REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, February 14, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Design Review Board Members
Jack Moore, Chair  Kirk Shelby
Ross Wells, Vice Chair  Jason Laub – Planning Commission Liaison
David Litty

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A.  1/31/19 Meeting Minutes

STAFF REPORTS

HEARINGS

1.  Clayton Road Townhomes (PL18406 - PA) – Conceptual Design Review for 70 townhomes on a 3.86-acre site at 3512 Clayton Road and 105 Roslyn Drive. The General Plan designations are Medium Density Residential and Commercial Mixed Use; Zoning classifications are RM (Residential, Medium Density) and CMX (Commercial Mixed Use); APN’s 105-092-008, -020. Project Planner: Lorna Villa @ (925) 671-3176

2.  Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19010 – PA) – Conceptual Design Review for 64 apartments on a 0.53-acre site at 1313 and 1321 Galindo Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-164-051, -054. Project Planner: Coleman Frick @ (925) 671-3281
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:

February 28, 2019
March 14, 2019
SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 1/10/19 Meeting Minutes

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

STAFF REPORTS: None

HEARINGS

1. SAGE Veterinary Hospital (PL18297 – DR) – Design Review for Sage Veterinary Hospital on a 2.3-acre site located at 2055 Meridian Park Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-003. Project Planner: Lorna Villa @ (925) 671-3176

ACTION: Recommended for approval 4-0-0-1 with the following conditions (Wells motioned, Shelby seconded, Litty absent): 1) The design of the art sculpture to be located northeast of the building’s entrance shall return as a staff report item for review and approval prior to installation; and 2) the final landscape plan shall identify the tree species in the landscape islands.
STUDY SESSION

1. **Avesta Assisted Living (PRE18002)** – Study Session for the construction of an approximately 114,000 square foot assisted living facility totaling 94 units, including 38 memory care units, on a 1.09-acre site located at 1335-1385 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APNs 126-133-009, -013, and 126-164-052. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

   *ACTION:* The Board provided staff with the following comments: 1) Like the contemporary building design, the setbacks and relief, use of terraces, and the materials and colors; 2) incorporate fenestration on the rear (west) elevation by incorporating windows in the stairwells and bay windows in the bedrooms; 3) clarify the use of materials at the pedestrian entrance under the “pedestrian bridge”; 4) define the pedestrian versus the vehicle areas with materials, striping, and signage; 5) expand the use of decorative paving at the project entrance; 6) provide a section through the property line that shows the relationship of the masonry wall, bio-swale, and parking lot; 7) create a path of travel from the rear parking lot to the building entrance; 8) study the color palette and provide greater differentiation between the white and ivory body colors; 9) reconsider the use of 36”-box trees and upsize the 15-gallon trees to 24”-box trees; 10) add vines on the masonry wall on the north patio; 11) incorporate 2” – 3” reveals in the walls for emphasis and to break-up the massing; 12) study the louver details beneath the windows; 13) return the cornices around the corners of the building; and 14) screen the rooftop equipment.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: Board member Shelby had questions regarding how the development code addresses attached versus detached garages. Chair Moore commented he likes the Dunkin’ Donuts project.

STAFF ANNOUNCEMENTS: Staff reminded the Board of the joint CC/PC/DRB meeting on February 5, 2019 to discuss the Todos Santos Design Guidelines.

ADJOURNMENT: 7:22 p.m. (4-0-0-1, Shelby motioned, Wells seconded, Litty absent).

NEXT DESIGN REVIEW BOARD MEETINGS:

- February 14, 2019
- February 28, 2019
I. GENERAL INFORMATION

Project Name: Clayton Road Townhomes (PL18406 - PA)
Review Status: Conceptual Review
Location: 3512 Clayton Road and 105 Roslyn Drive
Parcel Numbers: 105-092-008 and -020
General Plan: Medium Density Residential and Commercial Mixed Use
Zoning: RM (Residential Medium Density) and CMX (Commercial Mixed-Use)
Applicants: Catalyst Development Partners
Bruce Myers
822 Hartz Way, Suite 200
Danville, CA 94526
Vicinity Map:
II. PROJECT BACKGROUND

On December 11, 2018, Catalyst Development Partners, submitted a Preliminary Application and Conceptual Design Review for a 70-unit townhouse project with frontage on Clayton Road. The Development Code requires Preliminary Application review for all infill residential projects. The purpose of the review is to provide feedback on project requirements and potential issues and to guide applicants prior to submittal of a formal application. The applicant will respond to the Board’s comments as part of their formal application.

On January 8, 2019, the Development Advisory Committee (DAC) reviewed the project and provided the applicant with comments regarding utilities, lighting, parking, emergency vehicle access, and the bio-retention area.

On January 23, 2019, staff conducted a neighborhood meeting with the applicant. Sixteen neighbors attended the meeting and expressed concerns regarding the potential increase in vehicle traffic, lighting, on-street parking, perimeter fences, the number of units, construction hours, building height, pedestrian access to the school and at Gerald Drive, and pedestrian traffic on Clayton Road. Neighbors also expressed concern with parents potentially utilizing the subdivision as a short cut to drop-off students.

III. PROJECT DESCRIPTION

The proposed 70 units will be distributed among 14 buildings containing five units per building. The townhomes will range in size from 1,583 sq. ft. to 2,558 sq. ft. There will be four different floor plans each with an attached garage. The garages are located to the rear of the townhouse and accessed by an alley that connects to a private road. A mix of two-bedroom, three-bedroom, and four-bedroom (with a bonus room option) units are proposed. An approximately 5,000 sq. ft. community common area is proposed at the south end of the site.

Site Plan

The project site will be comprised of a 3.36-acre parcel and a 0.5-acre portion of an adjacent parcel that will be acquired through a lot line adjustment. The site is bounded on the north by Clayton Road, on the south by Pancho Vía Way and El Monte Elementary, and residential development to the east and west. Gerald Drive abuts the property along the east property line. Access in and out of the site will be from Clayton Road. An emergency vehicle and pedestrian access is proposed at the west end of Gerald Drive. The applicant indicates they will also provide pedestrian access from the common open space at the rear of the site that will lead to El Monte Elementary School.

Staff does not have any recommendations regarding the site plan.

Architecture

The proposed elevations include Farmhouse and Craftsman style architecture with four different color schemes for the 37-foot tall buildings. The Farmhouse architecture incorporates horizontal and vertical
siding, stucco, covered balconies, shutters, and gable projections. The Craftsman homes propose horizontal siding, stucco, and staggered shingle façades. Multi-pane windows with trim are also proposed. The four color schemes for each building includes five building colors and two accent colors. A color and materials board will be provided at the meeting.

Staff has the following comments and recommendations:

- Consider incorporating relief into the “alley façades” to break up the mass of the buildings.
- Vary the design of the front doors and garage doors within each architectural style proposed.
- Emphasize the craftsman style by tapering the columns and adding exposed rafter tails and beams or knee braces.
- Provide lighting and fence details for the site and open space area.

Landscaping

The conceptual landscape plan shows landscaping along most of the perimeter of the site, the front elevations of the homes, the private streets, and within the common area located at the south end of the site. The plant material list includes eleven species of trees and sixty varieties of shrubs that will be planted throughout the site. Additionally, the community open space area will include additional varieties of shrubs, ground covers, vines, and sod. Hardscape features in the community open space will include picnic tables with a shade trellis, a barbeque station, and play equipment for children. A landscape bio-retention area is located within the community open space.

Staff has the following comments and recommendations:

- Provide details regarding the pedestrian path at Gerald Drive and from the open space to the school.
- Identify if any existing trees on site will be removed or remain.
- Identify location and screening of all above ground utilities.
- Provide landscaping along the northwest property line adjacent to the tandem parking spaces.
- Consider including landscaping in the alleys such as a vine to soften the facades.
- Consider relocating the open space area to a more centralized location.
- Consider providing a decorative paved entry at the Clayton Road entrance.
IV. RECOMMENDED ACTION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the formal application.

Prepared by: 

[Signature]

Lorna Villa  
Associate Planner  
(925) 671-31746  
lorna.villa@cityofconcord.org

Exhibits:  
A - Applicant’s written statement date stamp received December 11, 2018  
B - Project plans date stamp received December 11, 2018
Project Description
Clayton Road Townhouses
December 10, 2018

The proposed project consists of 70 residential townhouse units on 3.86 acres, located at 3512 Clayton Road between Roslyn Drive and Barbis Way. The site is comprised of 3 legal parcels, APN 105-092-020 which includes 2 parcels totaling 3.36 acres and a 0.5-acre portion of APN 105-092-008 which will be added to the site through a lot line adjustment to be processed concurrently with the subdivision map for the project. The majority of the site is currently occupied by El Monte Storage so the proposed use represents a significant upgrade to an otherwise underutilized property. Surrounding uses are primarily single-family homes with the exception of some small commercial parcels along Clayton Road and the El Monte Elementary School located near the southern boundary of the property directly across Pancho Via Way. Primary access to the site will be from Clayton Road with an emergency vehicle connection to Gerald Drive.

The 70 units will be attached, three story, residential townhouses with a maximum 37-foot building height, with 4 different floor plans, each with an attached two-car garage. In addition, 46 guest parking spaces will be provided in a combination of driveway and street parking configurations interspersed across the site. The proposed project has floor plans ranging in size from 1,583 square feet to 2,558 square feet on condominium parcels ranging in size from 1,440 to 1,919 square feet in lot area. Each of the 14 buildings will include 5 condominium units. End units have a private driveway with the remaining 4 units sharing a common alley for garage access. The building elevations feature Farmhouse or Craftsman style architecture with 4 different color schemes to add variety throughout the project.

The project site is currently a combination of Residential Medium (RM) and Commercial Mixed Use (CMX) zoning with a General Plan designation of primarily Medium Density Residential and a smaller area of Commercial Mixed Use. Both zoning districts allow for single-family attached residential townhouses at the proposed density of 25.45 dwelling units per net acre, which is consistent with the permitted RM density range of 11-33 units/net acre. The applicant is proposing a planned development use permit (PDUP) consistent with the City's existing standards for small lot development.

Open space is provided through a combination of private paseos for pedestrian access to the units and a centralized common area parcel with amenities such as picnic tables, a barbeque station, arbor shading, and children's play areas. Each unit has a useable balcony on the main living level for private open space and 60% of the units will also include ground-level enclosed porches. The project will also have convenient pedestrian access via existing trails to the adjacent El Monte Elementary School (K-5) and the 30-acre Concord Community Park (located behind the school) which features an Olympic-sized swimming pool, tennis courts, reservable barbeque and picnic areas, and children's play equipment.

The applicant is proposing to establish a Homeowner's Association to own and maintain the buildings, site improvements and applicable amenities such as landscaping, roads, sidewalks, mailboxes, street lights, open space and storm drainage facilities.
NOTES:
EXISTING IMPERVIOUS AREA:
EXISTING STRUCTURES, 30,270 SF
EXISTING Pervious Area: 34,543 SF

1. ALL EXISTING ONSITE UTILITIES, TREES, UNDERGROUND AND SURFACE IMPROVEMENTS TO BE REMOVED WITH THE EXCEPTION OF THE 42" DRAIN AND A PORTION OF PONCHO VIA PROJECT NO 19954
NOTES:
1. PARCEL DIMENSIONS ARE PRELIMINARY AND WILL BE REFINED WITH THE FINAL ENGINEERING DESIGN.
2. LOTS 1-14 ANTICIPATED TO BE FURTHER SUBDIVIDED AS CONDO AIR SPACE UNITS.
3. UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL OF THIS MAP SHALL CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED SUBDIVISION AND DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT UNREASONABLY INTERFERE WITH THE FREE AND COMPLETE EXERCISE OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 66436(a) (3) (A).
GRADING NOTES/EROSION CONTROL NOTES:

1. Facilities to be shown on the final grading plan to control sediment during the rainy season, October 1 to April 30. All erosion control measures are subject to final engineering design and county review. All grading is to be undertaken per the recommendations of a soils report and under the observation of the soil engineer.

2. Maintenance is to be performed as follows:
   a. Measures shall be inspected periodically and maintained as required.
   b. Measures shall be inspected at the time of construction or after construction is complete.
   c. Sediment shall be removed and concrete measures restored to original dimensions as required.

3. The site shall be maintained in accordance with the grading plan.

4. Rock and concrete retention areas will be provided at each vehicle access point to existing paved streets.

5. No soil or rock construction to be stored, unless the area has been cleared and staked before being returned.

6. All erosion control measures shall be maintained until disturbed areas are stabilized.

7. Pad and street interfaces are shown on the final grading plan. Pad 1 and all streets shall be sealed to prevent runoff.

8. The grading plan anticipates a balance between cut and fill. Export or import is not permitted.

9. The grading shall be in conformance with the county grading ordinance unless approved by the county.

10. Proposed changes made on the preliminary grading plan are subject to TMC engineering design and county review and approval. All changes are to be made and documented on a site report and approved by the county.

11. All rock shall be removed from the site before grading begins.

12. Slopes within lot areas and adjacent land development space areas are to be graded in a manner not exceeding 2:1 (horizontal to vertical).

13. The project applicant wishes to retain the right to bulk grade the site or a portion of the site proposed in this plan.
Exterior Materials:
- Composition shingle roofing
- Stucco-smooth finish
- Fiber cement lap siding
- Fiber cement board and batten siding
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door

5 Plex
Exterior Elevations
Farmhouse
Scheme 1
Exterior Materials:
- Composition shingle roofing
- Stucco-smooth finish
- Fiber cement lap siding
- Fiber cement board and batten siding
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door

5 Plex
Exterior Elevations
Farmhouse
Scheme 2
Exterior Materials:
• Composition shingle roofing
• Stucco-smooth finish
• Fiber cement lap siding
• Fiber cement shingle siding
• Insulated dual-glazed vinyl windows
• Sectional roll-up garage door

5 Plex
Exterior Elevations
Craftsman
Scheme 3

3512 CLAYTON ROAD
CONCORD, CALIFORNIA
Exterior Materials:
• Composition shingle roofing
• Stucco-smooth finish
• Fiber cement lap siding
• Fiber cement shingle siding
• Insulated dual-glazed vinyl windows
• Sectional roll-up garage door

5 Plex
Exterior Elevations
Craftsman
Scheme 4

3512 Clayton Road
Concord, California
THIRD FLOOR
717 SF

SECOND FLOOR
710 SF

FIRST FLOOR
156 SF

PLAN 1
1583 S.F.
3 Bdrm. / 2.5 Bath

3512 CLAYTON ROAD
CONCORD, CALIFORNIA

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PLAN 2
1658 S.F.
3 Bdrm. / 2.5 Bath
PLAN 3
2170 S.F.
4 Bdrm. / 3.5 Bath

THIRD FLOOR
842 SF

SECOND FLOOR
855 SF

FIRST FLOOR
473 SF

3512 CLAYTON ROAD
CONCORD, CALIFORNIA
PLAN 4
2558 S.F.
4 Bdrm. / 3.5 Bath / Den

THIRD FLOOR
968 SF

SECOND FLOOR
1044 SF

FIRST FLOOR (ADA)
546 SF

CONCORD, CALIFORNIA

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PRELIMINARY PROPOSED TREE PALLET

<table>
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<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>WATER TYPE</th>
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<td>SMALL LEAF GUM LEAF</td>
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<td>LOW</td>
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<td>AMERICAN甜 gum</td>
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<td>Fagus Sylvatica</td>
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<td>IMPATIENS INDICABA 'RED'</td>
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NODOSUM | OAKLEAF | 5 GALLON | LOW |
| SALTUS MARINA | SALTUS | 5 GALLON | LOW |
| Cercis canadensis | WILD REDBUD | 5 GALLON | LOW |
| LAGERSTREDIA L. CAVENGE | LAGERSTREDIA | 5 GALLON | LOW |

NOTES:
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES SHALL BE PLANTED 2' FROM HARDSCAPE ELEMENTS. SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAYS, SUBMERSIBLE OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
A FRAME PLAY HOUSE

PLAZA TREE TYPICAL

4" CONCRETE WALK

EXISTING AC PAVING TO REMAIN

6" RAISED TREX PLAYDECK STAGE

BIO RETENTION BASIN

TALK TUBE

XYLOPHONE INSTRUMENT

COLORED CONCRETE TRICYCLE TRACK
TWO COLORS (ONE FOR CIRCLE ONE FOR TRACK)

A FRAME PLAY HOUSE

SCREEN TREE

3x3 COLORED CONCRETE PADS
DIFFERENT COLOR FROM TRACK AND CIRCLE

PEBBLE SEATING ROCKS W/ DECOMPOSED GRANITE SURFACE

BARBEQUE STATION

XYLOPHONE INSTRUMENT

PEBBLE SEATING ROCKS

CONCRETE TRICYCLE TRACK

SHRUBS AND GROUND COVER TYPICAL

COMMUNITY MAILBOX

DECORATIVE PLANTING POTTERY TYPICAL

SPECIMEN TREE TYPICAL

PICNIC TABLES

WOOD OVERHEAD

COLORED CONCRETE PLAZA PAVING

BARBEQUE STATION

BIKE RACK

ACCENT TREE

BENCH

igraphic Scale

1 2 4 8 10 12 20

Peble Seating Rocks

Concrete Tricycle Track

Barbeque Station

A Frame Play House
SIDE ELEVATION

COMMUNITY MAILBOXES

MAILBOX TO BE 24" O.C.

COMPACTED EARTH RECOMMENDED (12-DOOR), COLOR BLACK

ARCHITECT SPECIFICATIONS

MAILBOX TO BE PER MANUFACTURER SPECIFICATIONS

MAST TO BASE PER MANUFACTURER SPECIFICATIONS

MOUNT TO BASE PER MANUFACTURER SPECIFICATIONS

BASE

COMMUNITY MAILBOXES

BICYCLE RACK

SIDE PANELS TO BE POWDERCOATED, COLOR TO BE SILVER TECK

AVAILABLE FROM FORMSURFACE FOR SURFACE.COM

INSTALL PER MANUFACTURER INSTRUCTIONS

APEX 6'-0" STANDALONE BENCH, SITTING T-10 A

BASEBOARD TYPE BENCH, SURFACE MOUNT

SLATS MATERIAL TO BE JATOBAN WOOD

ALUMINUM FRAME WITH POWDERCOATED Strip

ALUMINUM FRAME WITH POWDERCOATED Strip

Catalyst Development Partners

3512 Clayton Road

Conceptual Site Plan

Preliminary Landscape Plan

Site Furnishings
I. GENERAL INFORMATION

Project Name: Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19010-PA)

Review Status: Conceptual Review

Location: 1313-1321 Galindo Street

Parcel Numbers: 126-164-051, and -054

General Plan: Downtown Mixed Use

Zoning: DMX (Downtown Mixed Use)

Applicant: Resources for Community Development
            Attn: Nick Cranmer
            2220 Oxford Street
            Berkeley, CA 94704

Vicinity Map:
II. PROJECT BACKGROUND

In June, 2018 the Council unanimously voted to award a $5.5 loan from City Housing Funds to RCD for the project through a competitive Notice of Funding Availability process for affordable housing.

On January 15, 2019, Nick Cranmer, on behalf of RCD, a not-for-profit affordable housing developer, submitted a Preliminary Application for a 62-unit, 66,435 sq. ft. multifamily affordable housing development located at 1313-1321 Galindo Street.

On January 22, 2019, the Development Advisory Committee (DAC) reviewed the project; staff will update the Board regarding their comments at the meeting.

The Development Code requires Preliminary Application review for all infill residential projects. The purpose of the review is to provide feedback on project requirements and potential issues and to guide applicants prior to preparing a formal application. The process includes a Conceptual Design Review by the Board. The applicant will respond to the Board’s comments as part of their formal application.

III. PROJECT DESCRIPTION AND DISCUSSION

The proposed 62-unit multifamily development consists of 61 affordable units and 1 market rate unit (for the building manager). The proposal includes 39 one-bedroom, 19 two-bedroom, and 4 three-bedroom rental apartments.

The building is designed as a five-story structure with the apartment units located on levels two through four. The ground floor level would contain the lobby, office, and support services as well as parking areas. A community room and outdoor communal open space area are proposed for the second podium level (along with apartments). Level three through five would have an identical floor plan.

The project is funded in part by a $5.5 million loan allocated by the Council through Concord Successor Housing Funds. On February, 4 2019, the Council Committee on Housing & Economic Development (HED) considered a revised proposal by RCD to allocate an additional $2.3 million for the project. HED was supportive of the revised project and endorsed the amended funding proposal which will be considered by the full Council on March 26, 2019. At the HED meeting, the Committee members communicated some preferences related to the design of the project. These included:

- Incorporating elements of “early California” design; similar to The Grant project arches.
- Adding planter boxes.
- Replacing the 7 car stacker spaces located immediately adjacent to the ADA and visitor spaces with 4 additional visitor parking spaces.
- Considering the visual impact of the proposed balconies (north elevation), if used for storage. Consider the inclusion of Juliet balconies.
- Considering issues of sun exposure and related heat in the project design. Consider use of materials to reduce heat (like a white roof).
- Considering additional architectural detailing that enhances the design.
The project is the first new affordable housing project in the city in over a decade. The proposed units will be available for rent to low- and very low-income households. Based on information provided by the applicant, 25 units will be reserved for households with a combined annual income of no more than 30% of the area median income (AMI); 28 units for households with a combined annual income of no more than 50% AMI, 8 units for households with a combined annual income of no more than 60% AMI, and one unit will be available as a manager’s unit (market rate).

Related to the above project characteristics, with 61 of the 62 units being designated for low- and very low-income households, the applicant is requesting modifications to certain development standards in the downtown mixed-use (DMX) zoning district. The design of the development includes waivers and concessions permissible for qualifying affordable housing projects under State density bonus law which allows for reduced front setback, ratio of open space per unit, and on-site parking; in addition to increased on-site density beyond the typical maximum of 100 units/acre in the DMX zoning district. These modifications include a 17 percent increase in units per acre, five-foot front setback reduction, 51 parking space reduction, and 63.7 percent open space reduction; based on the development standards that would be required for a typical market rate development.

Site Design

The 0.53-acre site consists of two adjacent parcels and is located southwest of the intersection of Galindo Street and Laguna Street across from the Concord Police Station. Surrounding land uses include G.M. Electronics and Kwik N-Easy Car Wash to the south, Dan’s Glass to the north, and Lakeside Apartments to the west (rear). The existing parcels where the project would be located is developed with a gas station (no longer in operation) and billboard (1313 Galindo) and two-story building, which houses a hair salon (1321 Galindo).

The proposed building would encompass nearly the entire lot with the exception of a 10-foot setback at the rear for a sewer easement, and 15-foot setback on the north side for an access easement for Dan’s Glass. The building would be accessed through the front lobby by pedestrians (left side of east elevation) and a single driveway leading to a parking garage (right side of east elevation). The parking garage would have three accessible spaces and one visitor space near the entry; with five “puzzle stackers” (mechanical car stackers) making up the remainder of the 75 parking spaces at the rear of the bottom level. No surface parking is proposed.

A curb cut is proposed at the Galindo Street frontage between the driveway and building entrance for loading and driveway queuing, outside of the flow of traffic on Galindo Street. The north side of the property includes a bioswale and fenced enclosure for electrical and gas service. Landscaped areas are proposed around the exterior of the building on the east (front), north (side), and west (rear) sides of the property and on the second level where the common open space is located.

Staff has the following recommendations:

- Relocate the trash enclosure from the ground level interior to the northeast corner of the lot, adjacent to the 15’ easement, where the electric and gas meter is currently located.

- Show the required long-term and short-term bicycle parking on the site plan.
Architecture

The building is designed with four stories over the first floor podium and parking garage. The second through fifth levels are L-shaped with one side facing Galindo Street and the other oriented toward the north property line. The interior of the L on the second level is an elevated common open space (southwest corner). The building design is contemporary, as allowable in its location outside of the Outer Core boundary defined in the Todos Santos Design Guidelines.

The ground floor level is primarily composed of CMU walls with various finishes broken up by decorative metal fencing from which the building interior is visible. The front elevation also includes vines on trellises on either side of the garage entrance, an aluminum entrance canopy, and windows surrounding the entrance.

The second through fifth levels are designed with two primary types of Hardie board finishes; white and wood. The portions with wood finishes project beyond the white face of the building with an approximately 24-inch cantilevered design, breaking up the mass of the building face. The wood finishes have small white bands at panel breaks between floors. The northeast corner of the building has a large white “fin” that extends from the roof to the ground floor and obscures the balconies located off the three-bedroom units on level 2-5. The building has a variety of window sizes that help break up the mass of the façade and create visual interest. The roof of the building is flat with the exception of gray Hardie board “pop-ups” for the stairwells, elevators, and mechanical equipment.

Staff has the following recommendations:

- On the front elevation, identify opportunities to make the ground level architecture more pedestrian scaled and visually stimulating. Consider ways to alter the massing, reduce stretches of blank CMU walls, and include design elements such as artistic façade treatments, decorative lighting, higher quality treatments and finishes.

- Consider altering the main building entrance to the lobby to make it more prominent, as a focal point of the architecture on the ground level.

- Consider ways to vary the height of the flat roofline, which is primarily horizontal, by adjusting the height of the cantilevered portions or recesses of the building face.

- Consider changing the color of the cantilevered pop-outs from wood finished Hardie board to another finish which provides a less severe material differentiation from the white finish Hardie board, while still maintaining contrast.

- Identify ways to break up the mass of the parking structure CMU walls on the southwest corner of the building.

- Indicate the location of mechanical equipment on the roof plan.

- Provide the location and details of exterior light fixtures.
• Propose a location for public art.

**Landscaping**

The north side of the property includes a large bioswale and fenced enclosure for electrical and gas utilities. Planter beds are proposed between the sidewalk and building along the front elevation, outside of the curb cut loading area. Additional planting is proposed at the rear of the property within the sewer easement, which is proposed as a California native hedge (consisting of Coffeeberry and California Lilac). The front of the property will be planted with four trees (London plane), and low water usage shrubs (Cleveland sage and St. Catherine's lace). The bioretention planter located at the northeast corner of the property is proposed to be planted with Cape Rush, Red osier dogwood, Idaho fescue, and Western sword fern.

In addition to the planting areas on the ground level, the common open space area on the second level, adjacent to the community meeting room, is designed with a number of landscape features. These include two bioretention planters, various species of shrubs, four trees (Mexican elderberry), pavers, metal tables, and astro-turf “seating and play forms.”

Staff has the following recommendations:

• Include the tree-pit dimensions and tree sizes on the landscape plan pages. The code requires 24”-box size.

• Include additional screening along the building exterior with larger landscape areas, shrubs and trees, to break up the mass of the ground floor of the building.

• Consider removing the astro-turf elements on the second level common open space area and replacing them with other architectural forms not finished with astro-turf (L1.3).

• Include shrub and grass locations and configuration details within the bio-retention and landscape areas in the revised submittal (L1.2 & L1.3).

• Revise the renderings on Sheets P0.0-0.2 to show the proposed site landscaping.

**IV. RECOMMENDED ACTION**

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the formal application.
Prepared by:

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Exhibits:

A. Applicant’s written statement date stamp received January 15, 2019
B. Project plans date stamp received January 15, 2019
Project: 1313 Galindo Street
Address: 1313-1321 Galindo Street
APN: 126-164-051, 126-165-054

Project Sponsor: Resources for Community Development’s (RCD) mission is to create and preserve affordable housing for people with the fewest options, to build community and enrich lives. Over more than 30 years, RCD has grown from a Berkeley-based special needs housing developer to being named as one of the top 50 affordable housing developers in the country by Affordable Housing Finance magazine five times.

Founded by Berkeley community members in 1984, RCD has built up a portfolio of over 2,200 completed affordable units across 56 properties and has nearly 350 additional affordable units in pre-development. RCD continues to grow geographically and now operates in communities throughout Alameda, Contra Costa and Solano counties, with a new site in Marin County under development.

Project Overview: The proposed affordable housing development at 1313-1321 Galindo Street will provide 62 new construction, affordable apartments for small families and households with special needs, including veterans and seniors, in an amenity and transit rich location. This project will meet the diverse housing needs of Concord families, primarily serving households ranging from 30-60 percent Area Median Income (AMI), as well as homeless veterans and residents living with HIV/AIDS. Its location at 1313 and 1321 Galindo Street is a central location near BART Concord Station and residents will have access to the amenities nearby including Downtown and Todos Santos Plaza.

Location: The improvements underway throughout the Downtown Specific Plan area and within a few minutes walking distance to the BART station makes this site an ideal location to meet local and state goals for sustainability and transit oriented development. Within a one-mile radius of the site, residents will be able to access an array of amenities including schools, parks, medical centers, retail, employment, grocery, and entertainment. The site is also located between two County Connection bus stops along Galindo Street and Cowell Road and Galindo Street and Laguna Street. The City’s push for improvements for the pedestrian, transit, and biker experience will also add to the site’s advantages.

Project Design: The development site consists of two parcels that will be combined to allow for the development of a five-story building, with 62 units of affordable housing that will serve a mix of seniors, individuals, small families, and special needs households. The building will include a community room, laundry room, property manager’s office, resident services office, and outdoor courtyard on the podium. The unit mix will consist of 39 one-bedroom units, 19 two-bedroom units (including one manager’s unit), and 4 three-bedroom units. The overall design is a U shape building bounding an interior courtyard that is open to the south, allowing for the dissipation of noise and excellent sun exposure. The community room, facing the courtyard, will likewise provide ample space for activities. The courtyard shape also minimizes solar heat gain for the hot climate of Concord.

A total of 75 parking spaces are provided in puzzle stackers and surface parking on the ground level, or 1.2 parking spaces per unit. Additionally, the project will provide a pull-out loading zone sized for vehicles up to a mini-bus. Bicycle parking will be provided in a secure room off the lobby. And the streetscape improvements will vastly improve the pedestrian experience for the many commuters and residents who walk along this path on the way to BART.
EXISTING SITE PHOTOS

1. K9 CORNER CAR WASH 1335 GALINDO ST.
2. GMI ELECTRONICS 1339 GALINDO ST.
3. 1313 GALINDO ST.
4. SIGMA HAIR CUTS 1321 GALINDO ST.
5. DAN'S GLASS INC 1325 GALINDO ST.
6. CONCORD POLICE DEPARTMENT 1320 GALINDO ST.
7. CONCORD POLICE DEPARTMENT 1320 GALINDO ST.
8. DOGS WILL PLAY 1320 GALINDO ST.