AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 12/13/18 Meeting Minutes

STAFF REPORTS

HEARINGS

1. Concord Car Wash (PL18015 - DR) – Design Review for a 3,669 sq. ft. drive-thru car wash on a 1.45-ac. parcel located on the west side of Market Street between Clayton Road and Meadow Lane. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN’s 128-021-022, 024 and 128-033-027. Project Planner: Lorna Villa @ (925) 671-3176

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.
At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board’s discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board’s comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

January 24, 2019 – Canceled
January 31, 2019 – Special Meeting
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, December 13, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Board Members Present: J. Moore, R. Wells, K. Shelby
Board Members Absent: J. Laub, D. Litty
Staff Present: R. Lenhardt, F. Abejo, L. Villa
Audience Attendance: 9

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 11/8/18 Meeting Minutes

ACTION: Approved, 3-0-0-2. (Shelby motioned, Wells seconded, Laub and Litty absent)

STAFF REPORTS

1. Concord Chevrolet (PL17350 – DR) – Project Planner: Ryan Lenhardt @ (925) 671-3162

ACTION: The Board provided staff with the following comments: 1) Add two vines to the perimeter of the trash enclosure, provide a ¾” reveal where the blue paint band is used on the building, and submit a detail of the trim around the roll-up doors as a staff report item.

2. Chipotle Sidewalk Café (PL18271) – Project Planner: Lorna Villa @ (925) 671-3176

ACTION: The Board reviewed the landscape materials and found them acceptable.

HEARINGS

1. Airport Plaza Landscape Plan and Master Sign Program (PL18158 – DR, RT) – Design Review of a landscape plan and master sign program for Concord Airport Plaza located at 1200-1220 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-010-059. Project Planner: Frank Abejo @ (925) 671-3128
ACTION: Recommended for approval 3-0-0-2 (Wells motioned, Shelby seconded, Laub and Litty absent)

2. Bright Stars Daycare Amendment (PL18393 - DR) – Design Review to convert an existing single-family home to a daycare center for up to 18 children on a 0.32-ac. site at 1581 Meadow Lane. The General Plan designation is Low Density Residential; Zoning classification is RS7.5 (Residential Single Family 7,500 sq. ft. minimum lot size); APN 128-091-001. Project Planner: Lorna Villa @ (925) 671-3176

ACTION: Recommended for approval 3-0-0-2 with the following conditions (Shelby motioned, Wells seconded, Laub and Litty absent): 1) Remove the gable roof element on the front (north) elevation; 2) provide details of the light fixtures to the Board as a staff item; and 3) ensure that the post at the southwest corner that supports the roof overhang is clearly drawn on the south elevation.

STUDY SESSION: None

BOARD CONSIDERATIONS/ANNOUNCEMENTS: Chair Moore noted the Dunkin’ Donuts building turned out well and Board Member Wells noted the Goodwill building remodel is looking good and near completion.

STAFF ANNOUNCEMENTS: Staff presented Arco/AM/PM’s revised corporate building colors. Staff announced the terms of the chair (Moore) and the member at large (Litty) positions expire February 28, 2019 and the city is accepting applications through January 11, 2019 to fill the two positions. Staff reminded the Board there will be a joint CC/PC/DRB meeting on February 5, 2019 to discuss the Todos Santos Design Guidelines. The Boards and Commissions dinner is scheduled for January 24, 2019 at 6:00 p.m. at the Senior Center. The next Board meeting is January 10, 2019 at which the Concord BMW Showroom Expansion and Concord Carwash will be discussed. Staff thanked the Board for all their hard work this year.

ADJOURNMENT: 6:57 p.m. (3-0-0-2, Shelby motioned, Wells seconded, Laub and Litty absent).

NEXT DESIGN REVIEW BOARD MEETINGS:

December 27, 2018
January 10, 2019
I. GENERAL INFORMATION

Project Name: Concord Carwash (PL18015 – DR)
Review Status: Design Review
Location: West side of Market Street between Belmont Road and Meadow Lane
Parcel Numbers: 128-021-022, -024 and 128-033-027
General Plan: West Concord Mixed Use
Zoning: WMX (West Concord Mixed Use)
Applicant: Kurt Wagenknecht
K12 Architects
3090 Fire Circle #104
Sacramento, CA 95827

Vicinity Map:
PROJECT BACKGROUND

On January 24, 2018, K12 Architects submitted an application for a Use Permit, Variance and Design and Site Review to construct a full service carwash facility (Autopia). The Variance request is to allow the vacuuming facilities to be located along a public street.

On February 6, 2018, the application was reviewed by the Development Advisory Committee (DAC). The DAC provided comments regarding screening of the vacuuming area, submittal of a noise study, and the signing and striping configuration along Market Street.

On February 23, 2018, the application was deemed incomplete. On May 4, 2018, the applicant submitted revised plans to address the incomplete issues and the application was deemed incomplete on June 4, 2018.

On May 31, 2018, staff and the applicant conducted a neighborhood meeting. Four neighbors attended the meeting and voiced concerns related to the view of the carwash from their homes, noise, fencing, and vehicle queuing in the street.

On August 23, 2018, the Design Review Board conducted Preliminary Design Review of the project. The Board asked the applicant to address items related to architecture, landscaping, and fence details.

On November 13, 2018, the applicant submitted a revised plan to address the remaining incomplete items and the Board’s preliminary design review comments. The application was deemed complete on December 4, 2018.

The Board’s recommendations for design review will be incorporated as conditions of approval considered by the Planning Commission as part of the Use Permit approval.

II. DISCUSSION

The August 23, 2018 meeting minutes are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable. Overall, staff believes the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project’s conditions of approval.

Architecture

1. Consider using aluminum composite cladding (ACM) for the exterior of the entire building.

   The architectural plans have been amended to include composite cladding ACM for the exterior finish of the entire building. See elevations and perspective views.

   The applicant has addressed the Board’s comment.

2. Change the paint color “Tricorn Black” (Sherwin Williams SW 6258) for the tower elements to a charcoal black paint color.
The architectural plans have been amended to include “CyberSpace” (Sherwin Williams SW 7076) for the tower elements.

The applicant has addressed the Board’s comment.

3. Utilize a lighter color for the stone on the trash enclosures.

The architectural plans have been amended to include Austin Cream limestone on the proposed trash enclosures. See Sheet A309.

The applicant has addressed the Board’s comment.

4. Utilize the stone veneer in low seating areas that matches the trash enclosures.

Please see detail 11/A102 of the concrete seat wall with the same stone as the trash enclosure.

The applicant has addressed the Board’s comment by incorporating a seating area on the west side of the landscape planter that is located to the south of the waiting area (Sheet L1). This 35’ long raised landscape planter will have stone veneer on the east and west sides.

5. Design the trash enclosure roof to match the awnings on the building.

The architectural plans have been amended to include a metal roof on both trash enclosures to match the buildings awnings. See Sheet A309. ACM panels have been added to the top to hide the roof and match the building.

- Staff recommends using larger ACM panels on the trash enclosure roof to reduce the number of seams.

6. Use decorative grey support posts for all canopies.

The architectural plan have been amended to include decorative grey on the canopy posts. See sheet A305 through 308. Note the entrance canopy is the design preferred by the design committee. We changed the exit canopy as the span is greater. They both will have the same fabric covering.

The canopies and support posts shown on Sheets A305 through A308 in the revised plans date stamp received November 13, 2018, are the same canopies that were presented to the Board as part of the preliminary design review application and have not changed. The project proposes a canopy at the north end of the site covering a portion of the queuing line. This canopy is 25-feet wide and is supported by grey round decorative posts that arch under the canopy. A second canopy is proposed over the vacuum area and is 35-feet wide. This larger canopy is supported by grey square posts with support framing underneath the canopy. Sheet A306
shows perspective views of both canopy styles. The applicant indicates that the change in support posts for the wider canopy is required due to its size.

- Staff recommends decreasing the width of the canopy over the vacuum area so that the same height and style of canopy with decorative posts that is proposed on the north side of the building (over the queuing area) can be used on the south side of the building (over the vacuum area).

**Landscaping**

7. *The final landscape plan shall include: a) All shrubs to be 5 gallon in size, sub-shrubs can be 1 gallon in size, and trees shall be 24” box size; b) show water use for all plant material in legend; c) provide a section of the bio-swale planting; and d) provide landscaping in the right-of-way area located to the north and south of the southernmost driveway.*

   a) All shrubs, sub-shrubs, and trees fall under the required sizes. Please see sheet L1.
   b) Please see sheet L1 for plant container sizes for shrubs and ground cover plants.
   c) Water usage for all plant materials are shown on the plant legend sheet L1.
   d) The bio swale planting section is shown on detail 1/C5.0.
   e) See site plan sheet A101 for new landscaping in the right of way area.

- Staff recommends the landscape for the public right-of-way area be brought back to the Board as a staff item and shall include the type, quantity, and location of plant material proposed.

**Site Plan**

8. *Consider moving the building to the south to provide additional queuing area for vehicles at the entrance.*

   The location of the building will remain as is due to space constraints.

   Staff supports the proposed building location because moving the building to the south would result in the elimination of required parking spaces.

9. *Provide an exhibit demonstrating that the wood fence will screen the vacuum equipment.*

   Architectural plans have been amended to include a 6’ high trex fence to screen the vacuum equipment. Sheets A306, 307, and 308. And an alternate metal framed wood fence.

   The preliminary plans reviewed by the Board showed a six foot tall horizontal wood slat fence framed with steel tubing to screen the vacuum area from the street (Sheet A105 & A106). The revised plans also include the option for a grey vertical slat trex fence (Sheet A103 & 104).
• Staff recommends the horizontal wood slat fence with steel tubing as it is a more contemporary style that complements the building and fits in with the residential character of the neighborhood.

• Staff recommends removing the northernmost 20’ section of fence shown on Sheet A103 & A310 (see Sheet A308 for perspective view), as it is not located in front of the vacuum area.


Please see sheet A102 for exterior light information including site and building.

The applicant has addressed the Board’s comment. Sheet A102 shows a rectangular shaped wall mounted fixture for the building, which will have a white finish. The pole lights will have a dark bronze finish.

11. Identify the location of roof mounted equipment and demonstrate that it will be screened by the parapet.

The roof mounted equipment is located on the west elevation and shown to be screened completely by the parapet.

The applicant has addressed the Board’s comment.

III. RECOMMENDATION

Staff recommends the Board review the revised plans and consider the proposed recommendations for incorporation as conditions of approval.

• Utilize larger ACM panels on the trash enclosure roof to reduce the number of seams.

• Provide the same style of canopy with decorative posts that is proposed on the north side of the building (over the queuing area) on the south side of the building (over the vacuum area).

• The final landscape plan for right-of-way landscaping shall be reviewed by the Board as a staff item.

• Utilize the wood slat fence with steel tubing to screen the vacuum area.

• Remove the northernmost 20-foot section of fence as it is not located in front of the vacuum area.

IV. MOTION
Staff has prepared the following motion for the Board’s consideration.

I (Board Member __________) hereby move that the Design Review Board recommend approval of Concord Carwash (PL18015 - DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

Prepared by: __________________________
Lorna Villa
Associate Planner
(925) 671-3176
Lorna.villa@cityofconcord.org

Exhibits:
A- Written statement date stamp received November 16, 2018 and December 19, 2018
B- Revised plans date stamp received November 13, 2018
November 15, 2018

Permit Center City of Concord
Attention: Lorna Villa
Plan Check/Permit No: PL18015-UP
Description: 1950 Parkside Drive
Concord, CA 95119

Dear Lorna Villa,
The following is a response letter to your comments dated August 24, 2018.

DRB and Staff Comments.

Architectural plans amended to include Sherwin Williams-CyberSpace. See elevations and perspective views.

Architectural plans amended to include composite cladding ACM for the exterior finish of entire bldg. See elevations and perspective views.

Architectural plans amended to include trex fence to screen the vacuum equipment. See sheets A306,307,and 308.

The location of the building will remain as is due to space constraints.

Architectural plans amended to include elevation locations. See Elevation sheets A301,302,303,304.

Architectural plans amended to include decorative grey on the canopy pcsts. See sheets A305 through 308.

Architectural plans amended to include Austin Cream limestone on the proposed trash enclosure. See sheet A309.

Please see detail 11/A102 of the concrete seat wall with the same stone as the trash enclosure.

Architectural plans amended to include metal roof on both Trash Enclosures to match the building's awnings. See sheet A309.
Please see sheet A102 for exterior lighting information including site and building.
Roof mounted equipment is located on West elevation sheet A302. See keynote #7.
a. All shrubs, sub-shrubs, and trees fall under the required sizes. Please see sheet L1.
b. Please see sheet L1 for plant container sizes for shrubs and ground cover plants.
c. Water usage for all plan material are shown on the plant legend sheet L1.
d. The bio swale planting section is shown on detail 1/C5.0.
e. See site plan sheet A101 for new landscaping in the right of way areas.

The above response has been provided to show all clarifications and corrections required as part the plan review. If there are any additional clarifications required, please contact our office to discuss at your convenience.

Respectfully submitted,

Kurt Wagenknecht
Lorna Villa, Associate Planner  
City of Concord, Planning Dept  
1950 Parkside Drive, MS/53  
Concord, CA 94519

December 18, 2018

Permit Center City of Concord  
Attention: Lorna Villa  
Plan Check/Permit No: PL18015-UP  
Description: Autopia Car Wash

Dear Lorna Villa,

The following is a response letter to your comments dated August 24, 2018.

**DRB and Staff Comments.**

Architectural plans amended to include composite cladding ACM for the exterior finish of entire bldg. See elevations and perspective views. And new materials board.

Architectural plans amended to include 6’ high trex fence to screen the vacuum equipment. See sheets A306,307,and 308. And an alternate metal frames wood fence.

Architectural plans amended to include decorative grey on the canopy posts. See sheets A305 through 308. Note the entrance canopy is the design preferred by the design committee. We changed the exit canopy as the span is greater. They both will have the same gray fabric covering.

Architectural plans amended to include Austin Cream limestone on the proposed trash enclosure. See sheet A309.

Architectural plans amended to include metal roof on both Trash Enclosures to match the building’s awnings. See sheet A309. Added an ACM panel to the top to hide the roof and match the building.

Respectfully submitted,

Kurt Wagenknecht, Architect
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**CONCORD CAR WASH**