



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

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

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Board Members Absent: D. Litty
Staff Present: R. Lenhardt, S. Yuwiler
Audience Attendance: 2

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 2/22/18 Meeting Minutes

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

STAFF REPORTS: *None*

HEARINGS

- 1. Village Madrid Apartments (PRE18001)** – Conceptual Design Review for a five-unit apartment project on a 0.17-acre site at 2474 Pacheco Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 112-154-010. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

ACTION: *The Board provided staff with the following comments: 1) Consider redesigning the floor plan types to meet the General Plan land use density requirement; 2) consider flipping the building layout to utilize the existing driveway and provide views from windows; 3) consider ways to break up the roof mass; 4) provide a larger building setback for exterior maintenance or secure a maintenance easement with the adjacent property owners; 5) hire a licensed landscape architect to prepare the landscape plan; and 6) provide an arborist report that addresses the condition of the existing large pine tree in the front yard and consider incorporating it into the project design.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Board Member Laub announced the results of the Planning Commission reorganization. Chair Moore announced alternate Board Member Barbour asked for his input regarding the location of the proposed statue of Don Salvio Pacheco in Todos Santos Park. Board Member Wells would like a brief presentation regarding the Housing Accountability Act as it relates to the Board's review of projects.*

STAFF ANNOUNCEMENTS: *Staff invited the Board to the upcoming PC/CC study session on April 2, 2018 at 6:00 p.m. re: the Concord Reuse Project Specific Plan.*

ADJOURNMENT: *6:48 p.m. (4-0-1, Shelby motioned, Wells seconded, Litty absent).*

NEXT DESIGN REVIEW BOARD MEETINGS:

March 22, 2018

April 12, 2018
