Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

**AGENDIZED ITEMS** - The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board's consideration of that item. Each speaker will be limited to approximately three minutes.

1. **ROLL CALL**

2. **PUBLIC COMMENT PERIOD**

3. **CONSENT CALENDAR**
   A. **2/27/20 Meeting Minutes**

4. **STAFF REPORTS**
   1. **Multi-family Units at 1985 North Third Street (PL19218 - DR)** - Project Planner: Joan Ryan @ (925) 671-3370
   2. **Carlton Senior Living Facility Building Color Change (PL20013 - DR)** - Project Planner: Sarah Yuwiler @ (925) 671-3465

5. **PUBLIC HEARINGS** - None
6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT

Next Meeting: Regular Meeting
Date: 3/26/2020

ADA NOTICE

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) 671-3243, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.
Regular Meeting of the City of Concord Design Review Board

Thursday, February 27, 2020 5:30 p.m. Permit Center Conference Room 1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS - The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

   Board Members Present: J. Moore, S. Alaksa, R. Barbour, R. Wells
   Staff Present: R. Lenhardt, M. Hart, M. Kotzebue, J. Ryan, S. Yuwiler
   Audience Attendance: 6

2. PUBLIC COMMENT PERIOD: None

3. CONSENT CALENDAR

   A. 2/13/20 Meeting Minutes

       ACTION: Approved, 4-0-1. (Wells motioned, Alaksa seconded, Shelby absent)

4. STAFF REPORTS: None

   *Board member Shelby arrived
5. ADDITION - Staff introduced Michael Hart, Assistant Planner

6. PRESENTATION - Brown Act Refresher - Margaret Kotzebue (925) 671-3071

7. PUBLIC HEARINGS

1. Park N Shop Remodel (PL19261 - DR) - Final Design Review for façade improvements, parking modifications, and landscaping upgrades at 1679-1691 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-011. **Project Planner: Joan Ryan @ (925) 671-3370**

   **ACTION:** Recommended for approval 5-0 (Shelby motioned, Alaksa seconded) with the following conditions: 1) Irrigation plans should reflect how vine pockets on east side of building will be watered (no external piping on building); and 2) elevations should be revised to accurately reflect paint on pilasters at upper corner of building; and 3) rear exiting door to be added, as needed for first (1679 WPR) ground level tenant space.

2. Concord Mazda (PL19248 - DR) - Preliminary Design Review for an automobile dealership including parking, landscaping, accessibility and façade improvements to an existing building at 1001 Burnett Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-323-007. **Project Planner: Sarah Yuwiler (925) 671-3465**

   **ACTION:** The Board provided staff with the following comments: 1) Overall the Board liked the design of the building; 2) Requested the addition of a middle-height level parapet to mask the appearance of the back of the taller parapet from view on the freeway; 3) Requested details to address how different materials abut or ‘return’ into each other; 4) Recommended the glass storefront wrap around the office portion of the building from the western elevation to the northern elevation; 5) Suggested that the second half of the building be architecturally tied into the main building; 6) Requested a new trash enclosure be built to match the architecture and design of the building; 7) Requested all onsite landscaping be upgraded; 8) Include street trees and trees throughout the site; and 9) Requested the removal of the chain link fence along the eastern property line.
8. **BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** Vice Chair Shelby asked if parking standards are both minimums and maximums and that staff give a primer on high-density development and discuss code requirements for transitional setbacks and parking requirements. Planning Commission Liaison Barbour noted this was his last meeting because the Commission was reorganizing next month. Chair Moore asked for a hard copy of Margaret Kotzebue’s Brown Act presentation.

9. **STAFF ANNOUNCEMENTS:** None

10. **ADJOURNMENT:** 7:59 p.m.

Next Meeting: Regular Meeting
Date: 3/12/2020
DATE: March 12, 2020

### I. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Multi-family Units at 1985 North Third St. (PL19218 –DR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Status:</td>
<td>Staff Report</td>
</tr>
<tr>
<td>Location:</td>
<td>1985 North Third Street</td>
</tr>
<tr>
<td>Parcel Number:</td>
<td>111-230-021</td>
</tr>
<tr>
<td>General Plan:</td>
<td>Commercial Mixed Use</td>
</tr>
<tr>
<td>Zoning:</td>
<td>CMX (Commercial Mixed Use)</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Wassim Naguib</td>
</tr>
<tr>
<td></td>
<td>Win Structural Consulting</td>
</tr>
<tr>
<td></td>
<td>218 Ray Street</td>
</tr>
<tr>
<td></td>
<td>Pleasanton, CA 94566</td>
</tr>
</tbody>
</table>

![Vicinity Map](image)

**Project Site**
II. PROJECT BACKGROUND

On December 12, 2019, the Design Review Board recommended approval of revised plans for the Multi-family units at 1985 North Third Street with a requirement for several items to return to the Board for review.

On February 28, 2020, the applicant, Mr. Naguib, re-submitted plans (Attachment A) to respond to a letter of incompleteness and the Board’s comments for additional architectural details on the project.

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

III. DISCUSSION

The December 12, 2019 meeting minutes (Attachment B) are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable.

Architecture

1. *The final architectural plans shall return to the Board with finish details representing how the shingles wrap corners and other exterior finish details, prior to the issuance of the building permit.*

   Sheet A4.2 of the revised elevations (dated Feb. 28, 2020) show additional details illustrating: 1) Preliminary garage door head detail; 2) Preliminary soffit detail; 3) Preliminary board and batten corner detail; and d) Preliminary roof overhang detail.

   The applicant has addressed the Board’s comments by incorporating four new details for the construction of the project.

Landscaping

2. *Landscape Plans shall be revised to include: 1) espaliers incorporated where vines are shown at the driveway; and 2) gates shall be re-located to sides of the rear units.*

   Sheet L1 of the revised plan set shows the espalier and provides a vine wire detail on Sheet L1, with labels noting “Vine cable grid on wall east of garage doors (Typical)” and “24 inch wide vine cable grid on wall between garage doors (Typical)”. In addition, Sheet A1.1 reflects the new gate locations, adjacent to the patios of the rear units and Sheet A3.2 reflects the “typical gate elevation” relocation of the side gates, as discussed during the meeting.

   The applicant has addressed the Board’s request to show espaliers and details as well as relocating the two gates on the back units.
Prepared by: Joan Ryan
Community Reuse Area Planner
(925) 671-3370
Joan.ryan@cityofconcord.org

Attachments:

A- Final Architectural and Landscape Plans date-stamped received February 28, 2020
B- December 12, 2019 Annotated Agenda
Regular Meeting of the City of Concord Design Review Board

Thursday, December 12, 2019 5:30 p.m. Permit Center Conference Room 1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGEDIZED ITEMS — The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Staff Present: R. Lenhardt, F. Abejo, J. Ryan, L. Villa
Audience Attendance: 15

2. PUBLIC COMMENT PERIOD: None

3. CONSENT CALENDAR

A. 8/22/19 Meeting Minutes

ACTION: Approved, 5-0. (Shelby motioned, Wells seconded)

B. 11/14/19 Meeting Minutes

ACTION: Approved, 5-0. (Wells motioned, Alaksa seconded)
4. STAFF REPORTS

1. Concord Car Wash (PL18015 – DR) – Project Planner: Lorna Villa @ (925) 671-3176

   ACTION: The Board provided staff with the following comments: 1) Approved revised fence plan; 2) increase all trees to 24-inch box size; 3) provide irrigation plans for landscaping in public right-of-way; and 4) canopy lighting and photometric plan shall return to the Board when canopy construction documents have been prepared by applicant.

2. 2001 Clayton Road Master Sign Program (PL19073 – DR) – Project Planner: Frank Abejo @ (925) 671-3128

   ACTION: The Board provided staff with the following comments: 1) Revised sign designs approved (correct photosimulation on sheet A5.2 to match elevation) 2) location of ground signs is approved; and 3) return with details of landscaping at sign base, color and material samples, and lighting details.

5. PUBLIC HEARINGS

1. Abdelnor Family Duplexes (PL19218 – DR) – Final Design Review for two duplex buildings on a 0.17-acre parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 111-230-021. Project Planner: Joan Ryan @ (925) 671-3370

   ACTION: Recommended for approval 5-0 with the following conditions (Shelby motioned, Alaksa seconded): 1) Espaliers to be incorporated where vines are shown at driveway; 2) relocate gates to side of rear units; and 3) finish details to return as a staff item showing how shingles wrap corners and other exterior finish details.

2. Concord Industrial Center (PL19144 – DR) – Final Design Review for three light industrial buildings on a 13.5-acre site at 999999 Arnold Industrial Way. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN's 159-090-047, -048, -049. Project Planner: Ryan Lenhardt @ (925) 671-3162
ACTION: Recommended for approval 5-0 with the following conditions (Wells motioned, Barbour seconded): 1) Consider adding a landscape pocket for a vine(s) along the south façade of Building 2 (e.g., 2’ x 20’ long planter), also consider raised planters; 2) replicate Building 2’s “wing walls” at the south corners of Building 1; 3) construction details such as the panel fits shall return as a staff report item; and 4) consider adding metal eyebrows above the man doors.

3. Bates Avenue Industrial Building (PL19185 – DR) – Conceptual Design Review to construct an approximately 54,320 square foot light industrial building on a 3.8-acre site located on Bates Avenue between Mallard Drive and Sprig Drive. The General Plan designation is Regional Commercial; Zoning Classification is RC (Regional Commercial); APN: 159-421-025. Project Planner: Frank Abejo @ (925) 671-3128

ACTION: The Board provided staff with the following comments: 1) Provide a project amenity at triangular area at northwest corner of the building with decorative fencing to secure the area; 2) add more relief to the building; 3) identify location for trash enclosure and ensure its design is compatible with the building architecture; 4) achieve four-sided design by applying color and materials to rear of the building consistent with the front and sides of the building; 5) identify location(s) of short term and long term bicycle parking; 6) verify that parapet height will be adequate to screen rooftop equipment; 7) consider a decorative and non-rectilinear design for the vertical fin that counters the rectilinear forms of the building; and 8) ensure that large bioswale areas are adequately landscaped.

6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: Planning Commission liaison Barbour mentioned his dissatisfaction with the new electrical cabinets at the Dunkin’ Donuts building.

7. STAFF ANNOUNCEMENTS: Staff indicated the December 26, 2019 meeting will be canceled. Staff also discussed SB 330 and updated the Board on the 12/4/19 Planning Commission meeting.

8. ADJOURNMENT: 8:41 p.m. (5-0, Barbour motioned, Shelby seconded)

Next Meeting: Regular Meeting
Date: 12/26/2019 – CANCELLED
I. GENERAL INFORMATION

Project Name: Carlton Senior Living Facility Building Color Change (PL20013 - DR)

Review Status: Staff Report

Location: 1700 Broadway Street

Parcel Numbers: 126-045-024

Existing General Plan: Residential High Density

Existing Zoning: RH (Residential High Density)

Applicant: Bluepine Construction
Ben Lee
4857 W, 147th Street Suite D
Hawthorn, CA 90250

Vicinity Map:

[Map showing the project site with a marked area and a direction arrow labeled 'N']
II. PROJECT BACKGROUND

On January 18, 1989, the Planning Commission approved a Use Permit (UP 5-89) for a 153-unit Carlton Senior Living facility subject to Design Review Board (DRB) approval.

On March 15, 1989, the DRB recommended approval of the project.

On February 11, 2020, the City received an application for Administrative Design Review from Bluepine Construction, on behalf of Carlton Senior Living, to replace the building siding, repair dry rot, and change the exterior building colors.

Staff is presenting this item for the Board’s information.

III. DISCUSSION

A. Building Colors

The existing building body color is cream with a white trim.

The applicant proposes to repaint the building olive green (Kelly-Moore - “Turtle Bay”) with an off-white trim (Kelly-Moore - “Bone”). Additionally, the office portion of the building which is centrally located along the project frontage, is proposed to be painted a lighter shade of green (Kelly-Moore - “Native Flora”) with the same off-white trim.

IV. RECOMMENDATION

Staff intends to approve the application for Administrative Design Review as the proposed building colors enhance the residential character of the building and improve the appearance of the street frontage.

Prepared by: 
Sarah Yuwiler
Assistant Planner
(925) 671-3465
Sarah.yuwiler@cityofconcord.org

Attachment:

A- Proposed color rendering date stamped received February 11, 2020
1700 Broadway Street

PRESENTED BY

KELLY-MOORE PAINTS
1700 Broadway Street

Scheme 3 - Body: KM5746 Turtle Bay; Office: KM5745 Native Flora; Trim: 27 Bone

Actual colors may vary slightly from printed renderings
2/6/2020