



**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**

Board Members Present:	J. Moore, P. Harmon, J. Laub, K. Shelby, R. Wells
Board Member Absent:	E. Avila
Staff Present:	F. Abejo, J. Ryan
Audience Attendance	20 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS - *None*

CONSENT CALENDAR

A. 5/28/15 Meeting Minutes

ACTION: *Approved, 3-0. (Shelby motioned, Harmon seconded. Laub and Wells abstained.)*

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**

ACTION: *The Board heard public comments on the proposed revision and how it relates to noise impacts on nearby businesses. Staff advised the concern was a land use issue that can be addressed when the project moves forward to the Planning Commission. The Board supported the revisions and requested staff verify the location of the man door where the removed loading dock is proposed.*

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****

ACTION: The Board's comments were directed toward the alternatives and options provided by the applicant. The Board questioned whether it would be possible to have a site plan with just one connection to Chalomar Road, further from the intersection of Chalomar Rd and Oak Grove Rd. and encouraged the applicant to revisit this issue. The Board inquired with the applicant whether the egress currently shown from the loop road on Alternative 1 could be modified to an emergency vehicle access only, such that vehicles were not exiting so close to the corner. The Board reviewed the A, B, C options provided and concluded they were not practical as presented. The Board also discussed potential treatments along the northern boundary to retain pedestrian circulation as it presently occurs indicating there may be possibilities for open areas between fencing in order to maintain the current connections among the existing neighborhood and retain inclusiveness. The Board noted that they liked the placement of the one story units along Chalomar Rd. as a transition between neighborhoods. The Board further discussed the potential to create a layout with a single spine and one outlet to Chalomar Road.

The Board then discussed the treatment of the eastern side of the property where the existing 40-foot easement exists. The Board inquired as to why the applicant could not provide accommodation for parking on both sides of the private road within the 40-foot easement area. The Board further pursued discussion of the easement and noted that with a 28-foot private roadway, you would have parking on one side and noted that this would leave an additional 12 feet in which parking could be accommodated on the other side of the street as well with some landscaping. The Board concluded by noting the provision of parking on both sides would likely reduce future parking issues and encouraged the applicant to work with neighbors to do so.

The Board noted they would like to see the applicant return with a few simple sketches that include one access point and could potentially include a porous northern boundary that would at least allow for foot traffic among the neighborhoods. The Board indicated they are challenged with getting the best situation at the site. They again noted their agreement with utilizing the single story plans along Chalomar Rd. The Board challenged the applicant to embrace neighborhood concerns and stated the applicant's focus should be exploring the best way to interface with neighbors. The Board requested that the applicant return with a response to the comments provided that evening and further explore the site planning issues with some sketches.

Approximately 30 residents of the neighborhood attended the meeting and approximately half indicated a desire to speak and provided comments noting that the proposed project was still not compatible with the neighborhood, noting the traffic and circulation would increase an already challenging situation and voiced concerns regarding safety particularly during school hours. The neighbors stated concerns with cutting of historical connections among neighborhoods, security and sightline issues, and blocking of views. The residents also reiterated concerns regarding density, small lots, lack of parking at eastern end of project, the 2-story elements providing no similarity to the neighborhood, and garbage collection. Residents noted the applicant was not attempting to retain northern Italian Cypress and 4-5 trees were already dying. The neighborhood requested a quality development of unique character with sustainable development.

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Board member Moore announced he would not be in attendance at the 7/9, 7/23, and 8/13 meetings.*

STAFF ANNOUNCEMENTS – *None*

ADJOURNMENT – *8:35 p.m. (Harmon motioned, Shelby seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

July 9, 2015

July 23, 2015
