



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

**Thursday, February 8, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, D. Litty, R. Wells
Board Members Absent: None
Staff Present: R. Lenhardt, L. Villa, S. Yuwiler
Audience Attendance: 12

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 1/25/18 Meeting Minutes

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

STAFF REPORTS

- 1. El Primo Tire (PL17501 – DR)** – Design Review for a tire service and repair shop at 2807 Port Chicago Highway and to construct related site improvements including modifications to an existing 1,639 square foot service building and the addition of a new 600 square foot service building. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 110-071-002. **Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: *Staff provided the Board with an update of the project.*

HEARINGS

- 1. Commerce Avenue Development (PL17433 – DR)** – Preliminary Design Review to construct a 18,516 sq. ft. multi-tenant concrete tilt-up commercial building on a vacant 1.2 acre site located at the end of Commerce Avenue immediately South of 2051 Commerce Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-330-025. **Project Planner: Lorna Villa @ (925) 671-3176.**

ACTION: The Board provided staff with the following comments: 1) Provide relief on the south and west elevations with articulation and/or color; 2) provide long-term bicycle storage lockers inside the building; 3) provide additional trees to soften the building and comply with parking lot shading requirement; 4) the bioswale shall have non-irrigated hydroseed mix and be landscaped with development of the adjacent property; 5) perennials and groundcovers may remain one-gallon in size; 6) provide details and clarify locations of wrought iron and chain link fences; 7) study the “inset” portion of the front façade; 8) consider emphasizing the corner of the building as an architectural element as viewed from the cul-de-sac; and 9) provide design details of the column bases.

2. **The Grant (PL16481 – PA) –** Conceptual Design Review for a 228-unit apartment project with 4,600 sq. ft. of retail on a 1.95-net acre site at 2211 Clayton Road, 2204, 2228, and 2292 Concord Boulevard, 1638, 1654, 1672, 1680, and 1738 Grant Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-093-001-002, -011, -017, -018, 126-103-001, -015-017. **Project Planner: Ryan Lenhardt @ (925) 671-3162.**

ACTION: The Board provided staff with the following comments: 1) Like the building design and the direction of the project; 2) consider ways to further reduce the mass of the buildings and develop the building articulation, especially at the pedestrian level; 3) develop ways to activate Grant Street so it is a lively, active area that creates a “pedestrian experience” such as moving the North Building gym to the roof deck and locating retail in its place and adding “pocket retail” to the South Building; 4) like the courtyards on Concord Boulevard but they seem “cramped”; provide a section drawing that illustrates their scale and space; 5) explore opportunities to create more relief and some of the “randomness” with certain architectural elements by carrying them to the roof as opposed to “spots here and there”; 6) study the design of the corner tower at Grant Street and Concord Boulevard; consider use glossy porcelain tile and/or create large reveals in the material(s); 7) consider increasing the height and/or width of the art panels; 8) provide perspective drawings from BART showing the relationship of the project to the surrounding buildings and provide a nighttime perspective illustrating the tower “lantern” concept and provide three-dimensional (perspective) drawings that illustrate the building design; 9) show how site drainage works; 10) study tree planting in stormwater management planter in Courtyard ‘C’ (South Building); consider removing the palm trees around the pool; 11) define a palette of building materials and colors; 12) incorporate the City light standards identified in the Downtown Corridors Plan; 13) develop the floor plans and confirm they are consistent with the elevations; and 14) provide all four elevations of each building.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Commissioner Laub asked staff to enforce the Use Permit condition requiring the Bahá’í Center at 4100 Clayton Road to install a roof screen. He also expressed an interest in establishing a review process for public art. Board member Litty asked that staffs’ presentations be consistent with their written staff reports and that if new information is presented the night of the meeting that it be benched in the form of a memorandum.*

STAFF ANNOUNCEMENTS: *Staff previewed the February 22, 2018 agenda.*

ADJOURNMENT: *8:19 p.m. (5-0, Shelby motioned, Wells seconded).*

NEXT DESIGN REVIEW BOARD MEETINGS:

February 22, 2018

March 8, 2018
