REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, July 11, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

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

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR
A.  6/27/19 Meeting Minutes

STAFF REPORTS

1.  1950 Concord Avenue Commercial Building (PL16000380 – DR) – Project Planner: Joan Ryan @ (925) 671-3370

2.  Taco Bell at 4674 Clayton Road (PL19111 – DR) – Project Planner: Jessica Gonzalez @ (925) 603-5821

HEARINGS

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 REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:**

July 25, 2019  
August 8, 2019
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, June 27, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby
Board Members Absent None
Staff Present: L. Villa, S. Yuwiler, F. Abejo
Audience Attendance: 8

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

REORGANIZATION OF DESIGN REVIEW BOARD


   ACTION: Jack Moore elected Chairperson, approved 5-0. (Shelby motioned, Wells seconded.)

2. Election of Vice Chairperson of the Design Review Board for 2019-2020

   ACTION: Kirk Shelby elected Vice Chairperson, approved 5-0. (Wells motioned, Barbour seconded.)

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 5/23/19 Meeting Minutes

   ACTION: Approved, 5-0-0-0. (Shelby motioned, Wells seconded) with modification to Staff Report Item #1 – 1950 Concord Ave. Commercial Building: The applicant can consider utilizing 9 foot doors.

STAFF REPORTS: None
HEARINGS

1. **Dialysis Center (PL19072 – DR)** – Preliminary Design Review for a 17,268 square foot dialysis center and associated site improvements on a 1.36-acre parcel located at 1225 Willow Pass Road. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-421-002. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

   **ACTION:** The Board provided staff with the following comments: 1) Provide more shadows and relief for the building exterior and incorporate 4-sided design and details specifically at the rear of the building as it is seen from HWY 680; 2) Consider vertical elements such as trees along the rear of the building; 3) Focus on using a variety of building materials to break up the linear elevation along Willow Pass; 4) Supported modifications to the building similar to design example #10 provided in the staff report; 4) Consider tree grates along building adjacent to parking lot and accessible parking spaces to allow for landscaping and compliance with ADA; 5) Consider using pavers or stamped concrete at the driveway off of Willow Pass in order to break up the amount of asphalt.

STUDY SESSION

1. **Abdelnor Family Duplexes (PL17502 – PA)** – Study Session for two duplex buildings on a 7,600 square foot parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 111-230-021. **Project Planner: Lorna Villa @ (925) 671-3176**

   **ACTION:** The Board provided staff with the following comments: 1) Provide a landscape plan prepared by a licensed landscape architect; 2) Create more relief and articulation on all four elevations; 3) Consider reversing the balconies on each building; 4) Consider utilizing a trellis with vines on the buildings; 5) Provide more interest along the street frontage; 6) Evaluate floor plans and look for opportunities to make changes that will allow for massing changes to the exterior façade; 7) Provide fence details for the site; 8) Review Wisteria Lane subdivision and Willow Walk subdivision as examples of approved multi-story residential buildings.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: **None**

STAFF ANNOUNCEMENTS: **None**

ADJOURNMENT: 7:35 p.m. (5-0-0, Shelby motioned, Wells seconded)

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NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

July 11, 2019
July 25, 2019
MEMORANDUM

July 11, 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.

On December 2, 2016, an administrative approval letter was sent to the developer after returning to the Board for a follow-up item. Building permits were issued in early 2018.

Discussion

On May 7, 2019, the developer approached staff requesting some window changes for the building with a proposal to substitute the lower doors on the project for a more traditional storefront window (anodized aluminum with bronze finish). This request was 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.

On May 23, 2019, staff brought forward the approved elevations to the Board, along with updated elevations showing the applicant’s proposed windows along with the specifications for the storefront windows and a few photo examples. As a result, the Board provided the applicant with input, sharing the following comments:

1) Requested revised plans that are internally consistent and more in keeping with the original design;
2) Suggested a number of options including fixed doors with mullions down the middle to accommodate the utility rooms;
3) Noted the consistent appearance of the door treatment on the façade was appealing during their first review;
4) Indicated solid louvered door as possibility for equipment room;
5) Voiced concern with a mixture of window/door types along the ground level; and
6) Noted that the ground level can include doors and windows but appearance needs to be consistent, providing a rhythm along the façade.

On June 2, 2019, the applicant provided staff with revised plans in response to Board comments, providing two options, as attached in Exhibits B-1 and B-2, described as follows:
• **Option B-1** – Includes: a) Modified front elevation to add fixed transom above single 7-foot entry door; b) Modified upper window treatment on front elevation to include planting pots at upper railings to provide consistency across front façade; c) Modified left elevation to include spandrel glazing and new door at electrical closet, and added transom windows at the glass closet to provide consistency across the façade; d) Added spandrel glazing on false windows on right side of (left) elevation; and e) Added planting pot at upper window railing on left tower element.

• **Option B-2** - Includes: a) Modified front elevation to remove all transoms and increase size of doors/windows to 9-feet tall; b) Modified upper window treatment to include planting pots at all upper railings (rather than just above door) to provide consistency across the front façade; c) Modified left elevation to remove all transoms and increase size of doors and windows to 9-foot tall; d) Included spandrel glazing and new door at electrical closet; e) Added upper louver door at gas closet to provide consistency across the façade; f) Added spandrel glazing on false windows on right side of elevation; and g) Added planting pot at upper window railing on left (elevation) tower element.

Entrance doors are indicated in both options as Arcadia (AG451T Series) Wide Stile doors (with 10-inch bottom rails) and the aluminum finish on doors and windows is noted as dark anodized, class II finish.

**Recommendation**

Staff believes Option B-2 with the taller doors/windows is more closely similar to the original approval. 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.

Exhibits:
A - Original approved elevations (Sheets A9, A10), dated November 8, 2016.
B - Previous Elevation presented May 23, 2019
C - Revised elevations (B-1 and B-2) with proposed windows, date-stamped July 2, 2019
D - Specifications for the proposed storefront windows (CRL US Aluminum)
E - Photos of the proposed Dark Bronze double doors, with transom windows.

19memo.026
Decorative metal railing, PT-2
Banner sign by tenant, per guidelines
Metal coping, PT-2
Stucco wall, PT-1
Aluminum window, PT-2
Vines & vine cable system
Planter A
Spandrel glass
Aluminum window, PT-2
Stucco recess
Wall sign by tenant, per guidelines
Aluminum entry doors, PT-2
Planter B
Bike Rack
Planter C on concrete pedestal
Concord Avenue

Proposed Southeast Elevation C

Proposed Exterior Elevation

1950 CONCORD AVENUE - Concord
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

Concrete planter

Proposed Exterior Elevations
1950 CONCORD AVENUE - Concord
1950 CONCORD AVENUE
CONCORD, CA 94520

PROJECT INFORMATION:

STOREFRONT: ARCADIA AG401T SERIES 2" X 4-1/2" THERMALLY BROKEN CENTER SET SYSTEM FOR 1/4" GLAZING

ENTRANCE DOORS: ARCADIA WIDE STILE DOORS WITH 1/2" BOTTOM RAILS

ALUMINUM FINISH: DARK ANODIZED, CLASS II

GLAZING: 1/16" SOLARBAN 60 LOW E G/L AIR SPACE 1/2" CLEAR SPANDREL GLAZING WHERE SHADOW TEMPERED GLASS REQUIRED TO MEET CODE

REVISIONS:
PROJECT NAME: 1950 CONCORD AVENUE - PROPOSED ELEVATIONS
PROJECT ADDRESS: 1950 CONCORD AVE, CONCORD, CA 94520
ARCHITECT: KLC CONSULTING ENGINEERS, INC.

PHONE: 925.432.1411 FAX 925.432.8935
DATE: 06-19-19
DRAWN BY: CADAMSON

SCALE: 1/4" = 1'-0"
**PROJECT INFORMATION:**

**STOREFRONT:**
- ARCADIA AG45 SERIES 2" x 4½" THERMALLY BROKEN CENTER SET SYSTEM FOR 3/4" GLAZING

**ENTRANCE DOORS:**
- ARCADIA WIDE STILE DOORS WITH 1½" BOTTOM RAILS

**ALUMINUM FINISH:**
- DARK ANODIZED, CLASS II

**GLAZING:**
- 3/4" IG-1/4" SOLARBAN 60 LOW E 1/2" AIR SPACE 1/4" CLEAR
- SPANDREL GLAZING WHERE SHADED
- TEMPERED GLASING REQUIRED TO MEET CODE

**ARCHITECT:** KLC CONSULTING ENGINEERS, INC.

**PROJECT ADDRESS:** 1950 CONCORD AVE. CONCORD, CA 94520

**PHONE:** 925.432.1433  **FAX:** 925.432.8935

**DATE:** 06-19-19

**DRAWN BY:** CAOAMSON

**SCALE:** 1/4"=1'-0"
MEMORANDUM

July 11, 2019

TO: Design Review Board

FROM: Jessica Gonzalez, Assistant Planner

SUBJECT: Taco Bell Paint Change at 4674 Clayton Road (PL19111 - DR) – Staff Report

Background

On June 12, 2019, the City received an application for Administrative Design Review to repaint the existing Taco Bell building at 4674 Clayton Road (Exhibit A). Additional exterior building improvements include new accent tile veneer, wall sconces, and a new metal drive through awning. The proposed changes also include a new concrete ADA path of travel and crosswalk striping to comply with Building Code requirements for safety.

Discussion

After receiving the application, staff felt the proposed new colors were appropriate but the new design needed additional building accents and decorative elements. Based on a review of other Taco Bell locations, staff understands the proposed paint colors are part of the company’s new store branding. Other stores were also reviewed in an effort to find additional features that could be incorporated into the proposal. Staff found the Concord store proposal includes additional features not part of other recent remodels including a brown trim band to tie into the parapet cap color and decorative aqua blue rosetta along the walls, similar to the blue in the accent tile veneer.

As a solution, staff asked the applicant to increase the amount of the accent tile veneer by adding it on all sides of the column area under the brown trim along the arch entryways. The applicant complied by adding additional accent tile veneer to all sides of the columns along the arch entryways, as well as the columns on the drive through side of the building.

Based on the changes to the design, staff supports the paint color and material changes to the building. The design revisions to be approved are reflected in the new elevations attached as Exhibit A.

Staff has brought the elevations before the Design Review Board to make the Board members aware of the project, design modifications, and solicit any feedback as staff intends to approve the color and materials change.

Exhibits:
   A – Project elevations, date stamp received June 27, 2019