REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, May 9, 2019 – 5:30 p.m.
Garden Conference Room
1950 Parkside Drive

**PLEASE NOTE CHANGE OF MEETING ROOM**

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

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 4/25/19 Meeting Minutes

STAFF REPORTS

1. Garden Apartments Railing Replacement at 2093 Mount Diablo Street (PL19064 – DR) – Project Planner: Jessica Gonzalez @ (925) 603-5821

2. SAGE Veterinary Clinic MRI Trailer at 2055 Meridian Park Boulevard (PL18297 – DR) – Project Planner: Lorna Villa @ (925) 671-3176

3. BurgerIM Sidewalk Café at 2018 Salvio Street (PL19075 – AA) – Project Planner: Lorna Villa @ (925) 671-3176

HEARINGS

STUDY SESSION

BOARD CONSIDERATIONS/ANNOUNCEMENTS
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 REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

May 23, 2019
June 13, 2019
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, April 25, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Board Members Present: J. Moore, R. Wells, R. Barbour, D. Litty, K. Shelby
Board Members Absent: None
Staff Present: R. Lenhardt
Audience Attendance: 5

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: Staff added a second staff announcement regarding the spring tour of projects

CONSENT CALENDAR

A. 3/14/19 Meeting Minutes

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

STAFF ANNOUNCEMENTS

*Board member Litty arrived during Staff Announcement #1

1. Introduction of Planning Manager Mindy Gentry
2. Staff suggested May 31, 2019 be reserved for the spring tour of projects

STAFF REPORTS

1. Grant Street Mixed Use Development (PL8160 – DR) – Project Planner: Ryan Lenhardt @ (925) 671-3162

ACTION: The Board provided staff with the following comments: 1) Give thought to the vent locations on the facade (e.g., slot the bottom of the “window surround pop-outs” so the vent is not visible); 2) include language in the maintenance agreement that requires the property owner to clean stains caused by rainwater that overflows the balcony gutters; 3) consider adding a faux window where the façade was extended by one bay on the south building, ground floor, west elevation; 4) consider creating a “rhythm” to the dimensions of the façade where the art panels are located on the south building; 5) enclose the northeast alcove of the south
building to prevent trespassing; 6) replicate the north building garage façade on the south building garage façade and consider breaking up the large vent (located behind the signs) into two smaller vents at the corners of the façade; 7) specify the use of “cool turf” on the roof balconies; 8) define plant quantities and spacing more clearly and include a master plant legend with quantities, size, and spacing in the working drawings; 9) upsize the “Fraser’s Photinia” to 5-gal.; 10) consider replicating the decorative courtyard fence along Concord Boulevard where other metal elements are proposed such as the landscape screens at the garages; and 11) return with a proposal for public art along the ground floor of the south building.

HEARINGS: None

BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

ADJOURNMENT: 7:27 p.m. (5-0, Barbour motioned, Shelby seconded)

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

May 9, 2019
May 23, 2019
MEMORANDUM

May 9, 2019

TO: Design Review Board

FROM: Jessica Gonzalez, Assistant Planner

SUBJECT: Garden Apartments Railing Replacement at 2093 Mt. Diablo Street (PL19064 - DR) – Staff Report

Background

On March 27, 2019, the City received an application for Administrative Design Review to replace the handrails for the Garden Apartments at 2093 Mt. Diablo Street (Exhibit A). The proposed changes are to comply with Building Code requirements for safety.

Prior to receiving the application, staff spoke to the applicant regarding the proposed metal rail and cable system and potential alternatives to make it more compatible with the building. Staff’s concerns are:

- The proposed railing is completely transparent and does not provide any screening of existing air-conditioning equipment or tenants’ personal items stored on the walkways; and
- The black posts, railing, and stainless steel cables are modern and do not tie into the existing aesthetics or colors of the building.

Based on these concerns, staff recommended the applicant consider an alternative to the metal rail and cable system. Staff requested other options for the Board to consider, however the applicant maintained the proposed design is the most cost effective option.

Discussion

The project site is a corner lot with a two-story apartment building oriented toward Pacheco Street with shallow building setbacks and no off-street parking. The City’s parking garage and the Bacon Building border the south and west sides of the building. Access to the ground floor units is via a walkway leading from the public sidewalk and to the second floor units via an exterior staircase at the east and west ends of the building.

The existing second floor railing measures 34” tall and consists of the following three segments: 1) solid wood panels (to obscure wall-mounted air conditioning units); 2) horizontal wood slats; and 3) tubular steel pickets (at the staircases). The railing is painted to match the off-white building color.

The applicant proposes to replace and increase the height of the handrail to 42” to comply with Building Code requirements for safety. The project includes: 1) replacing the staircase railings and upper walkway railing with a black metal rail and cable system; 2) replacing the existing skirt/fascia board along the upper walkway with a new board painted to match the building color; and 3) removing the vines on east and west staircases.
Staff supports approval of one of the following options.

- Option 1. Allow the metal rail and cable system at the staircases and where the horizontal wood slats exist (Section A (Exhibit A)) and requiring accent panels where the solid wood panels exists (Section B (Exhibit A)). This option would address the screening concern.

- Option 2. Allow the metal rail and cable system with an alternative color and/or material such as a wood rail. After review of the Hansen Architectural System website, for the proposed “Series 200” railing, the railing is also available in a beige color “Oyster White Gloss”, brown color “Bronze Matte”, and a grey color “Agate Grey Gloss”. The beige color would potentially tie into the existing building, the brown color would match the existing horizontal wooden fencing along the ground floor, and the grey color would provide a different color option that would blend with the building and includes a wooden hand railing to match the existing fence.

- Option 3. A combination of Option 1 and 2 with a mixture of accent panels, pickets, railing, stainless steel cable, and colors including the handrail, midrails, and post.

- Option 4. Replacing the existing railing along the stairway and walkway with the exact materials, design, and color to comply with height and other code requirements. This option would address both the screening, design, and material and color concerns.

**Recommendation**

Staff asks the Board to review the applicant’s proposal, consider the three alternatives proposed by staff, and provide direction.

**Exhibits:**
A – Project Plans with Project Scope, date stamp received March 27, 2019
B – Manufacture options for accent panels and picket railing
C – Manufacture options for the metal railing in “Oyster White Gloss, Bronze Matte, and Agate Grey Gloss”
Proposed Railing Replacement for:
2093 Mt Diablo Street
Concord, CA

Site Location

Scope of Work:
Replace existing railings with proposed cable railings

Existing railing is about 34" tall. New railing will meet current code of 42" in height. The skirt/facia board around the existing upper walkway will be replaced with a new continuous board, painted to match the existing color. On the east elevation the vine that is causing damage to the existing railing will be removed. Both stairway railings will be removed and replaced with the same cable railing system. The black color of the new posts and rails will match the existing black fence on the east side of the building. The cables will be stainless steel.

Top view of property

= Stairway

= Section A

= Section B

North Elevation facing Pacheco Street
East elevation facing Mt Diablo Street

Upper walkway (existing)
Upper walkway (existing)
Proposed railing, example of stairs
Manufacture options for accent and picket railing

COLOR OPTIONS

Colors shown above are representative only and vary slightly from actual gloss, color and texture. If color match is critical, please contact us for additional information.

Other Colors Available by Request

- In-House factory applied.
- TGIC Polyester powder coat system.
- Excellent weatherability and durability.
- Meets AAMA 2603 specifications.

Our powder coatings are formulated using finely ground pigments and resins with zero solvents resulting in a clean air finish and next to zero VOC's (Volatile Organic Compounds).
"Agate Grey Gloss" with wood top rail adapter
May 9, 2019

TO: Design Review Board

FROM: Lorna Villa, Associate Planner

SUBJECT: Sage Veterinary Clinic MRI Trailer at 2055 Meridian Park Boulevard (PL18297-DR) – Staff Report

Background

On January 31, 2019, the Design Review Board recommended approval to renovate an existing building into a veterinary hospital for Sage Centers for Veterinary Specialty and Emergency Care. The approval included a detached pre-fabricated MRI trailer located on the west side of the building. Animal Arts Design Studio has submitted for a building permit and is currently going through the plan check process.

The Planning Division has reviewed the plans and requested additional information regarding the proposed finish of the MRI trailer. The building plans state “the visible portion of the trailer above the fence will be finished with fiber reinforced plastic with a high resolution image of the building’s exterior to match”.

Discussion

During the preliminary design review process, the applicant indicated that the upper part of the trailer visible above the six foot Trespa fence, would be made to match the building in both texture and color.

The applicant is proposing to “wrap” the visible portion of the trailer in a high resolution photo of the main building’s finish. The image will be of a grey stucco wall. Staff asserts the “photo wrap” does not provide any substantial texture. Staff is also concerned that the trailer’s seams and rivets will be visible through the photo image which does not complement or reflect the high quality design of the main building.

Recommendation

Staff recommends the following options to replace the photo wrap.

- Apply a stucco finish to the visible portion of the trailer, or
- Provide freestanding stucco panels in front of the visible portion of the trailer, or
- Apply Trespa siding to the visible portion of the trailer.

Staff recommends the Board review the plans, consider staff’s recommendations, identify any additional issues, and provide comments.
Exhibits:
   A - Email dated April 23, 2019, from Jess Keith of Animal Arts Design Studio
   B - Exterior Elevations Sheet X3.0

19memo.019
Hi Lorna,

I’m finalizing responses to the review comments now. In regards to your comment #1 about the finish of the MRI trailer, I have gotten further information from Jim Stuppino with Animal Scan (Cc here) who will actually be constructing, operating, as well as submitting the MRI for building permit.

In order to provide the trailer with the appearance of both the same color and texture to match the building a large format, high-resolution photo will be taken of the final finish of the main building. This will then be printed and applied to the outside of the trailer anywhere visible above the landscape and fence screening. This process, when viewed from outside of the fence will give the appearance that the trailer matches the building to the greatest level feasible. This finish will be permanent, it is intended for exterior use, weatherproof, and its application is warranted.

Below is an example of the type of “wrap” that the image will be provided on. Obviously, these are all advertisements so they aren’t great examples but I think you can see the quality, appearance of texture, and clarity they provide.
I hope this helps clarify how Jim is going to meet the planning approval requirements. I do think this will provide a really nice look and help the trailer disappear into the building.

Thank you,

Jesse B. Keith

Project Manager

303.731.3728  Direct Line
303.444.4413  Main Line

ANIMAL ARTS

architecture • animals • people
Material Elevations

See X3.1 for material samples

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**North**

- New Sign at Existing Location
- New Outdoor Waiting Fence
- New Siding and Entrance, Re-Material Board
- Existing Siding, New Paint
- New Outdoor Waiting Fence
- New Sign at Existing Location
- New MRI Trailer, Paint to Match Siding & Texture
- Existing Trash Enclosure, Updated to Match New Building Colors, Add New Roof, Height Per City Req's.
- New MRI Screen
- Existing Transformer, New Plant Screening
- Re-Landscape

**South**

- New Planting, Re-Landscape
- New Generator & Screen
- Existing Trash Enclosure, Updated to Match New Building Colors, Add New Roof, Height Per City Req's.
- Planting Screening for New Electrical Equipment
- New Oncology Relief Yard
- New Sidewalk
- New Siding, Relief Yard
- Existing Transformer, New Plant Screening
- Re-Landscape

**West**

- New Siding
- New Outdoor Waiting Fence
- New MRI Screen
- New Planting, Paint & Color to Match Building
- Existing Siding, New Paint
- Building Addition, Siding to Match Existing

**East**

- New Dog Relief Yard & Sun Sail
- Existing Siding, New Paint
- Existing Siding, New Paint
- New Siding
- New Outdoor Waiting Fence

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MEMORANDUM

May 9, 2019

TO: Design Review Board

FROM: Lorna Villa, Associate Planner

SUBJECT: Burgerim Sidewalk Café Permit at 2018 Salvio Street (PL19075-AA)
Staff Report

Background

On November 16, 2017, the Design Review Board reviewed a Design Review application for façade improvements to the Shops at Todos Santos located on the southeast corner of Salvio and Galindo Streets. The Board directed staff to return with the sidewalk café applications for tenants of the Shops at Todos Santos.

Discussion

On April 23, 2019, Jeff Reilly of Comstock Johnson Architects submitted a Sidewalk Café application on behalf of Burgerim located in the “Art Deco” tile building. Five tables with seating for four at each table is proposed in front of their tenant space. The aluminum framed tables and chairs will have an “espresso” finish and two orange canopy umbrellas will be provided. The tables and chairs will be stored inside the tenant space each evening.

Recommendation

Staff recommends the following:

- Provide a trash receptacle with materials that match the tables and chairs.

Staff recommends the Board review the plans, consider staff’s recommendation, identify any additional issues, and provide comments for incorporation into the Sidewalk Café permit.

Exhibits:

A - Written statement date stamp received April 23, 2019
B - Site Plan date stamp received April 23, 2019
April 19, 2019

City of Concord Planning Division

Project Address: 2018 Salvio Street
Concord, CA 94520
APN: 126-370-002

Written Statement:

This application is submitted to request permit for outdoor tables and chairs for a permitted restaurant. This restaurant will operate Monday through Sunday 11:00 am - 10:00 pm, and as a Halal location - will not serve alcohol. No changes to existing building, landscaping, path of travel, lighting, or drainage are proposed; this application is specifically for 5 tables with chairs and 2 shade umbrellas.

Respectfully submitted,

Jeff Reilly
**BURGERIM**

2018 SALVIO ST.

CONCORD, CA 94520

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**SITE PLAN SUMMARY TABLE**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>STORM DRAIN</td>
<td>Catch Basin on Sidewalk</td>
</tr>
<tr>
<td>SIDEWALK</td>
<td>Concrete/P.O.T.</td>
</tr>
<tr>
<td>PLANTER</td>
<td>(E)</td>
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<tr>
<td>SHADE UMBRELLA</td>
<td>(E)</td>
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<tr>
<td>EXTERIOR LIGHT</td>
<td>(E)</td>
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<tr>
<td>PROPERTY LINE</td>
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