



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

**Thursday, November 19, 2015
5:30 p.m., Special Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	J. Moore, K. Shelby, E. Avila, P. Harmon, R. Wells
Staff Present:	R. Lenhardt, F. Abejo, A. Hamid
Audience Attendance	21 people

AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *Moved the Shiva Murugan Cultural Center to the last item on the agenda.*

CONSENT CALENDAR – *None.*

STAFF REPORTS – *None.*

HEARINGS

- 1. Shiva Murugan Cultural Center (PL15426 – DR) – Design Review to demolish an existing Shiva Murugan Temple, auxillary building, residence with carport, and a cottage, and construct a new temple and annex building measuring 7,075 sq. ft. and 6,731 sq. ft. respectively, and a lot merger on a 0.73-net acre site at 1803 2nd Street. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use) - Transit Station Overlay District; APN's 113-011-008, -010, -016, -017. **Project Planner: G. Ryan Lenhardt @ 671-3162** *Continued from 11/12 meeting.***

ACTION: *The Board recommended the plans return with revisions including using all standard sized stalls along the north side of the temple. Consider installing a drop-off area with paving/sidewalk at the west end of the temple to allow pedestrian circulation around the building. The trash enclosure should incorporate design elements from the temple/auxiliary building. The traffic study should look at normal and peak operations and should consider allowing clockwise site circulation. Address the landscape peer reviewer's recommendations. Select perimeter trees that are low-mid height and have structural canopies that will not screen the temple. Consider the use of turf block pavers to satisfy the landscape coverage requirement.*

2. **Duplex at 2850 Concord Blvd (PL15127 – DR)** – Design Review to construct two dwelling units on a 7,500 square foot lot located at 2850 Concord Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 113-261-004. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Recommended approval with the following items to return as a staff report item, 5-0 (Harmon motioned for approval, Shelby seconded)*

1. *Raise bedroom window sill level at west elevation.*
2. *Use color and materials to give the elevations more “punch” (e.g., expand use of color and/or lap siding beyond gable to accentuate building mass even more.*
3. *Column details shall match.*
4. *Add trim to bottom edge of pop-out above garage.*

3. **Willows Shopping Center Building C Façade Improvement (PL15457 – DR)** – Design Review for façade upgrades to Building C of the Willows Shopping Center at 1975 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-005. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Recommended approval with the following items to return as a staff report item, 4-0-1 (Wells motioned for approval, Shelby seconded, Harmon abstained)*

1. *Add vertical windows between wall sections instead of clerestory windows.*
2. *Provide landscaping and other enhancements to the sidewalk area between the store’s entrance and wine education center.*

4. **Concord Village (PL15438 – DR)** – Design Review for a 230-unit apartment project with 2,966 sq. ft. of amenity space on a 2.3 net acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APN’s: 126-083-011, -012, -013. **Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *The Board recommended plans return with revisions including revising the design of the arched elements and considering ways to incorporate materials to make them “special elements” (pay special attention to the arches to the right of the garage entrance on Pt. Chicago Highway). Repeat the amount of scored stucco on East Street on all four elevations. Introduce rich, durable, tactile materials that will withstand abuse at the ground floor level to enhance the pedestrian experience. Consider faux stone materials (stucco stone) that are textural in “impact.” Study the transition of the “gold-colored” pop-out elements between floors 2 and 3 on Salvio Street. Consider “wrapping” the tower element on Willow Pass Road in stone. Consider incorporating barrel tile on the tall projecting towers. Provide color variation between building elements and/or materials and use a deeper color palette. Consider using thermal copper coating paint on the tower roof elements to introduce interesting color.*

STUDY SESSION

- 1. Jo-Ann Fabrics & Burlington Coat Factory Façade Improvements (PL15369 – DR) –** Study Session for exterior modifications to Jo-Ann Fabrics and Burlington Coat Factory at Park N Shop at 1675 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-009. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *The Board asked the applicant to clarify the design objective and what they are trying to accomplish and if the presentation was headed in the right direction. The Board asked that improvements look at a longer-term solution and look at a bigger vision where improvements will bring in better revenue for the center. The Board asked for a simplified approach to the design, not a more costly proposal. They requested sophistication in the design, materials, variation of materials, and a more modern and upscale design. Several examples of modern architecture were shared with the applicant to give a more definitive direction on design.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *E. Avila asked that Andy Mogensen present a summary of the Model Water Efficient Landscape Ordinance once it is adopted by the City Council. Mr. Avila also complimented the Board on holding firm with their recommendations regarding Jo-Ann Fabrics and Burlington Coat Factory façade improvements and the Park and Shop center in general. Board Member Harmon commented the Willows Shopping Center design should be master planned, not piecemealed.*

STAFF ANNOUNCEMENTS – *None.*

ADJOURNMENT – *9:59 p.m. (5-0, Harmon motioned, Shelby seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

November 26, 2015 – Cancelled
December 3, 2015 – Special Meeting
