AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 2/14/19 Meeting Minutes

STAFF REPORTS

HEARINGS

1. Avesta Assisted Living Facility (PL19036 – DR) – Preliminary Review for a 139,551 sq. ft. building consisting of 117 assisted living and 33 memory care units on a 1.09-acre site 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

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:**

- March 28, 2019
- April 11, 2019
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

Board Members Present: J. Moore, R. Wells, J. Laub, K Shelby
Board Members Absent: D. Litty
Staff Present: L. Villa, C. Frick, B. Kain
Audience Attendance: 12

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR
A. 1/31/19 Meeting Minutes

  Action: Approved, 4-0-0-1 (Shelby motioned, Wells seconded, Litty absent)

STAFF REPORTS: None

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

  ACTION: The Board provided staff with the following comments: 1) Concern with the setback of 3-story homes next to single family homes along east property line; 2) enhance elevations along Clayton Road; 3) provide a sample of the smooth stucco finish; 4) introduce additional classic craftsman details; 4) consider providing more articulation on “Left Elevation” as viewed by neighbors; 5) consider incorporating a paved entry along Clayton Road; 6) consider providing a green screen along the northwest property line; 7) provide additional details on the landscape plan and include tree placement; 8) provide retaining wall and fence details; 9) consider a metal fence along Pancho Via Way; 10) provide details regarding access to elementary school from the community park; 11) identify location and screening for utility boxes and A/C units; 12) provide street lighting details; 13) consider having a second location for mail boxes; 14) consider incorporating address wayfinding signs.
2. Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19010 – PA) – Conceptual Design Review for 62 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**

**ACTION:** The Board provided staff with the following comments: 1) Include different types of CMU on the front elevation, such as split face CMU, and fluted CMU at caps, rather than solely smooth CMU, to create more visual interest and break of the mass of the ground level; 2) consider use of corten or patina to enhance the front of the building and link the design of the upper story pop-out areas to the street level; 3) enhance the front entry through use of landscape pots, interlocking pavers, and other enhancement; 4) incorporate the use of upper story notches on the southwest portion of the building for consistency with the other corners of the building; 5) provide the location and details of exterior light fixtures; the Board recommends decorative lighting on the front elevation; 6) include additional landscaping detail such as massing and height of plant material and three-dimensional perspective of landscape areas; 7) enhance proposed landscaping through integration of landscape accents, raised planters, and tree grates; 8) recommend altering the astro-turf design of the 2nd story common open space area to include rubberized surfaces where shaded, and other surfaces where exposed to direct sun-light; 9) show the location of mechanical equipment on the roof plan, and other details that could impact the exterior building design related to HVAC equipment, exhaust, and drainage; 10) all roof mounted features should be fully screened; 11) provide the location and details of exterior light fixtures; 12) recommend decorative lighting on the front elevation; 13) supportive of the use of Juliet balconies as long as it is ensured they cannot be used for storage.

**BOARD CONSIDERATIONS/ANNOUNCEMENTS:** None

**STAFF ANNOUNCEMENTS:** None

**ADJOURNMENT:** 8:14 p.m.

**NEXT DESIGN REVIEW BOARD MEETINGS:**

February 28, 2019
March 14, 2019
# I. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Avesta Assisted Living Facility (PL19036 - DR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Status:</td>
<td>Preliminary Review</td>
</tr>
<tr>
<td>Location:</td>
<td>1335-1385 Galindo Street</td>
</tr>
<tr>
<td>Parcel Numbers:</td>
<td>126-133-009, 013, and 126-164-052</td>
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<tr>
<td>General Plan:</td>
<td>Downtown Mixed Use</td>
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<tr>
<td>Zoning:</td>
<td>DMX (Downtown Mixed Use)</td>
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<tr>
<td>Applicant:</td>
<td>Avesta Development Group, LLC</td>
</tr>
<tr>
<td>Attn: Mohammad Javanbakht</td>
<td>1095 Colby Avenue</td>
</tr>
<tr>
<td>1095 Colby Avenue</td>
<td>Menlo Park CA 94025</td>
</tr>
</tbody>
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Vicinity Map:
II. PROJECT BACKGROUND

On February 9, 2018, Mohammad Javanbakht, on behalf of Avesta Development Group, LLC, submitted a Preliminary Application and Conceptual Design Review for an 114,000 sq. ft. assisted living facility at 1335-1385 Galindo Street (former location of the proposed Rocketship School).

On February 27, 2018, the Development Advisory Committee (DAC) reviewed the project.

On April 12, 2018, the Design Review Board (DRB) conducted a conceptual review of the project that referenced Renaissance’s interpretation of traditional Italianate Revival architecture with selected contemporary design elements. The Board asked the applicant to consider ways to provide additional parking, shift the buildings west to create larger patios and more landscaping along Galindo Street, and consider including terraces on different floors. The Board asked the applicant to upsize the trees and consider adding large pots at the entry to provide landscape “richness” and extend the special paving to the sidewalk along Galindo Street. The Board also suggested the applicant consider an alternative building design.

On January 17, 2019, the applicant submitted a revised building design for discussion with the Board prior to submitting a formal development application.

On January 31, 2019, the DRB conducted a study session of the “contemporary expression of the early California architectural character outlined in the Todos Santos design guidelines.” The Board responded positively to the design and recommended the applicant provide additional architectural detail and clarify the use of materials and colors, especially at the most visible pedestrian areas.

On February 13, 2019, Avesta Development Group filed an application for a Use Permit and Design Review.

On February 26, 2019, the DAC conducted a completeness review of the project. The DAC requested clarification regarding the number of parking stalls, loading and unloading activities, the path of travel from the rear parking lot to the lobby, and how the exterior of the building will be maintained at the property line.

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

III. DISCUSSION

The January 31, 2019 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) **Incorporate fenestration on the rear (west) elevation by incorporating windows in the stairwells and bay windows in the bedrooms.**

The northwest end of the building has been modified by relocating the stair and elevator. Windows were added to the stairwell and bay windows were added to the bedrooms.

- Staff recommends adding windows to the west elevation of “memory care bedroom 1” on the third floor for consistency.

2) **Clarify the use of materials at the pedestrian entrance under the “pedestrian bridge.”**

LPAS to include material notes on building sections. Sections will be included in printed set.

- An artist’s rendering of the porte-cochère is included on Sheets 17 and 18 however the proposed materials and colors are not listed. Staff recommends the applicant return with a revised elevation including the proposed materials and colors as a staff report item.

3) **Define the pedestrian versus the vehicle areas with materials, striping, and signage.**

Pedestrian pathways have been defined.

There does not appear to be any signage or striping that distinguish the pedestrian and vehicle realms from one another. Staff asks the Board to comment on the site design.

4) **Expand the use of decorative paving at the project entrance.**

Plans have been revised to expand the paved area.

- The applicant addressed the Board’s comment. Staff recommends the applicant submit a construction detail of all special paving including the stamped colored concrete and permeable pavers as a staff report item.

5) **Provide a section through the property line that shows the relationship of the masonry wall, bio-swale, and parking lot.**

Section has been provided on Sheet 02.

The applicant addressed the Board’s comment.

6) **Create a path of travel from the rear parking lot to the building entrance.**
A pedestrian pathway has been defined adjacent to the north building from the primary entrance to the rear parking lot, terminating at the loading area.

The applicant addressed the Board’s comment.

7)  
*Study the color palette and provide greater differentiation between the white and ivory body colors.*

**Colors have been reselected and elevations updated.**

The rendering on Sheet 16 appears to incorporate warmer colors whereas the elevation on Sheet 19 appears to include the original, “cool” color palette. Staff’s preference is a warm color palette and asks the Board to specify their preference. A revised material and color board will be submitted at the meeting.

8)  
*Reconsider the use of 36”-box trees and upsize the 15-gallon trees to 24”-box trees.*

**Trees have been changed to 24” boxes.**

All of the 36”-box trees have been replaced with 24”-box trees and the smaller trees have been upsized to 24”-box trees. The applicant addressed the Board’s recommendation.

9)  
*Add vines on the masonry wall on the north patio.*

**Vines have been added.**

Four Boston ivy vines are proposed along the north wall. Staff asks the Board if a flowering trumpet vine would be a preferable alternative.

10)  
*Incorporate 2” – 3” reveals in the walls for emphasis and to break-up the massing.*

**Reveals will be added once the overall massing of the elevations are approved.**

- Staff recommends the applicant provide a detail of the reveals as a staff report item.

11)  
*Study the louver details beneath the windows.*

**Will bring photo of louver solution to DRB presentation.**

- Staff recommends the applicant provide a detail of the louvers as a staff report item.

12)  
*Return the cornices around the corners of the building.*

**This has been done.**
• Staff recommends the cornices return around the reverse of the parapets so they are finished on all four sides (see Sheet 22).

13) Screen the rooftop equipment.

Rooftop equipment will be screened. Equipment is not designed until the construction document phase.

• Staff recommends the applicant provide elevations showing the location of the rooftop equipment and whether they are visible as a staff report item.

Staff notes a combination of retaining and privacy walls are proposed along the perimeter of the site however the plans do not include details. Staff recommends the applicant provide a wall plan showing the location, height, and type of all walls as a staff report item.

IV. RECOMMENDATION

Staff recommends the following items be included as conditions of the associated Use Permit application.

• Add windows to the west elevation of “memory care bedroom 1” on the third floor.
• The following items shall return as a staff report item:
  o A revised elevation of the porte-cochère with the proposed materials and colors.
  o A construction detail of all special paving including the stamped colored concrete and permeable pavers.
  o A construction detail of the reveals.
  o A detail of the louvers and an elevation that accurate depicts their appearance.
  o Elevations that show the location of the rooftop equipment and whether they are visible.
  o A wall plan showing the location, height, and type of all walls.
• The cornices shall return around the reverse of the parapets so they are finished on all four sides.

V. MOTION

Staff has prepared the following motion for the Board’s consideration should you be satisfied with the revised plans and the proposed conditions of approval.

I (Board Member __________) hereby move that the Design Review Board recommend approval of Golden Corral (PL17476 – DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.
Prepared by:
G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@cityofconcord.org

Exhibits:
A - Project plans date stamp received February 28, 2019
B - Elevations from project plans date stamp received January 17, 2019
FENCE LAYOUT

AVESTA  │ CONCORD
JANUARY 28, 2019
PROJECT NO. 1264-0003

Scale 1" = 20'-0"

Scale 1" = 10'-0"
LANDSCAPE PLAN

AVESTA CONCORD

DATE: 01-28-19
PROJECT NO: 1264-0003

SCALE: 1" = 20'-0"

LANDSCAPE PLAN

LANDSCAPE AREA

SITE AREA 48,258 SF
REQUIRED LANDSCAPE AREA 9,652 SF
GROUNDFLOOR 8,251 SF
ROOF TERRACE AND PODIUM COURTYARD 1,614 SF
TOTAL LANDSCAPE AREA 9,865 SF

PARKING SHADE TREE

Tree Species | Tree Size | Coverage Qt | Area | Shade Total
--- | --- | --- | --- | ---

ZELKOVA SIBIRICA | FULL | 2 | 962 | 1,924
 | 3/4 | 1 | 241 | 241
 | 1/2 | 1 | 481 | 481
 | QUARTER | 2 | 341 | 682

Total 4,815

CENTRAL PLANTING

TREES

BOTANICAL / COMMON NAME | CONT | WATER USE | QTY
--- | --- | --- | ---
Arbutus x `Marina` 24"box Low | 2 | Low | 2
Elaeocarpus decipiens TM 24"box Med | 8 | Med | 8
Japanese Blueberry Tree | Existing Tree | Existing | 4
Zelkova serrata `Green Vase` 24"box Med | 9 | Med | 9

SHRUBS

BOTANICAL / COMMON NAME | CONT | WATER USE | QTY
--- | --- | --- | ---
Cordyline x `Electric Pink` 15 gal Low | 3 | Low | 3
Dianella revoluta `Baby Bliss` 1 gal Low | 205 | Low | 205
Gardenia jasminoides `August Beauty` 5 gal Med | 44 | Med | 44
Heuchera x `Electric Lime` 1 gal Med | 35 | Med | 35
Liriope spicata `Big Blue` 24"box Med | 9 | Med | 9

VINE/ESPALIER

BOTANICAL / COMMON NAME | CONT | WATER USE | QTY
--- | --- | --- | ---
Pandorea jasminoides 15 gal Med | 3 | Med | 3
Parthenocissus tricuspidata `Veitchii` 15 gal Med | 10 | Med | 10

GROUND COVERS

BOTANICAL / COMMON NAME | CONT | WATER USE | SPACING | QTY
--- | --- | --- | --- | ---
Arctostaphylos uva-ursi `Point Reyes` 1 gal Low | 64" o.c. | 48 | 48
Carex divulsa 1 gal Low | 18" o.c. | 719 | 719
Chondropetalum tectorum 1 gal Low | 30" o.c. | 112 | 112
Heuchera x `Plum Pudding` 1 gal Med | 18" o.c. | 123 | 123
Lomandra longifolia `Platinum Beauty` 1 gal Low | 36" o.c. | 74 | 74

LANDSCAPE AREA

SITE AREA 48,258 SF
REQUIRED LANDSCAPE AREA 9,652 SF
GROUNDFLOOR 8,251 SF
TOTAL LANDSCAPE AREA 9,865 SF
**TREES**

- ARBUTUS 'MARINA'
- ELAEOCARPUS DECIPiens
- ZELKOVA SERRATA 'GREEN VASE'

**VINES**

- PARTHENOCISSUS 'VETCHII'
- PANDOREA JASMINOIDES

**SHRUBS**

- CORDYLINE X 'ELECTRIC PINK'
- DIANELLA 'BABY BLISS'
- GARDENIA 'AUGUST BEAUTY'
- HEUCHERA X 'ELECTRIC LIME'
- LIRIOPE 'BIG BLUE'
- MAHONIA 'SOFT CARESS'
- NANDINA 'GULF STREAM'

**GROUND COVER**

- ARCTOSTAPHYLOS 'POINT REYES'
- CAREX DIVULSA
- CHONDROPETALUM TECTORUM
- HELUCHERA 'PLUM PUDDING'
- LOMANDRA 'PLATINUM BEAUTY'
- MYOPORUM PARVIFOLIUM

**PLANT IMAGES**

AVESTA | CONCORD

PROJECT NO. 1264-0003

JANUARY 28, 2019
1. STUCCO (PORTLAND CEMENT PLASTER) EXTERIOR FINISH
2. STUCCO OVER BUILT OUT TRIM
3. VINYL WINDOW
4. GLASS PANEL DOOR
5. BRICK VENEER
6. LOUVER PANEL
7. STUCCO CORNICE TRIM W/ METAL CAP
8. DECORATIVE METAL GUARD RAIL
9. DECORATIVE METAL GRILLE / FENCE
10. FLAT METAL SIDING PANEL
11. METAL BOX CANOPY
12. METAL AWNING
13. DIMENSIONAL TILE SURROUND
14. GREEN SCREEN
15. DECORATIVE EXTERIOR LIGHT FIXTURE

BUILDING SIGNAGE
B1. EXTRUDED METAL LETTERS
B2. VERTICAL VINYL BANNER
1. STUCCO (PORTLAND CEMENT PLASTER) EXTERIOR FINISH
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BUILDING SIGNAGE
B1. EXTRUDED METAL LETTERS
B2. VERTICAL VINYL BANNER

BUILDING ELEVATIONS
SOUTH

AVESTA | CONCORD
PROJECT NO. 1264-0003
JANUARY 28, 2019

Scale: 1/8" = 1'-0"
1. STUCCO (PORTLAND CEMENT PLASTER)
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15. DECORATIVE EXTERIOR LIGHT FIXTURE

BUILDING SIGNAGE
B1. EXTRUDED METAL LETTERS
B2. VERTICAL VINYL BANNER
1. NORTH-SOUTH BUILDING SECTION

2. WEST-EAST BUILDING SECTION
EXHIBIT B

RENDERING
GALINDO STREET

RECEIVED
JAN 17 2019
PLANNING

JANUARY 16, 2019
PROJECT NO. 1264-0003

AVESTA | CONCORD
PROJECT NO. 1264-0003
JANUARY 16, 2019
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