REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, May 23, 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 
Ray Barbour – Planning Commission Liaison
Suzanne Alaksa

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 4/25/19 Meeting Minutes
B. 5/9/19 Meeting Minutes

STAFF REPORTS

1. 1950 Concord Avenue Commercial Building – Project Planner: Joan Ryan @ (925) 671-3370

HEARINGS

1. Clayton Road Townhomes (PL19063 – DR) – Preliminary 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 (PL19066 – DR) – Preliminary 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
BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

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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.

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NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

June 13, 2019
June 27, 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 facade was extended by one bay on the south building, ground floor, west elevation; 4) consider creating a “rhythm” to the dimensions of the facade 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
SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

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

   ACTION: The Board provided staff with the following comments: 1) Propose a combination railing system with cable railing and opaque horizontal wood slats similar to the existing ground floor fencing. The wood slats should be in front of air-conditioning units to provide screening and building corners. With cable railing in other areas and staircases. An elevation with material section dimensions along with samples of the finish shall be provided to the Board as a staff item prior to issuance a building permit.

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

   ACTION: The Board provided staff with the following comments: 1) Provide a grey stucco textured paint finish on the exterior of the entire trailer. A sample of the finish shall be provided to the Board as a staff item prior to issuance a building permit for the MRI trailer.
3. BurgerIM Sidewalk Café at 2018 Salvio Street (PL19075 – AA) – Project Planner: Lorna Villa @ (925) 671-3176

ACTION: The Board provided staff with the following comments: 1) Change the four-top table located immediately east of the entrance to a two-top table; 2) provide a trash receptacle that match the tables and chairs; 3) comply with handicap accessibility and seating requirements.

HEARINGS: None

BOARD CONSIDERATIONS/ANNOUNCEMENTS: Board member Shelby expressed concern about the homeless issue downtown.

STAFF ANNOUNCEMENTS

1. Jack Moore was re-appointed to serve as one of the design professionals and Suzanne Alaksa was appointed to serve as the public member
2. Staff requested confirmation from the Board regarding the May 31, 2019, spring tour of projects.
3. Staff requested input of projects to be scheduled for the spring tour of projects.

ADJOURNMENT: 7:50 P.M. (4-0, Barbour motioned, Shelby seconded)

NEXT DESIGN REVIEW BOARD MEETINGS:

June 13, 2019
June 27, 2019
MEMORANDUM

May 23, 2019

TO: Design Review Board

FROM: Joan Ryan, Community Reuse Area Planner

SUBJECT: Staff Report Item No. 1 – Commercial Building at 1950 Concord Avenue

Background

On October 27, 2016, the Design Review Board (DRB) unanimously recommended design review approval of the Commercial Building at 1950 Concord Avenue. An administrative approval letter was provided to the developer on December 2, 2016 after returning to the Board for a follow-up item. Building permits were issued in early 2018.

Discussion

On May 7, 2019, the developer provided a photo example indicating that they would like to substitute the upper and lower doors on the project for a more traditional storefront window (anodized aluminum with bronze finish), due largely to the initial cost for the approved windows and concerns with the cost of replacement windows in the event of any breakage once the building is operational. Enclosed staff has provided the following:

1) Original approved elevations, dated November 8, 2016. (Exhibit A)
2) Updated elevations showing proposed windows. (Exhibit B)
3) Specifications for the proposed storefront windows (CRL US Aluminum) (Exhibit C)
4) Photos of the proposed Dark Bronze double doors, with transom windows. (Exhibit D)

Staff’s initial review and impression was that the new proposed storefront windows are more traditional in nature and less in keeping with the original upscale appearance of the earlier proposal with the singular window panes for each door. Staff has discussed the request with the Building Division and there are no building code concerns with the recent proposal to modify the doors. Unfortunately, there was never a door specified with the earlier approval other than a note: “Aluminum window with 3/4 inch insulated glass.”

Recommendation

Staff recommends the applicant install the approved windows because they are more consistent with the building architecture. Staff requests the Board consider the proposed revisions and provide recommendations to staff. Should the Design Review Board find the proposed windows acceptable, staff will process the replacement page for the building permit, and coordinate with the building division to make the change.
Exhibit A: Original approved elevations (Sheets A9, A10), dated November 8, 2016.
Exhibit B: Updated elevations showing proposed windows.
Exhibit C: Specifications for the proposed storefront windows (CRL US Aluminum)
Exhibit D: Photos of the proposed Dark Bronze double doors, with transom windows.
Decorative metal railing, PT-2
Banner sign by tenant, per guidelines
Stucco wall, PT-1
Metal coping, PT-2
Aluminum window, PT-2
Spandrel glass
Aluminum window, PT-2
Stucco recess
Wall sign by tenant, per guidelines
Vines & vine cable system
Planter A
Planter B
Bike Rack
Planter C on concrete pedestal
Concord Avenue

Proposed Southeast Elevation C

Proposed Exterior Elevation

1950 CONCORD AVENUE - Concord

EXHIBIT A-1

11/8/16

A9
Proposed Northeast Elevation D

- Metal coping, PT-2
- Decorative stucco recess
- Aluminum window, PT-2
- Decorative metal railing, PT-2
- Stucco wall, PT-1
- Aluminum doors, PT-2
- Planter C at concrete pedestal
- Bike rack

Parking

Concrete planter

Diablo Glass

Proposed Exterior Elevations

1950 CONCORD AVENUE - Concord
Exhibit B-1

Front Elevation

Scale: 1/4"=1'-0"

Fenestration Calculation:

<table>
<thead>
<tr>
<th>Height</th>
<th>SF</th>
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</thead>
<tbody>
<tr>
<td>WestGF</td>
<td>26 sl</td>
</tr>
<tr>
<td>West2F</td>
<td>68 sf</td>
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<tr>
<td>NorthGF</td>
<td>249 sf</td>
</tr>
<tr>
<td>North2F</td>
<td>189 sf</td>
</tr>
<tr>
<td>Door Glazing WestGF</td>
<td>104 sf</td>
</tr>
<tr>
<td>Door Glazing West2F</td>
<td>0 sf</td>
</tr>
<tr>
<td>Door Glazing NorthGF</td>
<td>182 sf</td>
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<tr>
<td>Door Glazing North2F</td>
<td>0 sf</td>
</tr>
<tr>
<td>Total</td>
<td>818 sf</td>
</tr>
</tbody>
</table>

West Gross Area: 572 sf
North Gross Area: 2112 sf

West Ratio: 198 sf / 572 sf = 34.6%
North Ratio: 520 sf / 2112 sf = 24.6%
Overall: 818 sf / 2684 sf = 30.4%

We comply with Title 24 therefore the Bldg Dept comments are not applicable. We are less than 40%.
DOOR TYPE AND SCHEDULE:

6'-4"

1ST FLOOR

TYPE B
ALUMINUM STOREFRONT DOOR
FACTORY FINISH

TYPE B
DOOR #5A, #5B
ALUMINUM STOREFRONT DOOR
FACTORY FINISH

TYPE C
DOORS #1, #2, #3
ALUMINUM STOREFRONT WINDOW
FACTORY FINISH

TYPE C
DOORS #7, #8
ALUMINUM STOREFRONT WINDOW
FACTORY FINISH

TYPE D
DOOR #4
HOLLOW METAL DOOR
W/ METAL PANELS INSET TO MATCH STOREFRONT DOOR APPEARANCE.

TYPE D
DOOR #4A
ALUMINUM STOREFRONT DOOR
FACTORY FINISH

HARbWARE SCHEDULE:

GROUP A
4 PAIR BUTS (BB179, 4-1/2X4-1/2, STA)
1 DOOR STOP (BB179, 4-1/2X4-1/2, STA)
1 DOOR CLOSER (W9 X 108, BBW)

GROUP B
4 PAIR BUTS (BB179, 4-1/2X4-1/2, STA)
1 DOOR STOP (BB179, 4-1/2X4-1/2, STA)
1 DOOR CLOSER (W9 X 108, BBW)

GROUP C
4 PAIR BUTS (BB179, 4-1/2X4-1/2, STA)
1 DOOR CLOSER (W9 X 108, BBW)

GROUP D
4 PAIR BUTS (BB179, 4-1/2X4-1/2, STA)
1 DOOR CLOSER (W9 X 108, BBW)

GROUP E
4 PAIR BUTS (BB179, 4-1/2X4-1/2, STA)
1 STOREROOM LOCKSET W/ LEVER TYPE (AIOS, SCH)

GROUP F
4 PAIR BUTS (BB179, 4-1/2X4-1/2, STA)
1 STOREROOM LOCKSET W/ LEVER TYPE (AIOS, SCH)

WINDOW TYPE AND SCHEDULE:

1ST FLOOR

TYPE A
TEMPERED WINDOW #2, #3,
ALUMINUM STOREFRONT WINDOW
FACTORY FINISH

TYPE A
TEMPERED WINDOW #11
TO #20
ALUMINUM STOREFRONT WINDOW
FACTORY FINISH

TYPE A
TEMPERED WINDOW #10
ALUMINUM STOREFRONT WINDOW
FACTORY FINISH

TYPE B
NON OPERABLE TEMPERED WINDOW #4,
ALUMINUM STOREFRONT WINDOW
FACTORY FINISH

TYPE C
DECORATIVE WINDOW PANEL
FIXED SPANDREL GLASS ON ALUM FRAME

TYPE D
TEMPERED WINDOW #1
ALUMINUM STOREFRONT WINDOW
FACTORY FINISH

TYPE E
DECORATIVE WINDOW PANEL
FIXED SPANDREL GLASS ON ALUM FRAME
Typical Details

DOOR FRAMING

NOTE: Door Frames are available in stock to accommodate 36" x 84" (914 x 2134) and 72" x 84" (1829 x 2134) door openings. Visit usalum.com for more information.

OFFSET HUNG DOORS

*NOTE: IS100 insert is required to install glass between doors

Center Glazed
- Series 451
- Series 451-S

NOTE: Anchor Clips are required to secure horizontal members to tubular door jambs.

21201U Closer With Offset Arm 105° N.H.O.

I-450

Online usalum.com By Phone (800) 262-5151
Online crlaurence.com By Phone (800) 421-6144
I. GENERAL INFORMATION

Project Name: Clayton Road Townhomes (PL19063 - DR)
Review Status: Preliminary 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.

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.

On February 14, 2019, the Design Review Board conducted conceptual plan design review of the project. The Board provided staff with comments regarding wayfinding signs, adding a second mailbox location, including a paved entry, enhancing the building elevations along Clayton Road and adding additional details to the craftsman-style homes. The Board also requested that the applicant consider providing more articulation to the building elevations that abut the existing residences along the east property line.

On March 25, 2019, the applicant submitted a formal application for a Planned Development Use Permit, Tree Removal, and Design Review, which was reviewed by the Development Advisory Committee (DAC) and deemed incomplete on April 24, 2019.

On April 23, 2019, staff conducted a neighborhood meeting with the applicant. Twenty neighbors attended the meeting and expressed concerns with proposed on-site and overflow parking, perimeter fence height, views of the proposed townhouses and window locations along east and west property lines, traffic, construction hours, security during construction, access from Clayton Road, and Gerald Drive as an optional access point for residents only.

This application is for Preliminary Design Review. The Board’s comments will be incorporated into revised plans for Final Design Review.

III. PROJECT DESCRIPTION

The project site consists 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 Via Way and El Monte Elementary School, and residential development zoned RS7 to the east and RS6 residential zoned property to the west. Gerald Drive abuts the property along the east
property line. The site is currently used as a contractor storage yard with several buildings throughout the site and a single family home at the south end of the parcel.

The project proposes a small lot single-family attached subdivision, 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. Each unit will have an attached garage located to the rear of the townhouse and accessed by an alley that connects to a private alley. A common open space area is proposed at the south end of the site.

Access in and out of the site will be from Clayton Road. Emergency vehicle access is proposed at the west end of Gerald Drive and pedestrian access from the common open space area at the rear of the site will lead to El Monte Elementary School. Existing onsite landscaping consist of 15 trees, all are proposed for removal.

Site Plan

Ingress and egress is proposed by a new 24-foot wide driveway along Clayton Road. The 44 guest parking spaces are provided along the west side of Street A and along both sides of Street B. A 20-foot wide open metal fence will be provided for emergency access at the west end of Gerald Street. Group mailboxes are provided by the street frontage and next to the community open space. A community map and wayfinding signs are also proposed along Street A.

Staff has the following recommendations:

- Ensure that the mailbox location near Clayton Road and the community map are not located within the driveway visibility triangle.

- Decrease the community map sign height from ten feet to five feet in order to comply with the maximum height allowed for freestanding signs in the RM zoning district.

- Consider providing pavers at the entrance instead of stamped concrete.

Architecture

The proposed elevations include Farmhouse and Craftsman style architecture with four different color schemes. The farmhouse architecture incorporates horizontal and vertical siding, stucco with a sand finish, covered balconies, shutter and gable projections. The Craftsman homes propose horizontal siding, stucco with a sand finish, and staggered shingle facades. Both styles have balconies and porches on the first and second floors. Below is a summary of the four building plans.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Sq. Ft.</th>
<th>Bedrooms/Bathrooms</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,610</td>
<td>3/2.5</td>
<td>2 car garage</td>
</tr>
<tr>
<td>2</td>
<td>1,663</td>
<td>3/2.5</td>
<td>2 car garage</td>
</tr>
<tr>
<td>3</td>
<td>2,143</td>
<td>4/3.5</td>
<td>2 car garage</td>
</tr>
<tr>
<td>4</td>
<td>2,466</td>
<td>4/4+ den</td>
<td>2 car garage</td>
</tr>
</tbody>
</table>
The applicant has incorporated changes to the third floor of the left elevation on all the buildings in response to the Board’s preliminary comments regarding the visibility of the townhomes from the adjacent residences. The applicant has also added shutter to the windows, extended the roof of the second floor porch, recessed a portion of the elevation by two feet, and added vertical siding or shingles. Additionally, all porches and balconies on the Craftsman elevations now feature tapered columns and pot shelves at key windows.

Staff has the following recommendations:

- Ensure that window trim and color are consistent on all elevations.

**Landscaping**

Landscaping is proposed along 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, numerous shrubs, groundcover, vines and turf. Site furnishings 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.

In response to the Board’s comments during Conceptual Design Review, a landscape planter strip will be added between the sidewalk and curb along Clayton Road. The landscape plan provides 24-inch box trees along the street frontage and internal streets. Several 15-gallon screen trees and accent trees along the east and west perimeters of the site are included to help screen the buildings and soften the elevations. The existing concrete masonry wall along the west property line near Clayton Road will be planted with star jasmine that will be trained to grow against the wall. There will also be a three and a half foot wide landscape planting strip along the base of the wall.

The arborist report identifies a total of 15 on site trees. All on site trees will need to be removed due to their location or poor condition. Additionally, an off-site street tree along the project frontage and a neighboring tree that encroaches into the project site will also need to be removed. Of the 15 trees to be removed one is a protected species (Coast live oak), one is a non-protected species, and 13 are protected due to their size.

The Development Code requires a ratio of three replacement trees for each protected tree removed. Based on this, the removal of 14 protected trees requires 42 trees to be planted. The landscape plan does not include the total number of trees proposed however, Sheet L1 shows approximately 72 trees along the perimeter of the site and more trees in the common open space area and between the front yards of the buildings. Based on this, the plan provides adequate replacement planting.

**Fence Plan**

The fence plan (Sheet L3) proposes a six foot tall wood fence along the perimeter of the site and an open metal fence on the south side of the community open space. Along a portion of the east and west property lines the wood fence will be placed on a retaining wall. Additionally, a nine-foot tall masonry wall is proposed along the north property line of Parcel B (across from building 10).
On properties where residential uses are allowed, fences and walls shall not exceed a maximum height of six feet. The height may be increased to seven feet if the top one foot is constructed of lattice. As an alternative, the applicant can apply for a minor exception that would allow an eight-foot fence provided the findings for approval could be made.

Staff has the following comments and recommendations:

- Include the quantity of plant material on Sheet L1 of the landscape plan.
- Add more trees along internal Streets A and B consistent with the conceptual plan that showed 28 24-inch box trees.
- Include a landscape strip between the sidewalk and the curb along Clayton Road on the final landscape plan.
- Upsize 15-gallon trees to 24-inch box.
- Reduce the height of the wood fence and masonry wall to six feet as measured from the side with the lowest grade.
- Plant vines on the south side of the masonry wall in addition to the trees and shrubs proposed.

IV. RECOMMENDED ACTION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues or recommendations, and provide the applicant with comments for incorporation into the final project design for the Board’s review.

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

Exhibits:
A - Applicant’s written statement date stamp received March 27, 2019
B - Rendering of Clayton Road elevation date stamp received May 13, 2019
C - Project plans date stamp received March 25, 2019
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, 44 guest parking spaces and 1 motorcycle space have been interspersed across the site. The proposed project has floor plans ranging in size from 1,610 square feet to 2,466 square feet. Each of the 14 buildings will occupy a separate, single parcel with 5 condominium units per building. 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. Although the project as designed would fully comply with City’s small lot standards (Ch. 18.155), the applicant has elected to utilize the City’s multi-family/condominium standards (Ch. 17.35) along with the requisite design and site review and use permit approvals, primarily to facilitate constructability of the buildings and utility services. The applicant is requesting an exception to the transitional requirements in the City’s general development standards (Ch. 18.150) as part of the use permit process, but otherwise the project is consistent with all applicable RM district and general development standards.

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 through a private gate located in the common area 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, sanitary sewer and storm drainage facilities.
VESTING TENTATIVE TRACT MAP NO. 9506
FOR CONDOMINIUM PURPOSES
CLAYTON ROAD TOWNHOMES
3512 CLAYTON ROAD
CONCORD, CALIFORNIA
MARCH 2019

1. APPLICANT: CATALYST DEVELOPMENT PARTNERS LLC
2. ENGINEER/PLANNER: MACKAY & SOMPS
3. CONTRACTOR: BRYDEN R. 
4. SCALE: 1"=80'
5. SHEET DESCRIPTION: CIVIL PLANS
6. SUBJECT: TO BE INSTALLED IN CONFORMANCE WITH CITY OF CONCORD "BORDER STORMWATER CONTROL DISTRICT."
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 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)(i).
4. Park lane, curb to be painted red.
GRADING NOTE/EROSION CONTROL NOTES:

1. GRADING SHEET SUBMISSION: THE FULL SUBMISSION SHEET WILL BE SUBMITTED AS PART OF THE GRADING SHEET. SUBMIT THE SHEET NO LATER THAN THE DATE SHOWN. THE SUBMISSION SHEET IS TO BE COMPLETED AND SUBMITTED TO THE CONTRACTOR PRIOR TO THE START OF ANY GRADING OPERATIONS AND SHALL SHOW ALL AREAS IMPACTED FROM EROSION.

2. MAINTENANCE TO BE PERFORMED AS FOLLOWS:
   A. EROSION CONTROL MEASURES SHALL BE ERECTED PRIOR TO ANY BEGINNING OF GRADING OPERATIONS.
   B. EROSION CONTROL MEASURES SHALL BE TO THE EXTENT OF EACH DRAWING PLAN.
   C. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE RECONSTRUCTED.
   D. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REVIEWED IN ORIGINAL DIMENSIONS.

3. GRADING SHEET SUBMISSION: THE FULL SUBMISSION SHEET WILL BE SUBMITTED AS PART OF THE GRADING SHEET. SUBMIT THE SHEET NO LATER THAN THE DATE SHOWN. THE SUBMISSION SHEET IS TO BE COMPLETED AND SUBMITTED TO THE CONTRACTOR PRIOR TO THE START OF ANY GRADING OPERATIONS AND SHALL SHOW ALL AREAS IMPACTED FROM EROSION.

4. EROSION CONTROL MEASURES SHALL BE PROVIDED AT EACH HANDLING ACCESS POINT TO PREVENT RUNOFF.

5. PADS AND STREET GRADING PLAN SHOWN ON GRADING PLAN SHEET. PADS WILL BE BERMED AND STABILIZED.

6. DURING THE RAINY SEASON, ALL PADDED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND EROSION CONTROL MEASURES TO BE PREPARED TO PREVENT RUNOFF.

7. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE RECONSTRUCTED.

8. THE GRADING SHEET SUBMISSION IS TO BE COMPLETED AND SUBMITTED TO THE CONTRACTOR PRIOR TO THE START OF ANY GRADING OPERATIONS AND SHALL SHOW ALL AREAS IMPACTED FROM EROSION.

9. THE GRADING SHEET SUBMISSION IS TO BE COMPLETED AND SUBMITTED TO THE CONTRACTOR PRIOR TO THE START OF ANY GRADING OPERATIONS AND SHALL SHOW ALL AREAS IMPACTED FROM EROSION.

10. PADS AND STREET GRADING PLAN SHOWN ON GRADING PLAN SHEET. PADS WILL BE BERMED AND STABILIZED.

11. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE RECONSTRUCTED.

12. EROSION CONTROL MEASURES TO BE PREPARED TO PREVENT RUNOFF.

13. THE PROJECT APPLICANT SHALL BE REFUSED THE RIGHT TO BUILD IF THE GRADE IS IMPACTED BY A DISTURBED AREA.
Exterior Materials:
- Composition shingle roofing
- Stucco
- 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
- 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
- Fiber cement lap siding
- Fiber cement shingle siding
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door

5 Plex
Extérieur Elevations
Craftsman
Scheme 3

3512 CLAYTON ROAD
CONCORD, CALIFORNIA

CATALYST DEVELOPMENT

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A3
Exterior Materials:
• Composition shingle roofing
• Stucco
• Fiber cement lap siding
• Fiber cement shingle siding
• Insulated dual-glazed vinyl windows
• Sectional roll-up garage door
PLAN 2
1,663 S.F.
3 Bdrm. / 2.5 Bath

THIRD FLOOR
719 SF

SECOND FLOOR
678 SF

FIRST FLOOR
266 SF

Alternate Window Layout

CATALYST DEVELOPMENT
3512 CLAYTON ROAD
CONCORD, CALIFORNIA
© 2019 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.  |  2018166 |  03-22-19
**Building Code Summary**

**Occupancy:** R-2, U

**Fire Sprinkler System:** NFPA-13

**Construction Type:** VB Non-rated

**Alternative A/C Location at**
- Lots 2, 4, 13, & 14
- Lots 9 & 10

---

**5-Plex Building Plans**

- **First Floor**
  - P1
  - P2
  - P3
  - P4

- **Second Floor**
  - P1
  - P2
  - P3
  - P4

- **Third Floor**
  - P1
  - P2
  - P3
  - P4
Fire Ladder Diagrams
**Fencing Plan**

- **6'-0" High Wood Fence on Retaining Wall**: See Detail C, Sheet L6
- **Existing CMU Wall to Be Screened with Espaliers & Planting**: See Sheet L5
- **Pedestrian Access Metal Gate**: See Detail B, Sheet L6
- **6'-0" Open Metal Fence**: See Detail B, Sheet L6
- **Emergency Vehicle Access Gate**: See Detail D, Sheet L6
- **Masonry Wall with Retaining**: 9'-0" Maximum. See Detail E, Sheet L6

**Legend**

- **6'-0" High Wood Fence with Kickerboard**: See Detail A, Sheet L6
- **6'-0" High Open Metal Fence**: See Detail B, Sheet L6
- **Emergency Vehicle Access Gate**: See Detail D, Sheet L6
- **Masonry Wall with Retaining**: 9'-0" Maximum. See Detail E, Sheet L6
- **Existing CMU Wall to Be Screened with Espaliers & Planting**: See Sheet L5

**Note**: The diagram includes a map scale and various fencing types and details, as indicated on Sheet L6.
ENTRANCE PLANTING/SCREENING

EXISTING CONCRETE BUILDING WALL TO BE SCREENED WITH LANDSCAPE

TWO CAR GARAGE

Typical Frontage Planting Plan

Proposed Planting Palette

Project Entry & Typical Planting
REPORT TO DESIGN REVIEW BOARD

AGENDA ITEM NO. 2

DATE: May 23, 2019

I. GENERAL INFORMATION

Project Name: Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19066 - DR)

Review Status: Preliminary Design 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: Adam Levine
2220 Oxford Street
Berkeley, CA 94704

Vicinity Map:
II. PROJECT BACKGROUND

In June, 2018, the Council unanimously voted to award a $5.5 million 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. Comments were received from internal departments and divisions, as well as County Connection, Contra Costa County Fire Protection District, Contra Costa Water District, and Mt. Diablo Resource Recovery.

On February 4, 2019, the Council Committee on Housing and Economic Development (HED) considered a revised proposal by RCD to allocate an additional $2.3 million for the project. The proposed units would be available for rent to low- and very low-income households.

On February 6, 2019, staff conducted a neighborhood meeting with the applicant and surrounding property owners. Three neighbors attended the meeting with questions and comments regarding security and affordability.

On February 14, 2019, the Design Review Board provided comments and feedback to the applicant as part of Conceptual Design Review of the project.

On March 28, 2019, Adam Levine, on behalf of RCD, submitted a formal application for the project including applications for design and site review, a use permit, and an affordable housing application. Due to the affordable housing component of the project, the application seeks use of the State’s Density Bonus Law which allows for increased unit density beyond what is typically allowable in the subject zoning district, as well as other modifications to development standards and development incentives. The requested density bonus increase is 17 percent. The additional requested waivers, concessions, and incentives under Density Bonus Law include reduced front setbacks, transitional design standards, reduced open space square footage, landscape percentage, and reduced parking standards. This list has been slightly modified since the Board reviewed the Preliminary Application.

On April 26, 2019 the DAC deemed the application incomplete.

On May 7, 2019 the Council considered a revised proposal by RCD to allocate an additional $2.3 (for a total of $7.8) million for the project, previously endorsed by HED, and was presented the revised project design. The Council unanimously approved the funding request increase, and commended RCD’s track record in the community. Councilmembers communicated some preferences related to design review of the project at the meeting. These included:

- The Council desires continued responsiveness from the applicant regarding efforts to enhance the attractiveness of the design to promote the project as a flagship affordable housing development.
- Blend elements of “early California;” add architectural elements and details to further enhance the exterior finishes.
• Add more articulation where possible to reduce boxy architectural elements, pay particular attention in this effort to the second floor and above.
• Supportive of design efforts to incorporate sustainability features such as solar.

Board consideration at this meeting is for Preliminary Design Review. The Board’s comments will be incorporated into the revised project for Final Design Review.

III. DISCUSSION

The Board’s direction included in the February 14, 2019 meeting minutes is italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations where applicable. Overall, staff believes the Board’s comments have been addressed. However, as described below, other features of the project have changed from the previous design. As a result, staff would like the Board to consider staff and Council recommendations regarding the project design, and provide additional recommendations as applicable so that they can be incorporated into a revised design for the Board’s consideration as part of Final Design Review.

Site Design

1. The applicant shall study the potential security/safety issues at the project alcoves.

As a result of Board and DAC comments regarding this issue, the applicant relocated the access door, on the southeast corner of the building, from between the electrical room and fire pump room to the front of the building. This will ensure the alcove leading to the stairs cannot be accessed without entering the building.

Staff has no comment regarding this item.

The applicant made the following additional site design changes including:
   A. Modifying the parking area to allow additional accessible and visitor spaces.
   B. Removal of one parking stacker.
   C. Minor modification to alignment of sidewalk, loading area, driveway entrance, and curb cut.
   D. Bicycle parking added.

Staff has no other comments regarding site design.

Architecture

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.

The applicant added split face CMU with accent color bands (G0.1 and A2.1).

Staff has no comment regarding this item.
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.

Corten facing added to new planter at front of building and at the bioswale to the north of the garage.

Staff has no comment regarding this item.

3. Enhance the front entry through use of landscape pots, interlocking pavers, and other enhancement.

A landscape bed was added to the front entry.

Staff has no comment regarding this item.

4. 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.

See response to #5 below.

Staff has no comment regarding this item.

5. All roof mounted features should be fully screened.

Added to A1.4, no exhaust ducts are required, all equipment is screened.

Staff has no comment regarding this item.

6. Incorporate the use of upper story notches on the southwest portion of the building for consistency with the other corners of the building

The upper story notch requested by the Board was added to the southwest corner of the building.

Staff has no comment regarding this item.

7. Supportive of the use of Juliet balconies as long as it is ensured they cannot be used for storage

The applicant considered various treatments for the upper floor facade including Juliet balconies (as previously presented to the Board) and ultimately decided on adding vertical aluminum sunshades.

Staff has no comment regarding this item.
The applicant made the following additional architectural changes from the Preliminary Application:

A. The stairs that connect the second story open space to the street were moved from extending under the second story through the first story, to the exterior of the building. This makes the stairs more visible and changed many components of each floor plan shifting them to the north. This change was based on comments from the Building Division regarding fire egress.

B. One of the three red hardboard bays was removed on the northeast side of the building.

C. The size of the balconies on the north elevation were reduced by 44 sq. ft.

Staff has the following recommendations related to architecture:

- The revised location of the second story open space stairs to the exterior of the building (described above) detracts from the design of the project in comparison to the previous design, particularly as viewed northbound from Galindo Street. Staff suggests returning to the previous internal stairway design, or utilizing another treatment to integrate the stairs into the design of the rest of the building.

- Staff believes that the exterior design of the building would be enhanced by redesigning the garage entrance exterior and address signage. The address sign may be lost in the vines over time. Staff suggests moving the address sign to the white “fin” extending from the upper floors to street level at the northwest corner of the building, where it would be more visible.

- Identify ways to break up the mass of the parking structure CMU walls on the south elevation by incorporating additional architectural elements such as the following: adding a variety of CMU types or creating pop outs/recesses, planting vegetation to overhang or climb up the blank wall, widening the opening of the perforation.

- Propose a location for public art.

Staff would also like to highlight the City Council’s comments regarding enhancements to the architecture to promote the project as a flagship affordable housing development, and would ask the Board to take these comments into consideration when providing direction to the applicant:

- Blend elements of “early California;” add architectural elements and details to further enhance the exterior finishes.

- Add more articulation where possible to reduce boxy architectural elements, pay particular attention in this effort to the second floor and above.

**Landscape and Lighting**

1. *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.*

   AstroTurf forms were replaced with wood forms. Wood is seen by the applicant as better suited for intended use and aesthetic of the building.

   Staff has no comment regarding this item.

2. *Include additional landscaping detail such as massing and height of plant material and three-dimensional perspective of landscape areas.*
Landscape section and perspective added (L2.0).

Staff has no comment regarding this item.

3. Enhance proposed landscaping through integration of landscape accents, raised planters, and tree grates.

These elements were added to L1.2 and L1.3.

Staff has no comment regarding this item.

4. Provide the location and details of exterior light fixtures; the Board recommends decorative lighting on the front elevation.

Lighting at the front elevation uses recessed fixtures mounted into the underside of cantilevered bays above and under the entry canopy. The applicant believes that decorative lighting did not fit the desired aesthetic, but uplighting has been added in the new planter to the south of the front entry to bring attention to the planting.

Staff has no comment regarding this item.

The applicant made the following additional landscape changes from the Preliminary Application:

A. New planters added to front of the building. Corten facing was added to the planter bioswale near the garage.
B. Two previously proposed trees were removed from the front elevation.
C. Two small landscape planters were added on the sides of the garage entry planted with coral pea.

Staff has no other comments regarding landscaping and lighting.

IV. RECOMMENDATION

Staff recommends the Board review the plans, consider the recommendations listed below, identify any additional issues, and provide the applicant with comments for incorporation into revised plans for the Board’s review.

- Redesign the exterior stairs on the south elevation to return to the previous internal stairway design, or utilize another treatment to integrate the stairs into the design of the rest of the building.
- Further enhance the front elevation through design treatments that break up the mass of the building, add articulation, and include architectural details responsive to Councilmember design comments.
- Break up the mass of the parking structure CMU walls on the south elevation by incorporating additional architectural elements such as: adding a variety of CMU types or creating pop
outs/recesses, planting vegetation to overhang or climb up the blank wall, or widening the opening of the perforation.

- Relocate the address sign to the fin on the northwest corner of the building.
- Propose a location for public art for review by staff

Prepared by:

Coleman Frick
Associate Planner
(925) 671-3281
coleman.frick@cityofconcord.org

Attachments:

A. Applicant’s written statement date stamp received March 28, 2019
B. Project plans date stamp received March 28, 2019
C. Preliminary Application Elevations and Floor Plans date stamp received 1/15/19
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 72 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 two vehicles. 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.
STATEMENT OF DESIGN INTENT

1313 Galindo Street is designed to address the Bay Area’s continuing demand for affordable housing for its underserved communities. The 62 units will add to a housing stock that has continued to fall behind population growth and has put particular pressure on veterans and seniors.

The primary image of the project evokes historic precedents translated into contemporary architectural materials. The rich contrast of white and terra cotta colors refers to the Spanish Mission style, while the projecting elements reference the bay window, a widespread feature in Bay Area architecture. These projecting terra cotta-colored bays also serve to break up the scale and massing of the building, offering a more residentially-scaled image to the street.

The building is sited to continue the street wall of the neighborhood, with textured but durable materials, such as split-face and smooth concrete block walls and corten steel planters on the ground level, which create visual interest. Extensive landscaping along the east, street-facing façade serves to soften the image of the building, and creates a more interesting pedestrian experience, screening the parking from the street. A full-height glass wall opens into the lobby, creating a sense of activity and “eyes on the street.” This also serves as the only pedestrian entry to the building to help enhance security.

The main wings of the building are oriented in a north-south direction in response to the local street grid. A landscaped podium deck is sheltered from the street by the eastern wing of the building, giving residents a quiet, restful outdoor area to enjoy that also features extensive southern exposure. The landscape uses undulating wood forms provide a warm and comfortable spot to relax on the sunny deck, and also provide an aesthetically pleasing vista for the windows looking down onto the podium from the units. Planters and trees provide shade and aid in water retention and treatment.

The main community space and laundry facilities are at the heart of the podium space, encouraging interaction and a sense of community for the residents of the building. The proximity of these facilities to the outdoor area will allows families to keep an eye on their children while completing their laundry or while meeting with other community members.

Additional landscaping along the west property line screens the ground level parking structure from the neighbors, while giving residents a sense of being surrounded by greenery. The south podium wall, in close proximity to the adjoining property, would serve as a canvas for a locally-based mural artist that will add a permanent feature that can be viewed from the neighboring properties and from the street.
The east-facing and west-facing windows are protected by vertical fins which reduce the amount of solar gain without obstructing views. Roofs will utilize a high-albedo surface to reduce the urban heat-island effect and also reduce heat gain. The roof is solar-ready, with areas designated for collectors, either photovoltaic cells or hydronic thermal collectors, to further reduce the energy demands of the building. The primary mechanical system will be a heat-pump-based split system, proven to be one of the most effective and least energy intensive in this microclimate. All units will feature operable windows so that residents can take personal control of thermal comfort.
The project is a 62 unit affordable housing project on Galindo Street in Concord. The building is a 3 story building, 4 type 1A stories over a Type IA podium. Anticipated construction is a standard building with a common open space on the podium level. Amenities include a gym, community room, laundry, support spaces and more. The design utilizes a high and roof plane to create a facade that is open most of the way. The design also incorporates materials such as stucco, brick and glass to create the architecture of Concord. Passive energy strategies include vertical sun shades on the East and West sides and a green roof on the podium. Parking is provided for 72 spaces, 77% density bonus requested. The site is located at the intersection of Galindo and Galindo, in the City of Concord.

**PARKING**

- Provisioned Parking: 72 spaces
- Bike Parking: 24 spaces
- Provided Parking: 72 spaces
- Parking Average: 72 spaces per unit, average 1 space per unit

**BUILDING AREA**

- Common Open Space: 3,645 sf
- Total Open Space: 3,645 sf

**SITE ZONING**

- Density: 1.0 to 6.0
- Height: 40'
- Setbacks: 40' to 200'
- Accessory Dwelling Units: 10
- Garages: 40 spaces
- Loading Docks: 1
- Loading Berths: 1

**PROJECT DATA**

- Site Location: 1313 Galindo Street
- Parcel: 929 0010-0009
- Zoning District: RCD
- Zoning Code: A3.0
- Setback: 40'
- Density: 1.0 to 6.0
- Height: 40'
- Accessory Dwelling Units: 10
- Garages: 40 spaces
- Loading Docks: 1
- Loading Berths: 1

**PROJECT LOCATION**

- Project Location: Concord, CA
- Sheet Number: G0.0

**UNIT SCHEDULE**

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<tr>
<th>Unit Type</th>
<th>Size (sf)</th>
<th>Count</th>
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<td>1 Bedroom</td>
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</tbody>
</table>

**BUILDING TYPES**

- 3 Bedroom: 4 units
- 2 Bedroom: 8 units
- 1 Bedroom: 19 units

**PARKING**

- Total: 72 spaces
- Provided: 72 spaces
- Required: 77 spaces
- Waived: 5 spaces

**DENSITY**

- 1.0 to 6.0
- Height: 40'
- Setbacks: 40' to 200'
- Accessory Dwelling Units: 10
- Garages: 40 spaces
- Loading Docks: 1
- Loading Berths: 1

**UNIT TYPES**

- 3 Bedroom: 4 units
- 2 Bedroom: 8 units
- 1 Bedroom: 19 units

**OPEN SPACE**

- Common Open Space: 3,645 sf
- Total Open Space: 3,645 sf

**PROJECT DESCRIPTION**

The project is a 62 unit affordable housing project on Galindo Street in Concord. The building is a 3 story building, 4 type 1A stories over a Type IA podium. Anticipated construction is a standard building with a common open space on the podium level. Amenities include a gym, community room, laundry, support spaces and more. The design utilizes a high and roof plane to create a facade that is open most of the way. The design also incorporates materials such as stucco, brick and glass to create the architecture of Concord. Passive energy strategies include vertical sun shades on the East and West sides and a green roof on the podium. Parking is provided for 72 spaces, 77% density bonus requested. The site is located at the intersection of Galindo and Galindo, in the City of Concord.
EXISTING GENERAL NOTES

1. THE BOUNDARY AND EASEMENTS SHOWN HEREON ARE PRELIMINARY AND IN THE PROCESS OF RESOLUTION. A RECORD OF SURVEY IS IN PROGRESS AND WILL BE FILED WITH THE COUNTY OF CONTRA COSTA IN COMPLIANCE WITH PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8762(b)(4).

2. TOPOGRAPHY SHOWN HEREON WAS COMPILED BY FIELD SURVEYS PERFORMED IN AUGUST OF 2018.

3. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.

4. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

UTILITY NOTES

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA, SURFACE OBSERVATION AND LOCATIONS BY PRECISION LOCATING. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ABBREVIATIONS

AC = ASPHALT CONCRETE
BFP = BACKFLOW PREVENTER
BLRD = BOLLARD
COMM = TELECOMMUNICATION
DI = DROP INLET
DWY = DRIVEWAY
EP = EDGE OF PAVEMENT
FL = SURFACE FLOWLINE
INV = BOTTOM INSIDE OF PIPE
LG = LIP OF GUTTER
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SL = STREETLIGHT
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
TC = TOP FACE OF CURB
TYP = TYPICAL
UB = UTILITY BOX
WM = WATER METER
WV = WATER VALVE
MONUMENT
VALVE (AS NOTED)
FIRE HYDRANT
BACKFLOW PREVENTION DEVICE
STREET LIGHT
TREE
CONCRETE
DETECTABLE WARNING

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND NGS BENCHMARK, PID HT0142. SEE NGS DATA SHEET FOR INFORMATION AND LOCATION.

ELEVATION 33.7 FEET (DATUM = NAVD 88).

BASIS OF BEARINGS

Tree Inventory Map

1313 & 1321 Galindo St.
Concord, CA

Prepared for:
Resources for Community Development
Berkeley, CA

March 2019

Notes:
Base map provided by BKF
Walnut Creek, CA

Numbered tree locations are approximate
DEMOLITION PLAN

1.06'  6.70'  3.28'  1.68'

1. REMOVE EXISTING GATE
2. REMOVE EXISTING DRIVEWAY
3. PROTECT IN PLACE, ADJUST UTILITIES TO GRADE
4. PROTECT STREETLIGHT IN PLACE, ADJUST TO GRADE
5. REMOVE AND RELOCATE EXISTING STREETLIGHT, SEE SHEET C3.0 FOR DETAILS
6. CLEAR KEEP LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS
2. UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
3. PRIOR TO DIGGING, CALL 811 AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
4. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROTECT ALL EXISTING APPOINTMENTS.
5. AREA OF EXCAVATION SHALL BE TO THE NEAREST SCORE BLOCK,
6. ALL SURFACE ANCHORAGE CEMENT (LAP, CLADGE 10) X 3" STEEL PLATE OR THE EQUIVALENT ON THE PROJECT TO RESIST EXCAVATION.
7. NOTIFICATION TO DRIVE PROJECT FOOTING, CONSTRUCT PIPE REINFORCEMENT IN PLACE PER PROJECT SPECIFICATIONS PINCHED BY REBAR SEAL.

ABBREVIATIONS

- AC: ASPHALT CONCRETE
- BFP: BACKFLOW PREVENTER
- BLRD: BOLLARD
- COMM: TELECOMMUNICATION
- DI: DROP INLET
- DWY: DRIVEWAY
- EP: EDGE OF PAVEMENT
- FL: SURFACE FLOWLINE
- INV: BOTTOM INSIDE OF PIPE
- LG: LIP OF GUTTER
- SD: STORM DRAIN
- SDMH: STORM DRAIN MANHOLE
- SL: STREETLIGHT
- SS: SANITARY SEWER
- SSMH: SANITARY SEWER MANHOLE
- TC: TOP FACE OF CURB
- TYP: TYPICAL
- UB: UTILITY BOX
- WM: WATER METER
- WV: WATER VALVE

BASE OF BEARINGS

THE COURSES REFER TO STANDARD U.S. NAVY SURVEY BUMPS WITH THE MARGIN OF ERROR OF THE BENEFIT OF THE DOUBT. ALL SURVEY POINTS SHOWN ON THIS SURVEY WERE TAKEN AS THE BASE OF BEARINGS FOR THIS SURVEY. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUNDATIONS BENCHMARK, PID HGK HT0142. SEE NGS DATA SHEET FOR INFORMATION AND LOCATION.

ELEVATION 33.7 FEET (DATUM = NAVD 88).
1. The proposed mixed use development at 1313 Galindo Street in Concord will create or replace more than 10,000 square feet of impervious surface. Therefore the project will be subject to coverage under the provision C.3 of the California Regional Water Quality Control Board, San Francisco Bay Regional, Municipal Regional Stormwater NPDES Permit (MRP). Compliance will be achieved in accordance with Contra Costa Clean Water Program Stormwater C.3 Guidebook.

2. The true area of the site is 23,176 square feet, however 300 square feet is "double" counted due to the area of DMA-1A that covers IMP 1.
1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302, SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 15 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.
MATERIAL BOARD

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Cementitious Siding, Smooth Texture
Manufacturer: Hardie Panel or Equal
Painted to match Benjamin Moore 041 Spoonful of Sugar

"Hardie Panel at Stair & Elevator, Smooth Texture, Aged Pewter"

Main Hardie Panel, Smooth Texture
Arctic White

Vinyl Window
Architectural Bronze

Basaltic Split Face CMU Lightweight
Color 345

Basilite Precision CMU Lightweight
Color 225

Aluminum Sunshade and Storefront
Sherwin-Williams Fluromon Classic II, Clear Anodized (399C1806)

Corten Planters
Parasoleil Cor11 (C11)
**Legend**

- **#** Reduced Downlight
- **A** Surface Mounted Light
- **B** Wall Mounted Sconce
- **U** Uplighting

**Notes:**

- **A** - LITHONIA LIGHTING, VCPG LED W/P1 PERFORMANCE PACKAGE, 3000K, T5M OPTIC TYPE
- **B** - GOTHAM ARCHITECTURAL LIGHTING, LED CYLINDER DOWNLIGHT
- **C** - GOTHAM ARCHITECTURAL LIGHTING, LED DOWNLIGHT
- **D** - NERI, BOLLARD XL
- **E** - SPI LIGHTING, IN-GROUND PLANE WASH
PLANTING SCHEDULE GROUND FLOOR

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Image</th>
<th>Quantity</th>
<th>Size</th>
<th>Spacing</th>
<th>WUCOLS</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceanothus 'Julia Phelps'</td>
<td>California Lilac</td>
<td>9</td>
<td>5 gal</td>
<td>6' o.c.</td>
<td>Low</td>
<td>6-8' H x 6-8' W</td>
<td></td>
</tr>
<tr>
<td>Cornus sericea 'Flaviramea'</td>
<td>Yellow Twig Dogwood</td>
<td>11</td>
<td>5 gal</td>
<td>6' o.c.</td>
<td>High</td>
<td>6-8' H x 7-9' W</td>
<td></td>
</tr>
<tr>
<td>Eriogonum giganteum</td>
<td>St. Catherine's Lace</td>
<td>6</td>
<td>1 gal</td>
<td>3' o.c.</td>
<td>Very Low</td>
<td>4-8' W X 6-8' W</td>
<td></td>
</tr>
<tr>
<td>Festuca idahoensis</td>
<td>Idaho Fescue</td>
<td>68</td>
<td>1 gal</td>
<td>2' o.c.</td>
<td>Very Low</td>
<td>1-2' H X 1-2' W</td>
<td></td>
</tr>
<tr>
<td>Frangula californica</td>
<td>Coffeeberry</td>
<td>13</td>
<td>5 gal</td>
<td>6' o.c.</td>
<td>Low</td>
<td>6-8' H X 6-8' W</td>
<td></td>
</tr>
<tr>
<td>Platanus x hispanica</td>
<td>Bloodgood London Plane</td>
<td>2</td>
<td>24&quot; box per plan</td>
<td>Moderate</td>
<td>70-85'H x 50-70' W</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Polystichum munitum</td>
<td>Western Sword Fern</td>
<td>34</td>
<td>5 gal</td>
<td>3' o.c.</td>
<td>Moderate</td>
<td>3-6' H x 3-6' W</td>
<td></td>
</tr>
<tr>
<td>Salvia clevelandii 'Winifred Gilman'</td>
<td>Blue Sage</td>
<td>6</td>
<td>1 gal</td>
<td>4' o.c.</td>
<td>Low</td>
<td>3' H X 3' W</td>
<td></td>
</tr>
</tbody>
</table>

PLANTING SCHEDULE PODIUM

<table>
<thead>
<tr>
<th>Scientific Name</th>
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<th>Spacing</th>
<th>WUCOLS</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>34</td>
<td>1 gal</td>
<td>2' o.c.</td>
<td>Low</td>
<td>1-2' H X 2-4' W</td>
<td></td>
</tr>
<tr>
<td>Lavandula angustifolia 'Hidcote'</td>
<td>Hidcote Blue English Lavender</td>
<td>15</td>
<td>5 gal</td>
<td>2' o.c.</td>
<td>Low</td>
<td>1-2' H X 2-3' W</td>
<td></td>
</tr>
<tr>
<td>Phylica pubescens</td>
<td>Featherhead</td>
<td>13</td>
<td>5 gal</td>
<td>4' o.c.</td>
<td>Moderate</td>
<td>4-5' H X 4-6' W</td>
<td></td>
</tr>
<tr>
<td>Phytolepis mexicana</td>
<td>Blue Elderberry</td>
<td>6</td>
<td>24&quot; box per plan</td>
<td>Low</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stachys byzantina</td>
<td>Lambs' Ears</td>
<td>49</td>
<td>1 gal</td>
<td>2' o.c.</td>
<td>Low</td>
<td>1' H X 3' W</td>
<td></td>
</tr>
</tbody>
</table>

IRRIGATION DESIGN INTENT

The irrigation system is designed to provide the minimum amount of water necessary to sustain good plant health. All selected components are commercial grade, selected for durability, vandal resistance and minimum maintenance requirements. The system is a combination of subsurface irrigation and tree bubblers as appropriate to plant type, exposure, and slope conditions. Control of the system is via a weather-enabled controller capable of daily self-adjustments based on real-time weather conditions as measured by an onsite weather sensor. The system includes a master control valve and flow sensing capability which will shut down all or part of the system if leaks are detected.

LANDSCAPED AREA

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>TOTAL LANDSCAPED AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>3,988 SF</td>
</tr>
<tr>
<td>Podium</td>
<td>3,786 SF</td>
</tr>
<tr>
<td>Total Landscaped Area</td>
<td>7,774 SF</td>
</tr>
<tr>
<td>Total Site</td>
<td>23,187 SF</td>
</tr>
<tr>
<td>% Landscaped Area</td>
<td>33%</td>
</tr>
</tbody>
</table>

OWNER
Resources for Community Development
2220 Oxford St
Berkeley, CA 94704
Phone: 510.841.4410

ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

CIVIL ENGINEERING
BKF Engineering
1646 N California Blvd
Walnut Creek, CA 94596
Phone: 925.940.2202

LANDSCAPE ARCHITECT
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

DRAWN BY: JSL
PROJECT NUMBER: 18-041
SHRUT ISSUE DATE: 03/28/2019
SHEET TITLE: NOTES AND LEGENDS
SHEET NUMBER: L0.1

[Diagram of the planting schedule and irrigation design]
TREE STAKE, ATTACH TO TREE

GRATE PER MANUFACTURER SPECS

SEE PLANS

BACKFILL MIX
1/8" MINUS GRAVEL, FILL TO BOTTOM OF TREE GRATE
CURB AND GUTTER - SCD

COMPACTED EXISTING SOIL BENEATH ROOT BALL

TREE ROOT BALL
SCARIFY FACES OF PLANTING PIT

CONCRETE SIDEWALK - SCD

SLOW RELEASE FERTILIZER, SEE SPECS.

TREE GRATE

TREE STAKES

PREVAILING WIND DIRECTION

1. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT, IT IS ACCEPTABLE TO ATTACH A 1/2" X 8' BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK.

2. STAKE LOCATION SHALL NOT INTERFERE WITH PERMANENT BRANCHES.