 9-inch cornice has been provided at the top of the building. The cornice extends out from the roof approximately 8-9 inches. Details of the metal coping used and a detail of the section of the upper portion of the building have been included on Sheet A13. The cornice would be painted brown, consistent with the aluminum entry doors and window frames. Since we also need to have tenant signage, we increased the depth of the metal railing which will cast a deeper shadow and allow the necessary area needed for signage.

The applicant has not responded directly to the Board's comment. However, other improvements have been provided including the cornice and balconies. The Board will need to determine if these satisfy the earlier comments.

6. *Provide a landscape plan and consider enhancing the landscaping at the rear of the adjacent buildings.*

A landscape plan has been provided showing planting within raised planters around the front patio area, within at-grade planters on either side of the driveway entry from Concord Avenue, and 3) at the rear of the site within planters on either side of the driveway exit.

The applicant responded to the Board's recommendation. Staff recommends the following:

- Additional planting (vines, trellis) should be included to the degree possible adjacent to the existing building to the south (in parking area), to reduce potential for graffiti.
7. *Be mindful of where the utilities are placed as it may affect the final building design and consider locating the meters on the alley side of the building so they are not visible.*

Utility room has been included on the first floor of the southeast elevation for ease of access.

The applicant responded to the Board's recommendation.

IV. SUMMARY

Staff recommends the following recommendation:

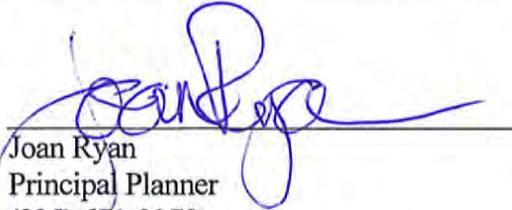
- Add a decorative feature such as ornamental iron element, clock, window, or similar feature above windows on the entry tower on southeast elevation.
- Additional planting (vines, trellis) should be included to the degree possible adjacent to the existing building to the south (in parking area), to reduce potential for graffiti.

V. MOTION

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 1950 Concord Avenue (PL6266 - DR), subject to the Development Code provisions applicable to the project, and any additional recommendations made by the Board.

Prepared by:



Joan Ryan
Principal Planner
(925) 671-3370
joan.ryan@cityofconcord.org

Exhibits:

- A - Applicant's written statement and project plans, date stamped received September 12, 2016 and October 6, 2016

Subject: FW: DRB final

From: Karen Pahed [<mailto:karen@szfm.com>]
Sent: Thursday, October 06, 2016 4:06 PM
To: Ryan, Joan
Cc: Sudhish Mohindroo
Subject: RE: DRB final

Hi Joan,

We would like to assist with addressing all of the comments from the study session –

- 1) *consider adding a simple, clean 6” cornice to the top of the building*
 - A 9” metal cornice has been added – see the elevations on A9 & A10 and the cornice details on A13.
- 2) *consider making the tower elements more decorative*
 - Decorative elements (stucco recesses, metal decoration at railings) have been added to the building overall.
- 3) *consider providing more relief to the tower on the Concord Avenue elevation*
 - The tower relief has been increased.
- 4) *consider eliminating some of the windows along the driveway elevation and introducing some mass to break up the building*
 - Since the building has a small presence on the street, we view the southeast elevation to be an extension of the Concord Avenue elevation and the simple and bold rhythm is more eye-catching and impactful than breaking up the building volume.
- 5) *consider introducing a shallow horizontal overhang along the driveway elevation (e.g., 2’ projecting metal frame and glass awning)*
 - Since we also need to have tenant signage, we increased the depth of the metal railing which will cast a deeper shadow and allow the necessary area needed for signage.
- 6) *provide a landscape plan and consider enhancing the landscaping at the rear of the adjacent buildings*
 - A landscape plan is provided.
- 7) *be mindful of where the utilities are placed as it may affect the final building design and consider locating the meters on the alley side of the building so they are not visible.*
 - A utility closet is provided.

Thank you.

Karen Pahed

415-956-5515 x 30

SZFM Design Studio | 601 Fourth Street | Loft 211 | San Francisco | 94107 |

1950 Concord Site & Facade Improvements

1950 Concord Avenue
APN 126-052-018

CONTENTS

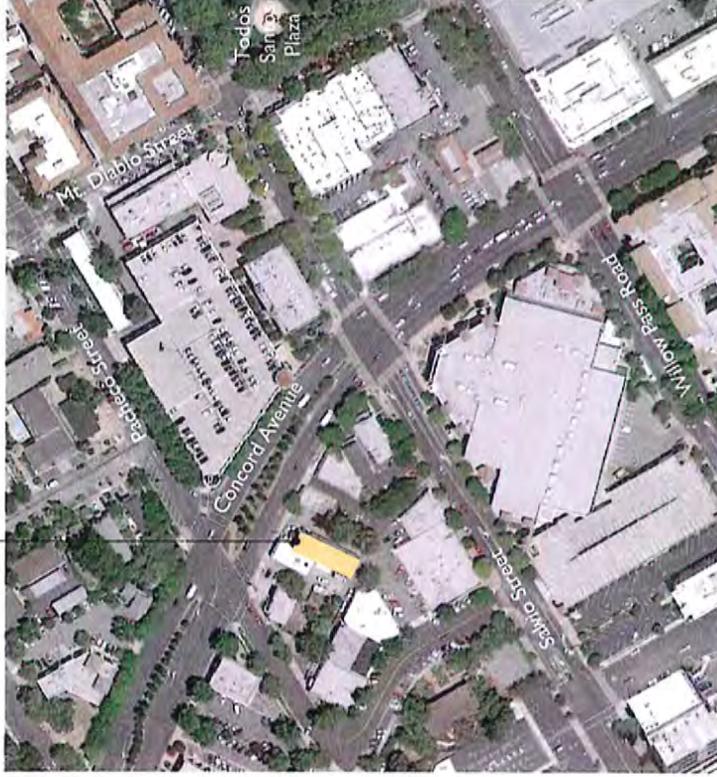
- 1 Project Information
- 2 Context Plan
- 3 Existing Site Plan
- 4 Proposed First Floor Plan
- 5 Proposed Second Floor Plan
- 6 Existing & Proposed Perspectives
- 7 Proposed Elevation - Southeast Elevation
- 8 Proposed Elevation - Northeast Elevation
- 9 Proposed Section & Colors

CI Topographic Survey

Improvements to the site with a new enclosed patio of metal railings and planters. The building facade improvements include removing the exterior stairs and walkway at the second floor. A new building entry way and lobby are emphasized with a slight projection. The first floor has a uniform rhythm of openings with aluminum windows and doors. New window openings at the second floor are embellished with decorative metal balconies.

OWNER
Sreenivas Ramireddy
925-351-4496
info@ramireddy.net

DESIGNER
SZFM Design Studio
Sudhish Mohindroo
415-956-5515 x11
sudhish@szfm.com



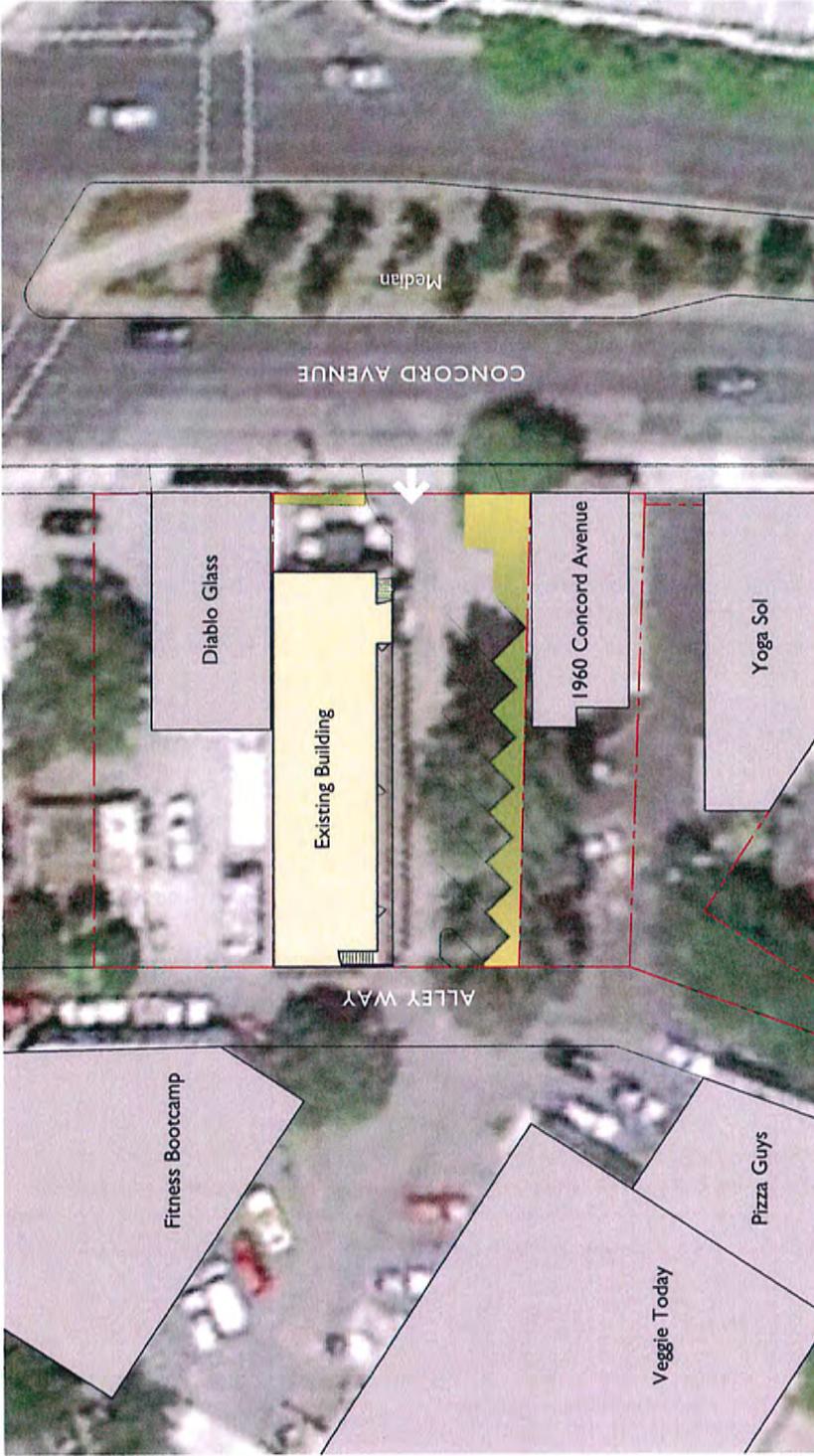
VICINITY MAP



PROJECT INFORMATION

1950 CONCORD AVENUE - Concord

6/17/16

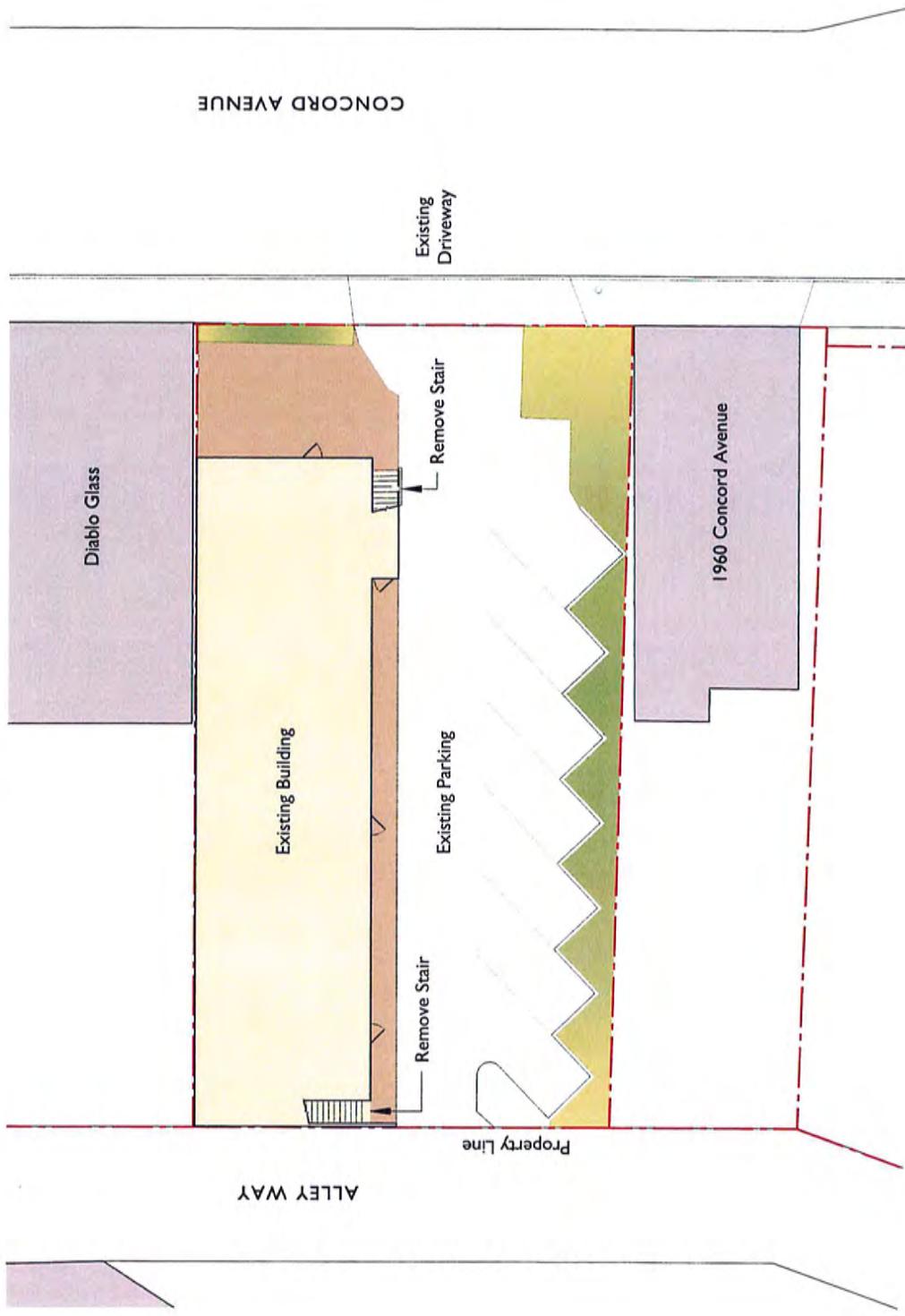


Context Plan

1950 CONCORD AVENUE - Concord

6/17/16

0 30'



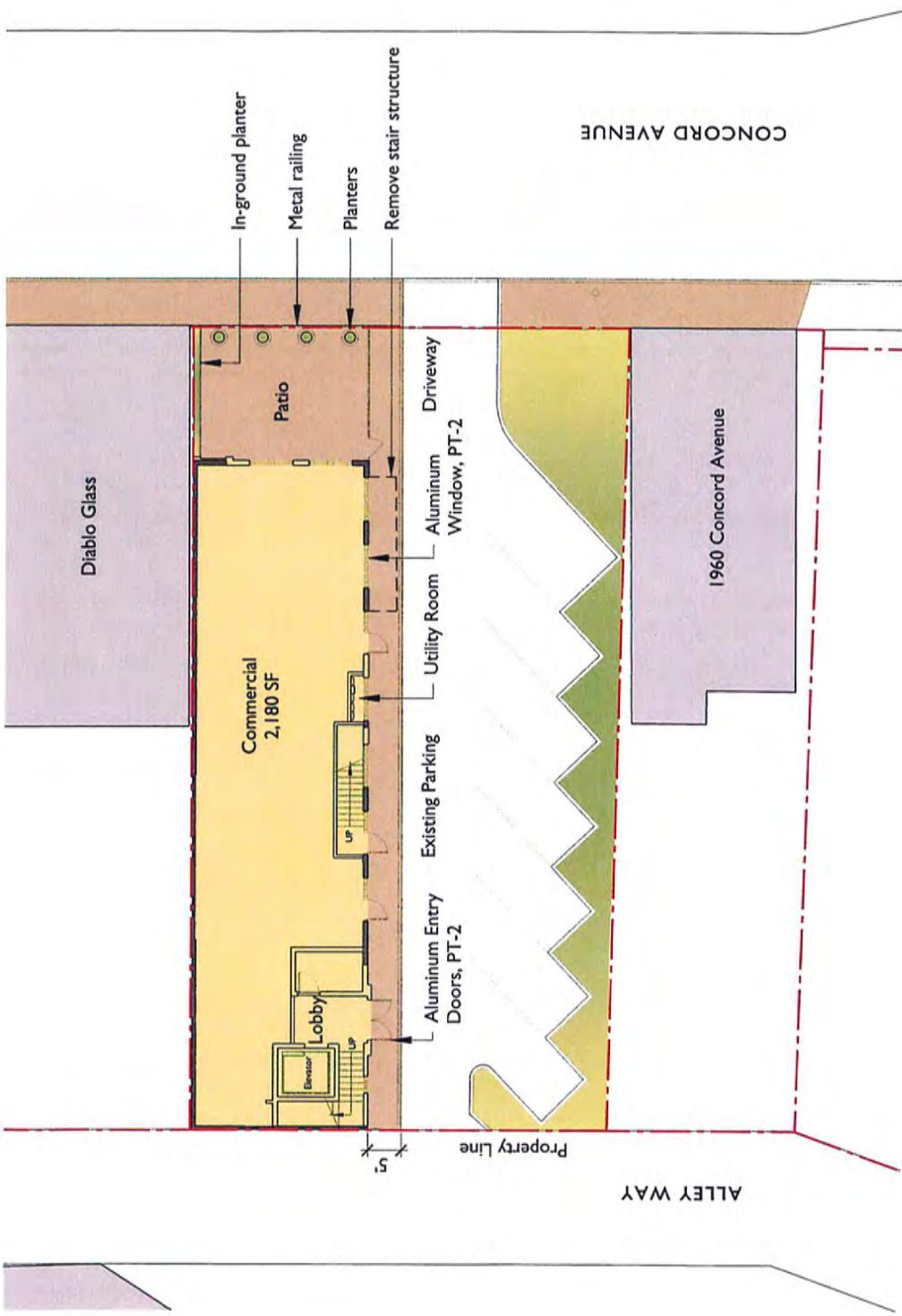
6/17/16

Existing Site Plan

0 16'

1950 CONCORD AVENUE - Concord





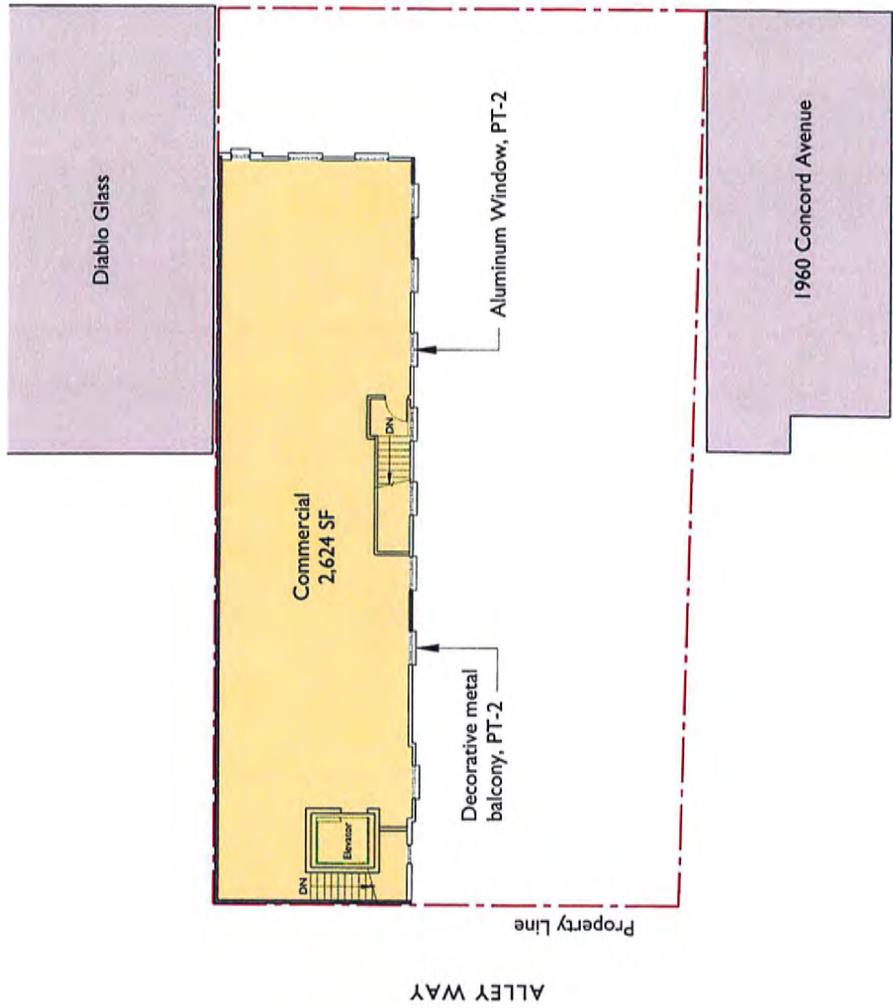
Proposed First Floor Plan

6/17/16

1950 CONCORD AVENUE - Concord

0 16'





Proposed Second Floor Plan

6/17/16

1950 CONCORD AVENUE - Concord

0 16'



Existing Conditions

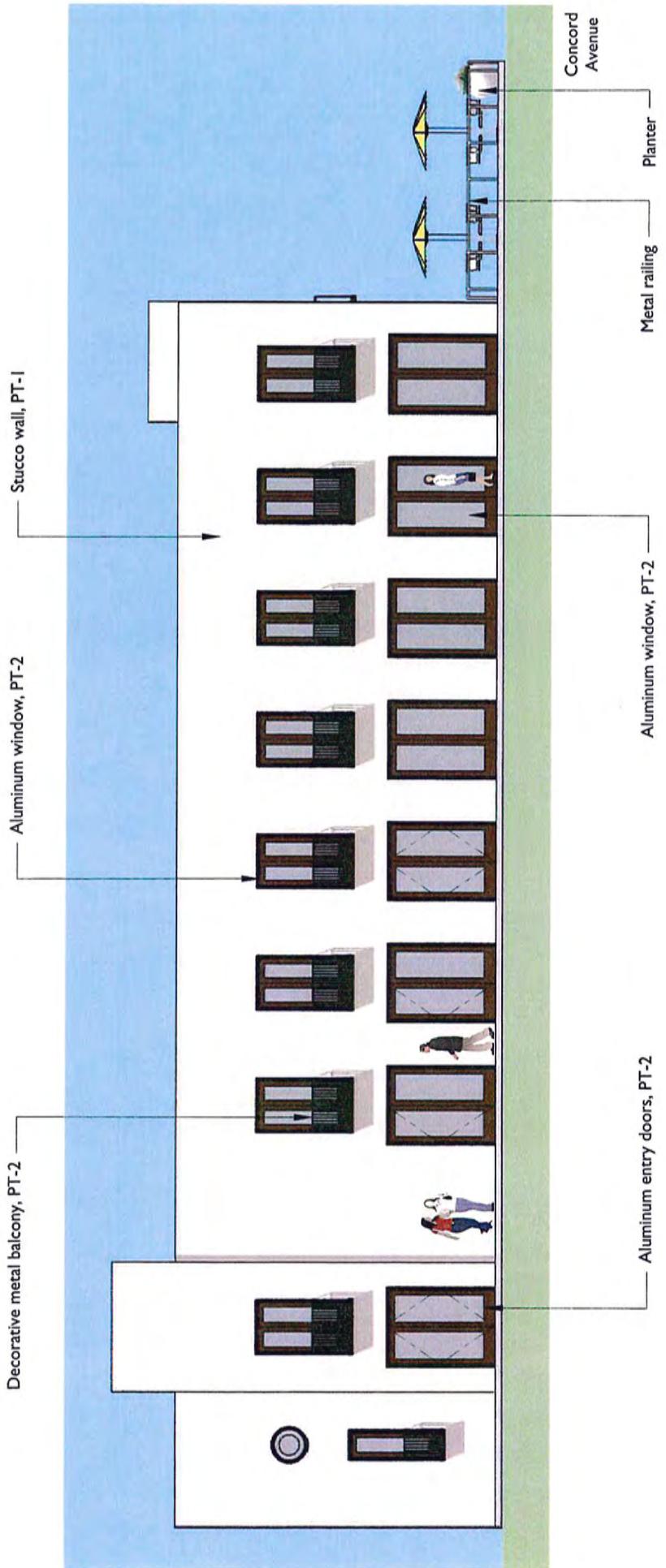


Proposed Improvements - View from Concord Avenue



Perspectives

6/17/16



Proposed Southeast Elevation

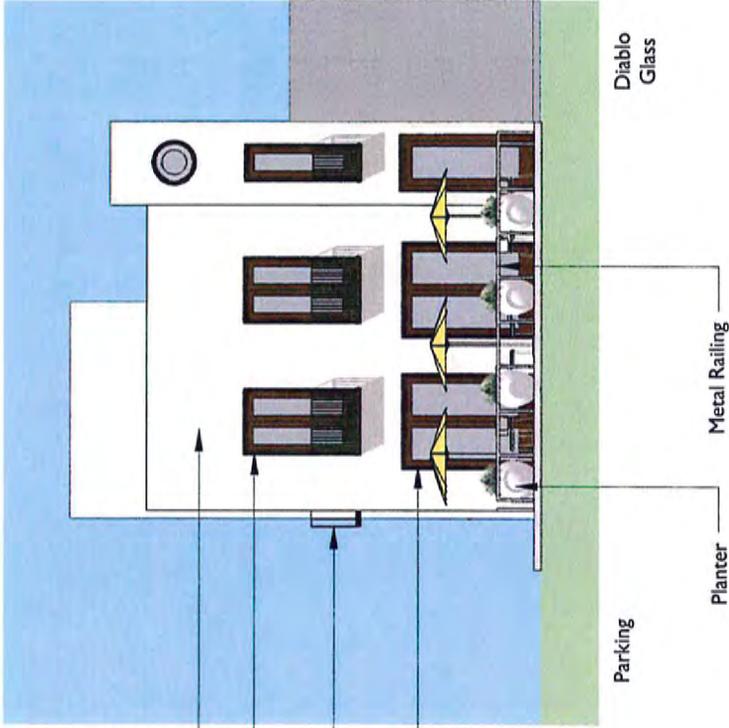
Proposed Exterior Elevation

1950 CONCORD AVENUE - Concord



6/17/16

0 8'



Stucco wall, PT-1

Aluminum window, PT-2

Decorative metal balcony, PT-2

Aluminum entry doors, PT-2

Parking

Planter

Metal Railing

Diablo Glass

Proposed Northeast Elevation



Proposed Exterior Elevations

1950 CONCORD AVENUE - Concord

6/17/16

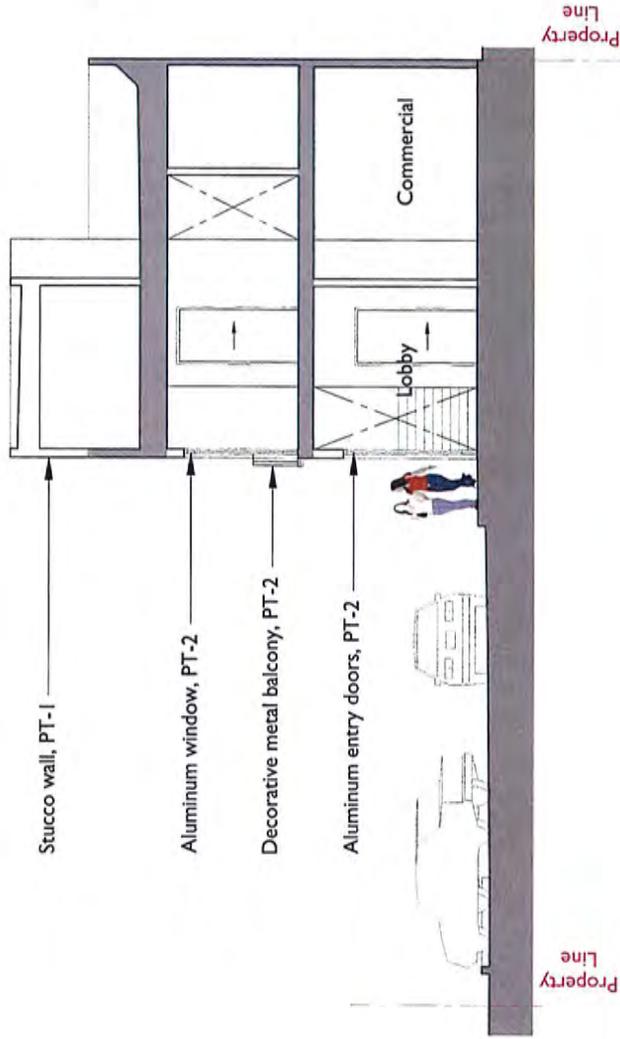
0 8'

COLORS

PT -1 Building Color
Dunn-Edwards DEW 312
Total Recall



PT -2 Accent Color
Aluminum Doors & Windows,
Decorative Metal Balcony
Dunn-Edwards DE6098
Burns Cave



Proposed Building Section

Proposed Building Section & Colors

1950 CONCORD AVENUE - Concord

6/17/16

0 8'

