



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

**Thursday, May 12, 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, A. Hamid, J. Ryan
Audience Attendance: 16 people

SUMMARY MINUTES/ANNOTATED AGENDA

Chair Moore observed a moment of silence in remembrance of Jim Swanson. Board member Wells announced services will be held at Hillcrest Congregational Church in Pleasant Hill on June 11, 2016 at 2:00 p.m.

PUBLIC COMMENT PERIOD – None

ADDITIONS/CONTINUANCES/WITHDRAWALS – None

The Board took the agenda out of order as follows: Hearing item #3 was heard before hearing item #2.

CONSENT CALENDAR

A. 4/28/16 Meeting Minutes

ACTION: *Approved, 3-0-1. (Wells motioned, Shelby seconded, Laub abstained.)*

STAFF REPORTS

1. Corridors Plan Update (PL16153 – DR) – Project Planner: Joan Ryan @ (925) 671-3370

ACTION: *The Board provided comments.*

HEARINGS

1. Kamyshin Minor Hillside Development (PL15005 – DR) – Design Review for a 2,750 sq. ft. single-family residence on a 0.42-acre site at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. Project Planner: Joan Ryan @ (925) 671-3370

ACTION: *Recommended approval, 4-0 (Shelby motioned, Wells seconded) with the following conditions: 1) Submit elevations for building permit that incorporate defined call outs indicating colors and materials of all architectural elements; 2) Revised elevations specifying the 3/4" reveal treatment; 3) Submit landscape plans that indicate on Sheets C1 and L-3, the treatment of the face of the retaining walls; 4) Submit landscape plan Sheet L-2 to specify location of View Fence – Wood and Wire, as shown on Sheet L-6, rather than Good Neighbor Fence, as indicated on Sheet L-2. In addition, the Board requested two items return as staff report items, the applicant's grading plan and the materials for the driveway.*

2. **Concord Village (PL15438 – DR)** – Design Review for a 230-unit apartment project with 2,966 sq. ft. of amenity space on a 2.3-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. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *Recommended approval, 4-0 (Wells motioned, Shelby seconded) with the following conditions: 1) submit a final planting plan and plant list prior to the Planning Commission meeting for all trees, shrubs, groundcovers, turf, mulches, and other surfacing materials including a legend showing symbols for all plant materials, with both Latin and common name, including size, spacing, total quantities, ultimate height, and spread of materials, 2) provide a detail and layout of the wall reglets (stucco scoring) with dimensions, 3) consider using "Kurapia," which is available from Delta Bluegrass, 4) consider adding a barrier at the back of the seat wall along Salvio Street to prevent someone from falling into the bioswale area, 5) consider leaving the benches along the perimeter of the property as a public amenity, 6) consider methods of securing the tower elements so birds do not roost, 7) provide a wall sections that illustrate wall offsets, the manner in which materials return around corners, trim details, window dimensions, etc., 8) provide color and materials for all special paving, hardscape treatment, walls, fences, landscape lighting, and site furnishings along with catalog cut sheets, and 9) provide elevations that show the relationship of the landscaping and improvements (fences, walls, landscaping) with the building.*

3. **Multi-Family at 2400 Willow Pass Road (PRE16001)** – Design Review for a 171-unit apartment project on a 1.6-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-082-008. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *The Board provided the applicant with the following comments: 1) Overall the DRB was supportive and excited about the project. 2) The Board questioned the vehicular entrance off Willow Pass Road and if Port Chicago Hwy would be a better alternative 3) The DRB would like to see detailed blow-ups of all four corners of the building. 4) The Board would like to see special details of how materials come together and interface at windows, reveals, balconies, recesses, and special areas such as entrances, typical units, roof and cornice, trim returns, joinery of materials. 5) Develop and articulate specification sheets for site furnishings and lighting, catalog cuts. The Board would like to see wall sections. 6) The Board would like to see artwork along Willow Pass Road 7) The Board would like to see wall sections developed and profiles. 8) Landscaping plan need to be more comprehensive, with plant sizes, species, list, pot sizes and specifications, screen wall specifications in plan, detail and elevation, as well as irrigation plan.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Vice Chair Shelby commented the city should be mindful of approving several similarly designed large-scale residential developments at the same time and the potential for its housing stock to be “dated” at the same time. Mr. Shelby felt Concord Village and Multi-Family at 2400 Willow Pass Road should include ground floor retail uses.*

STAFF ANNOUNCEMENTS – *Staff will provide the Board with an update on the recruitment for Mr. Harmon’s position. Board member Wells noted his preference for someone that understands how to read plans such as a licensed architect or civil engineer.*

ADJOURNMENT – *8:45 p.m. (4-0, Shelby motioned, Laub seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

May 26, 2016

June 9, 2016
