



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

**Thursday, December 3, 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
Audience Attendance: 4 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 11/12/15 Meeting Minutes

ACTION: Approved, 3-1-1. (Wells motioned, Harmon seconded, Shelby absent.)

Board member Shelby arrived at 5:35 p.m.

STAFF REPORTS

1. Verizon Wireless at 3425 Concord Boulevard (PL15154 – DR)

Project Planner: Afshan Hamid @ (925) 671-3281

ACTION: The Board acknowledged their comments were addressed.

2. Pine Street Town Houses Extension (PL15400 – TM)

Project Planner: G. Ryan Lenhardt @ (925) 671-3162

ACTION: The Board acknowledged the revised design was appropriate.

HEARINGS

- 1. Rocketship School (PL15259 – DR) – Design Review to construct an approximately 24,000 square foot public charter school serving pre-Kindergarten through Fifth grades at 1335-1395 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-164-047, -052; 126-133-009, -013. **Project Planner: Frank Abejo @ (925) 671-3128****

ACTION: *The Board recommended the plans return with the following revisions:*

- *Add design elements that achieve a more holistic four-sided design, particularly elements that tie the north and south elevations with the front (east) elevations together.*
- *Consider exposed outriggers or similar element to articulate arches.*
- *Provide details of the perforated material treatment (e.g., how material wraps around corners, what the building will look behind it, etc.).*
- *Solid masonry or comparable wall is preferred over chain link at property lines between project and residential properties. Green screen is acceptable along the north property line.*
- *Consider heat issues in the use of synthetic turf/rubberized surface in the play area.*
- *Show planting details and section for bio-swale areas.*
- *Show low, medium, and high water usage areas on landscape plan.*

Board member Avila departed at 6:33 p.m.

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Board member Shelby commented there needs to be a better way to interface between the Ad Hoc Design Review Committee and the Design Review Board. Applicants should not be asked to address guidelines that have not been adopted.*

STAFF ANNOUNCEMENTS

ADJOURNMENT – *7:41 p.m. (4-0, Moore motioned, Harmon seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

December 10, 2015

December 24, 2015 – Cancelled
