Regular Meeting of the
City of Concord
Design Review Board

Thursday, August 8, 2019
5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

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

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

1. **ROLL CALL**

2. **PUBLIC COMMENT PERIOD**

3. **CONSENT CALENDAR**
   A. **7/25/19 Meeting Minutes**

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

5. **PUBLIC HEARINGS**
   A. **Clayton Road Townhomes (PL19063 – DR) - Design Review for 70 townhomes 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**

B. **BMW Concord (PL18403 - DR)** - Design Review for a 7,449 square foot addition to an existing automobile dealership at 1967 Market Street. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 126-030-037. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

C. **Dialysis Center (PL19072 - DR)** - Design Review for a 17,268 square foot dialysis center 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**

6. **STUDY SESSION**

A. **Bubble Street Drive-Through (PL19100 - DR)** - Study Session for a 2,800 square foot restaurant and drive-thru at 2030 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-521-005. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

7. **BOARD CONSIDERATIONS AND ANNOUNCEMENTS**

8. **STAFF ANNOUNCEMENTS**

9. **ADJOURNMENT**

Next Meeting: Regular Meeting
Date: 8/22/2019 - 5:30 PM

**ADA NOTICE**

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

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

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Board Members Absent: None
Staff Present: F. Abejo, L. Villa, S. Yuwiler
Audience Attendance: 9

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

CONSENT CALENDAR

A. 7/11/19 Meeting Minutes

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

STAFF REPORTS – None

HEARINGS

1. Park N Shop Façade Renovations (PL19089 – DR) – Design Review for façade enhancements to seven tenant spaces at the Park N Shop shopping center at 1739-1765 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-281-022, -024, -025, -026. Project Planner: Lorna Villa @ (925) 671-3176

ACTION: The Board provided staff with the following comments: 1) The following items shall return to the Board as staff items: a. provide details showing how the edge of the stone on the storefronts will be finished, b. provide an exhibit showing how the awning will wrap at the ends, c. provide a detail that indicates that the return on the cornice extends past the awning, d. identify the paint color for the rear of the building and where the color will terminate.

STUDY SESSION

1. Dialysis Center (PL19072 – DR) – Study Session for a 17,268 square foot dialysis center 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) Agreed with Staff’s recommendation to provide a Spanish-influenced design similar to that designed by the architect for the same tenant in Madera California and directed the applicant to come back with a similar design; 2) Recommended eliminating the gable roofs and incorporating hip roofs only; 3) Recommended reducing the number of arches proposed; 4) Suggested providing windowsill elements; 5) Emphasized the need to articulate detail on the building; 6) Recommended replacing the proposed palm trees with an alternative tree type; and 7) Provide stamped concrete at the driveway entrance.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: Vice Chair Shelby requested the City Council provide the Board with direction regarding design in order for the Board to provide correct design direction to applicants.

STAFF ANNOUNCEMENTS: None

ADJOURNMENT: 7:24 p.m. (5-0, Shelby motioned, Barbour seconded)

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

August 8, 2019
August 22, 2019
MEMORANDUM

TO: Design Review Board
FROM: Jessica Gonzalez, Assistant Planner
SUBJECT: Staff Report for Garden Apartments Railing Project (PL19064-DR)
DATE: August 8, 2019

Background

On May 9, 2019, the Design Review Board reviewed the Garden Apartments railing replacement project on Mt. Diablo Street as a Staff Report item. The proposed changes are to comply with Building Code requirements for safety. Originally, the proposal was for an entire metal rail and cable system.

The Board provided staff and the applicant with the following comments:

- Propose a combination railing system with cable railing and opaque horizontal wood slats similar to the existing ground floor fencing;
- Use wood slats in front of the air-conditioning units and at the corners of the building to provide screening and use cable railings in other areas and at the staircases; and
- Provide an elevation with material section dimensions along with samples of the finish as a staff item prior to issuance a building permit.

Discussion

On June 28, 2019, the applicant submitted elevations and a site/second level railing plan as requested by the Board. The new proposal includes a combination of solid wood rail slats in mahogany color and metal cable railing as depicted in Exhibit A. The new proposal also includes decorative lighting placed along the street facing portion of the building. The proposed wall lighting fixtures are displayed as Exhibit B.

Recommendation

Staff asserts the Board's comments have been addressed and supports the applicant's new proposal including the combination railing materials, railing type locations, and building light fixtures.
Exhibits:
   A – Project plans, date stamp received June 28, 2019.
   B – Proposed wall lighting, date stamp received June 28, 2019.
Globe Electric
Bowery 1-Light Matte Black Outdoor Indoor Wall Lantern Sconce with Clear Glass Shade

Proposed light fixture for the Garden Apts
I. GENERAL INFORMATION

Project Name: Clayton Road Townhomes (PL19063 - DR)

Review Status: Design 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)

Applicant: 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. The applicant will respond to the Board’s comments as part of their 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.

On May 23, 2019, the Design Review Board conducted Preliminary Design Review of the project. The Board asked the applicant to address items related to the height of the buildings and how they transition with the homes along the east property line, fencing details, removal of shutters on the third floor and adding landscaping.

On June 7, 2019, revised plans were submitted to address the incomplete issues and the Board’s comments. The application was deemed incomplete on July 5, 2019. On July 19, 2019, revised plans
were submitted to address the incomplete issues and the application was deemed complete on July 31, 2019.

The Board’s design review recommendations will be incorporated as conditions of approval considered by the Planning Commission as part of the Planned Unit Development Use Permit.

III. DISCUSSION

The May 23, 2019 meeting minutes are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable. Overall, staff believes the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project’s conditions of approval.

Architecture

1. Reduce the height of Plan 4, Unit 21 and 30 that are adjacent to the single family homes along the east property line.

The third floor at Unit 21 and 30 have been setback a full 2’ across the entire building elevation which bring the total floor plan reduction to along 100 square feet from the original design. This 2’ setback also effectively lowers the building height as the eave/roof is now located farther away from the property line. See new Sheet A11.

The applicant has addressed the Board’s comments by reducing the width of the third floor from 23 feet to 21 feet along the east side of Buildings 5 and 6 (previously identified as units 21 and 30). This results in an increased setback from the property line of the third floor to eight feet for Building 5, and ten feet for Building 6.

2. Remove the small shutters and increase the window size of the small windows on the third floor elevation.

See the front elevations on revised Sheets A1 and A2.

The applicant has addressed the Board’s comments.

Site Plan

3. Provide stamped concrete at the driveway entrance.

Sheet L1 with Detail F on Sheet L8.

The applicant has addressed the Board’s comment by providing stamped colored concrete at the driveway entrance.
Landscaping

4. Add more trees along the internal streets.

Adding additional trees along the internal streets is challenging due to conflicts with utilities, driveway and other improvements. Trees have been relocated and added where possible, and all street trees are now 24” box trees. See revised Sheet L1.

The landscape plan (Sheet L1) indicates five additional trees were added along the west property line and six additional trees were added along the east property line however, no additional trees were added along the internal streets.

- Staff recommends relocating the portion of the joint trench line that connects through the front or side yards to the alleys so that trees can be planted in the yards of Plan 1 and Plan 2 units located along Street A.

5. Include a landscape strip between the sidewalk and the curb along Clayton Road.

See Sheets L1 and L2.

The applicant has addressed the Board’s comment by including three 24” box street trees and shrubs along Clayton Road.

6. Up-size the 15-gallon trees to 24-inch box.

See revised Sheets L1 and L2.

The applicant has addressed the Board’s comment by revising the landscape plans to show all frontage, specimen, accent, screen, and plaza trees to be 24” box size.

7. Include quantity of plant material on the landscape plan.

See revised Sheets L5 and L6.

The applicant addressed the Board’s comment.

8. Show the driveway visibility triangle on the landscape plan.

See Sheets L1 and L2.

The applicant has addressed the Board’s comment by adding the driveway visibility triangle on Sheet L1 and L2.

- Staff recommends decreasing the height of the wayfinding sign located in the visibility triangle on the east side of the driveway to three feet.
9. Provide a fence plan that identifies fence height and materials as measured from the side with the lowest grade.

See Sheet L4 and L7.

The applicant has addressed the Board’s comment by modifying the fence height to a maximum of 8 feet as measured from the side with the lowest natural grade (a minor exception is also requested to allow a maximum fence height of eight feet). The fence plan indicates proposed fences will range in height from 6 to 8 feet and be constructed of wood with lattice, wood with lattice on a retaining wall, or an open metal fence. Additionally an 8 foot tall masonry block wall is proposed along the north property line of Parcel B (across from Building 10).

IV. RECOMMENDATION

Staff recommends the Board review the revised plans and consider the proposed recommendations for incorporation as conditions of approval.

- Relocate the joint trench line to the alleys so that eight additional 24 inch box trees can be planted in the yards of Plan 1 and Plan 2 units located along Street A.
- Reduce the height of the wayfinding sign located on the east side of the driveway in the visibility triangle to three feet.

V. MOTION

Staff has prepared the following motion for the Board’s consideration.

I (Board Member ___________) hereby move that the Design Review Board recommend approval of Clayton Road Townhomes (PL19063-DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

Prepared by: 

Loma Villa
Associate Planner
(925) 671-3176
Lorna.villa@cityofconcord.org

Exhibits:
A- Project Description date stamp received July 10, 2019
B- Written response to DRB comments date stamp received June 7, 2019
C- Revised Project plans date stamp received July 19, 2019
Project Description
Clayton Road Townhouses
July 10, 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 City’s small lot standards (Ch. 18.155) could potentially be used for this type of infill, townhouse development, the applicant has elected to utilize the City’s multi-family/condominium standards (Ch. 17.35), primarily to facilitate the future constructability of the buildings and utility services. The applicant is requesting a PDUP permit to apply the transitional requirements from the small lot standards (18.155.050 (B)) rather than the City’s general development standards (Ch. 18.150), but otherwise the project is consistent with all applicable RM district and general development standards. As part of the PDUP approval, the applicant is requesting a minor exception to allow for up to eight (8) foot high fencing and walls to accommodate grade changes between adjacent properties.

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.
June 6, 2019

Dear Lorna,
Below is the list of comments from the Design Review Board meeting on May 23, 2019, with the Applicant's responses noted.

1) **Reduce the height of Plan 4, Units 21 and 30 that are adjacent to the single family homes along the east property line.**

   **Applicant Response:** The third floor at Units 21 and 30 has been setback a full 2' across the entire building elevation, which brings the total floor plan reduction to almost 100 square feet from the original design. This 2' setback also effectively lowers the building height as the eave/roof is now located farther away from the property line. See new Sheet A11.

   In addition, as discussed during the Design Review meeting, Unit 30 is located an additional 2' away from the property line which increases the side yard setback to 10' and creates a 12' minimum setback at the 3rd floor. See revised Sheet 4.

   Additional screening trees have also been added in the setback area, and the trees have all been upsized to 24” box. See revised Sheet L1.

2) **Remove the small shutters and increase the window size of the small window on third floor elevation.**

   **Applicant Response:** Done. See front elevations on revised Sheets A1 & A2.

3) **Provide stamped concrete at the driveway entrance.**

   **Applicant Response:** Done. See revised Sheet L1 with Detail F on Sheet L8.

4) **Add more trees along the internal streets.**

   **Applicant Response:** Adding additional trees along the internal streets is challenging due to conflicts with utilities, driveways and other improvements. Trees have been relocated and added where possible, and all street trees are now 24” box trees. See revised Sheet L1.

5) **Include a landscape strip between the sidewalk and the curb along Clayton Road;**

   **Applicant Response:** Done. See revised Sheet L2.

6) **Upsize the 15-gallon trees to 24-inch box.**

   **Applicant Response:** Done. See revised Sheets L1 and L2.

7) **Include the quantity of plant material on the landscape plan.**

   **Applicant Response:** Done. See revised Sheets L5 and L6.
8) *Show the driveway visibility triangle on the landscape plan.*

**Applicant Response:** Done. See revised Sheets L1 and L2.

9) *Provide a fence plan that identifies fence height and material as measured from the side with the lowest grade.*

**Applicant Response:** Done. See revised Sheets L4 and L7.
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

3512 CLAYTON ROAD
CONCORD, CALIFORNIA
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
Exterior Elevations
Craftsman
Scheme 3
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
Exterior Elevations
Craftsman
Scheme 4
PLAN 1
1610 S.F.
3 Bdrm. / 2.5 Bath
PLAN 2
1,663 S.F.
3 Bdrm. / 2.5 Bath
PLAN 4

2466 S.F.
4 Bdrm. / 4 Bath / Den

Refer to Sheet A11 for Plan 4A @ Lots 21 and 30

Catalyst
Development

3512 Clayton Road
Concord, California
BUILDING CODE SUMMARY
Occupancy: R-2, U
Fire Sprinkler System: NFPA-13
Construction Type: VB Non-rated

SECOND FLOOR

THIRD FLOOR

FIRST FLOOR

5-Plex
Building Plans

3512 CLAYTON ROAD
CONCORD, CALIFORNIA
Roof Plan @ Lots 21 and 30 to coordinate with Plan 4A

FARMHOUSE

CRAFTSMAN

5-Plex
Roof Plans
PLAN 4A (Revised Third Floor)

2433 Total S.F.
4 Bdrm. / 4 Bath / Den

*Occurs at Lots 21 and 30

Refer to Sheet A8 for First and Second Floor Plan

CONCORD, CALIFORNIA

3512 CLAYTON ROAD

CATALYST DEVELOPMENT

WHAI
Transitional Setback
Typical Sideyard

Fire Ladder Diagrams
EXISTING OVERHEAD LINE TO BE REMOVED
WAYFINDING SIGN, TYP. REFER TO DETAIL D, SHEET L8.

Prewitt's LAUREL

LIGHTHOOD, TYP. REFER TO DETAIL H, SHEET L8

PLAZA / PASEO TREES

GROUP MAIL BOX LOCATION #1 & COMMUNITY MAP, REFER TO DETAIL A & G, SHEET L8.

PROJECT ENTRY: ACCENT PAVING W/CERAMIC & STAMPED ASPHALT, REFER TO DETAIL F, SHEET L8. STREET LIGHT, TYP.

SPECIMEN TREE, TYP.

PERMEABLE PAVING PATH, REFER TO DETAIL F, SHEET L7

LUMINARY & SCREEN PLANTING

LIGHTING LEGEND

SCREEN TREE, TYP.

PAVERS CONCRETE PAVERS & CONCRETE PERMEABLE PAVING

DRIVEWAY, TYP.

PERMEABLE PAVING PATH, REFER TO DETAIL F, SHEET L7

STREET A

STREET A

CLAYTON ROAD STREET TREES

CLAYTON ROAD PROMENADE TREES

PLAZA / PASEO TREES

SCREEN TREE, TYP.
PRELIMINARY PROPOSED TREE PALETTE

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SCREEN TREE, TYP.      
DRIVEWAY, TYP.         
ARCHITECTURAL PORCH, TYP. 
PLAZA/PLASEO TREE, TYP. 
WAYFINDING SIGN, TYP.  

PLAZA/PASEO TREE, TYP. 
PLAZA/PASEO TREE, TYP. 
CONCRETE WALK, PER CIVIL 
4'-0" CONCRETE ENTRY WALK, TYP. 
SHRUB PLANTING AREA

CLAYTON ROAD STREET TREES

CLAYTON ROAD

PLANTING & GROUNDCOVER, TYP. 
PLAZA/PASEO TREE, TYP. 
WAYFINDING SIGN, TYP. 

STREET LIGHT, TYP. 
COMMUNITY MAP, REFER TO DETAIL G, SHEET L8. 
GROUP MAILBOX LOCATION, REFER TO DETAIL A, SHEET L8. 
SPECIMEN TREE, TYP. 
SIGHT TRIANGLE

PROJECT ENTRY: ACCENT PAVING W/ COLORED & STAMPED CONCRETE, REFER TO DETAIL I, SHEET L8.

CATALYST
CONCEPTUAL SITE PLAN
NOTE:
1. ALL TREES SHALL BE PLANTED AND STANCED PER CITY STANDARDS.
2. TREES TO BE PLANTED WITHIN 3' OF HARDSCAPING ELEMENTS. ALL HAY AREAS NEAR ROOT BARRIER INSTALLED ALONGSIDE THE HARDSCAPING ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER EFFICIENT LANDSCAPE DESIGN.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAYS, BUBBLERS OR DRIIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM Q'TY Of.

LAYOUT: ANNUAL

GRAPHIC SCALE

PROPOSED PLANTING PALETTE

TREES

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<td>KYRLEIUM</td>
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Open Space & Paseo Planting Plan

Conceptual Site Plan
I. GENERAL INFORMATION

Project Name: BMW Concord (PL18403 - DR)

Review Status: Design Review

Location: 1967 Market Street

Parcel Number: 126-030-037

General Plan: Regional Commercial

Zoning: RC (Regional Commercial)

Applicant: Whitfield Associates, Inc.
Attn: Kaitlyn Levechak
24691 Del Prado, Suite 201
Dana Point CA 92629

Vicinity Map:
II. PROJECT BACKGROUND

On March 15, 1989, the Planning Commission adopted the Market Street Auto Center Design Guidelines (“Guidelines”). The purpose of the Guidelines is to provide auto dealers, designers, and public officials with requirements for the design and development of auto dealerships within the Market Street Auto Center. The Guidelines are in addition to all current City ordinances and regulations that apply to a project. The Design Review Board is the review authority for all dealership designs, based on adherence to both the Community Design Guidelines and the Market Street Auto Center Design Guidelines.

On April 14, 1999, the Zoning Administrator approved a Zoning Administrator Permit (ZAP 4-99) for a 38,447 square foot BMW automobile dealership and a pylon sign at the subject site. On April 15, 1999, the Design Review Board recommended approval of the dealership.

On December 4, 2018, Kaitlyn Levchak, on behalf of Whitfield Associates, Inc., submitted an application for Administrative Design Review for an 11,240 square foot addition to BMW Concord to expand the showroom, offices, training areas, lounge, restrooms, service advisor area, service drive, and site improvements to landscaping, lighting, parking and signage.

On December 18, 2018, the Development Advisory Committee (DAC) reviewed the project and requested additional information including the location of all utilities, C.3 calculations, visibility triangles, and spot elevations.

On June 28, 2019, the applicant submitted revised plans that excluded the expansion of the showroom but preserved the remaining scope of work.

On July 9, 2019, the Development Advisory Committee (DAC) reviewed the project and had no further comments.

The Board’s final design review recommendations will be incorporated into revised plans submitted for a building permit. The Planning Division will issue an Administrative Design Review approval only after first determining that the Board’s recommendations have been incorporated and the application complies with all Development Code provisions applicable to the project.

III. PROJECT DESCRIPTION AND DISCUSSION

The existing BMW Concord dealership sells and services cars and “sports activity” vehicles. Vehicles are displayed and stored onsite in a central building that includes a vehicle showroom, sales and management offices, customer waiting lounge, vehicle repairs, and parts storage. There are approximately 15-20 employees at the site. Sales and showroom hours are seven days a week and service hours are Monday – Saturday.

Staff has reviewed the proposed project for conformance with the Market Street Auto Center Design Guidelines, Community Design Guidelines, and other applicable City ordinances. The following provides a detailed description of the project along with staff’s evaluation and recommendations on the project’s design for consideration by the Design Review Board.
A. Site Plan/Circulation

The 5.3-acre site consists of a flag-shaped parcel with frontage on Market Street. Lexus of Concord is located to the north, Mini of Concord to the south, and State Route 242 to the west. The rectangular-shaped building and curvilinear showroom is located at the north end of the parcel with orientation toward Market Street. A Mini service and BMW office building is located at the south end of the parcel and a carwash is located in the center of the parcel; neither of which are included in the scope of work. Parking for 337 display, inventory, service queue, employee, and customer vehicles is located throughout the site. A landscaped planter with street trees and groundcover is located along the Market Street frontage, trees and shrubs are located along the perimeter of the site, and landscaped islands throughout the parking lot.

The proposed two-story addition will occur at the north end of the building facing Market Street. The addition is to reconfigure and expand the service drive, offices, training areas, lounge, and restrooms without impacting parking or circulation. The addition will project 18 - 45 feet toward the street. A path of travel is proposed from the public sidewalk along Market Street to the showroom and the addition of three landscape islands in the parking lot.

The Guidelines require a front yard setback of 60 feet with a maximum of 80 feet. The proposed addition complies with these setbacks. Staff does not have any recommendations regarding the site plan.

B. Building Architecture

The existing 42,000 square foot two-story building incorporates a white stucco façade and curvilinear glass storefront. A service drive canopy is located at the north end of the building and is open on three sides.

The exterior of the building will be updated to current BMW architectural standards and include a smooth-finish, white Parex exterior (architectural coating and finishing system). The proposed addition will enclose the service drive on all sides with rollup doors at the east and west ends for access to the rear of the building. The expanded service advisor area will incorporate a new glass storefront on the ground floor. A new Parex canopy will connect the showroom with the service drive and partially shade a paved vehicle display area and allow light to penetrate a tree well adjacent to the building.

The entire building will be updated with a modern façade material similar to the appearance of the existing dealership and is therefore consistent with the Guidelines, which recommends urban appearing buildings with simple lines and refined detailing. Staff has the following recommendations:

• Consider removing the rollup doors and the north wall from the service drive to reduce the mass of the building and to resemble the existing design.
• Consider wrapping the glass storefront around the south side of the service advisor office on the ground floor.

C. Landscaping

Landscaping is proposed to be removed and replaced adjacent to the building façade and the parking lot. Three palm trees adjacent to the service drive are being replaced with one Dogwood tree and a Crape Myrtle tree is proposed in one of three new landscape islands adjacent to the showroom. The trees are proposed to be Flax shrubs are proposed in two of the landscaped islands and adjacent to the showroom and Carpet Rose, Turkish Speedwell, and Sedge groundcovers are proposed to supplement the landscaping.

The proposed landscaping materials are drought tolerant and an appropriate scale for the building and is therefore consistent with the Guidelines. Staff has the following recommendations:

• Upsize the Dogwood tree to a 36” specimen size to offset the removal of the three palm trees.
• Upsize proposed trees from 15 gallon to 24” box size.

D. Lighting

Interior showroom and exterior canopy lighting is proposed. New exterior canopy soffit LED downlights are proposed to illuminate the paved area adjacent to the showroom.

The Guidelines recommend that exterior building lighting be concealed or indirect and shall not be visible from Market Street. The addition of new interior showroom lighting and exterior canopy soffit lighting is appropriate and will not be directly visible or cause undue glare or impacts to adjacent properties and is therefore consistent with the Guidelines. Staff does not have any recommendations.

E. Signage

New wall signs reading “BMW Concord” and “Service” are proposed to replace the existing wall signs on the east building façade. The signs are generally the same size and in the same location as the existing signs and reflect BMW’s corporate identity. A sign permit will be submitted during the construction documentation phase of the project at which time staff will review the plans prior to the issuance of a building permit.

The Guidelines recommend signs be designed as part of the architecture, be high quality, and promote the urban refined character of the auto retailers along Market Street. Replacing the existing signs to reflect BMW’s corporate identity is appropriate and keeping with the previously approved signage in terms of their size, type, and location on the building and will not cause impacts to adjacent properties and is therefore consistent with the Guidelines. Staff does not have any recommendations.
IV. RECOMMENDATION

Staff recommends the following items be included as conditions of the associated Administrative Design Review application.

- Remove the rollup doors and the north wall from the service drive.
- Wrap the glass storefront around the south side of the service advisor office on the ground floor.
- Upsize the Dogwood tree to a 36” specimen size to offset the removal of the three palm trees.
- Upsize all proposed trees to 24” box size.

V. MOTION

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

I (Board Member __________) hereby move that the Design Review Board recommend approval of BMW Concord (PL18403 - DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

Prepared by:
G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@cityofconcord.org

Exhibits:
A - Written statement date stamp received July 29, 2019
B - Project plans date stamp received July 31, 2019
Proposed Tenant Improvement and minor expansion of BMW Concord Showroom and Service Drive. The Expansion will occur at the front portion of the Service Drive, expanding towards Market Street. A portion of the Service Advisor area will also be expanded on. This will help alleviate the current congestion into the existing Service Drive. There will also be an expansion to the second floor above some of the currently open ceiling space and above where the Service Advisor area is expanding.

The main showroom curve will remain as is. There is a proposed canopy being added along the front façade of the building. This canopy is a typical element to BMW architecture. However, it will also provide passive solar cooling, protection from rain, as well as create an interesting and more defined entrance into the building.

The outside of the building will be updated to current BMW Architectural Standards with White Parex. The inside will be updated with new FF&E.

Site Work consists of minor updates to ADA parking and Path of Travel as well as hardscape and landscape in front of the showroom.
**C.3 STORMWATER CONTROL PLAN CHECKLIST**

- **PROJECT LOCATION**: 1967 MARKET STREET
- **PROJECT PHASE NO.** N/A
- **NAME OF DEVELOPER**: BMW CONCORD
- **PROJECT LOCATION**: 1967 MARKET STREET CONCORD, CALIFORNIA 94520
- **SITE AREA**: 228,690 SQ. FT. (5.25 ACRES)
- **EXISTING CAR WASH = 1,233 SQ. FT.**
- **EXISTING MINI SERVICE & BMW OFFICES = 20,477 SQ. FT.**
- **PROPOSED BMW CONCORD = 56,158 SQ. FT. (W/CANOPIES)**

**FAR CALCULATION - APN #126-030-037-9**

- **SITE AREA**: 228,690 SQ. FT. (5.25 ACRES)
- **MAX BLDG HEIGHT**: 50
- **FRONT SETBACK**: 15'
- **CORNER SIDE**: 10'
- **MAX BLDG SQUARE**: 114,345 SQ. FT.
- **MIN BLDG SQUARE**: 12,000 SQ. FT.
- **EXISTING BLDG SQUARE = 77,868**
- **NEW BLDG SQUARE = 56,158**

**SQUARE FOOTAGE CHART - BMW CONCORD**

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**ZONING INFORMATION**

- **ZONING**: RC
- **FAR**: 0.5
- **MAX BLDG HEIGHT**: 50
- **FRONT SETBACK**: 15'
- **CORNER SIDE**: 10'
- **MAX BLDG SQUARE**: 114,345 SQ. FT.
- **MIN BLDG SQUARE**: 12,000 SQ. FT.

**TOTAL REPLACED IMPERVIOUS SURFACE AREA**: 9,529

**TOTAL NEW IMPERVIOUS SURFACE AREA**: 998

**TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA**: 8,531

**TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA**: 9,529

**TOTAL REPLACED IMPERVIOUS SURFACE AREA**: 8,725

**TOTAL NEW IMPERVIOUS SURFACE AREA**: 998

**TOTAL AREA OF LAND DISTURBED**: 0.22 ACRES

**TOTAL PROJECT SITE AREA**: 5.25 ACRES

**PERCENT LID AND NON-LID TREATMENT DOESN'T APPLY - NEW & REPLACED IMPERVIOUS AREA UNDER PROJECT NAME/NUMBER**

**HMP COMPLIANCE DOESN'T APPLY - TOTAL NEW IMPERVIOUS SURFACE AREA + PERCENT LID AND NON-LID TREATMENT DOESN'T APPLY - NEW & REPLACED IMPERVIOUS AREA UNDER PROJECT NAME/NUMBER**

**PROJECT DENSITY FAR**: 77,868 SF
EXISTING BMW DEALER DIRECTIONAL SIGN, MODIFIED BY OTHERS, SEPARATE SUBMITTAL
BMW DEALER PYLON SIGN, MODIFIED BY OTHER, SEPARATE SUBMITTAL
EXISTING SITE LIGHT TO REMAIN
PROPOSED LANDSCAPING
EXISTING LANDSCAPING TO REMAIN, PROTECT IN PLACE
NEW OVERHEAD CANOPY, SHOWN WITH DASHED LINE, TYP.
EXISTING OPEN CANOPY STRUCTURE TO REMAIN, TO BE EXPANDED ON AS SHOWN, AND ENCLOSED
CONCRETE HARDSCAPE, SEE CIVIL
EXISTING DECORATIVE CONCRETE DRIVEWAY TO REMAIN, SEE CIVIL
EXISTING CONCRETE HARDSCAPE AND CURBS, SEE CIVIL
NEW ADA RAMP
ADA PARKING AND AISLE
SITE EASEMENTS
EXISTING SITE PARKING, N.I.S.
EXISTING BUILDING FOOTPRINT, SHOWN FOR REFERENCE
EXISTING CANOPY MODIFIED ON EAST SIDE
EXISTING, NO WORK
EXISTING TRASH
EXISTING DETAIL PARKING
EXISTING STORAGE
EXISTING TRANSFORMER
EXISTING OVERHANG

PAREX EFIS SYSTEM, SMOOTH FINISH TO MATCH RAL 9010
EXISTING FACADE, PAINTED WHITE TO MATCH RAL 9010
NEW BMW DEALER BRAND SIGNAGE BY BMW APPROVED VENDOR (UNITED VISUAL)
BUTT-JOINT CURTAIN WALL SYSTEM. CLEAR, LOW IRON GLAZING WITH ANODIZED ALUMINUM FRAME
SECTIONAL GLASS ROLL-UP DOOR
HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT SURFACE, TYP.
EXISTING MECHANICAL ENCLOSURE
NEW PLANTER
EXISTING CPO TO REMAIN
EXISTING CAR WASH TO REMAIN
EXISTING MINI & MINI SERVICE TO REMAIN
EXISTING EMPTY BUILDING TO REMAIN
EXISTING MINI SERVICE & BMW OFFICES TO REMAIN

AC - ASPHALT CONCRETE
AS - AREA SCAPE
AD - ACREAGE LIMIT
GD - GRADING LIMITS
EG - ELEVATED ALTITUDE
EG - ELEVATION
DV - DETAILED VISTA
PS - POINT OF CONNECTION
PD - POINT OF DETAIL
SDM - SANITARY SEWER CLEANOUT
SDH - STORM DRAIN MAN HOLE
SDW - STORM DRAIN WIDHT
TD - TOP OF DIA
TF - TOP OF FLAT
TP - TOP OF PB
UB - UTILITY BOX
POC - POINT OF CONNECTION
INV - INVERT
MH - MAN HOLE
GI - GRATED INLET
SDM - SANITARY SEWER CLEANOUT
SDH - STORM DRAIN MAN HOLE
SDW - STORM DRAIN WIDTH
TD - TOP OF DIA
TF - TOP OF FLAT
TP - TOP OF PB
UB - UTILITY BOX

LEGEND
PROPERTY LINE
GRADING LIMITS
BUILDING EXPANSION
LAWNSCAPING
ACCESSIBLE AREA
EQUIPMENT
SIGHT VISIBILITY TRIANGLE, PER CITY OF CONCORD DEVELOPMENT CODE, SECTION 18.150.170.

ABBREVIATIONS
AC - ASPHALT CONCRETE
AS - AREA SCAPE
AD - ACREAGE LIMIT
GD - GRADING LIMITS
EG - ELEVATED ALTITUDE
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TP - TOP OF PB
UB - UTILITY BOX
BMW CONCORD
SHOWROOM REMODEL & EXPANSION
1967 MARKET STREET
CONCORD, CA. 94520

PROJECT NUMBER:
CONCORD, CA. 94520
SHOWROOM REMODEL & EXPANSION
1967 MARKET STREET

SHEET TITLE:
PROJECT TITLE:

AC
161044
SEE SHEET

SHEET NUMBER
PLOT DATE:
DRAWN BY:
SCALE:
06/24/19
C2.0

GRADING & DRAINAGE PLAN

NOTES:
1. ABOVE GRADE UTILITY STRUCTURES SHALL BE SHOWN FROM FACE VIEW
2. ALL FOOTER SHALL BE PLANTED OR STRUCTURES PLACED OVER THE FOOTERS OF FOOTINGS
3. GRADED PROPERTY SHALL BE PLANTED AND GRASSED ALONG THE PROPERTY PERIMETER

LEGEND:
PROPERTY LINE
EVEN LIMIT
DRAIN PIPE
FLOW DIVIDERS
ACCESSIBLE AREA
BUILDING EXPANSION
LANDSCAPE

MARKET STREET

0.1" = 1'-0"
I. GENERAL INFORMATION

Project Name: Dialysis Center (PL19072 – DR, AA)
Review Status: Final Design Review
Location: 1225 Willow Pass Road
Parcel Numbers: 126-421-001
General Plan: West Concord Mixed Use
Zoning: WMX (West Concord Mixed Use)
Applicant: Red Mountain Group
Graham Allehorn
1234 E. 17th Street
Santa Ana, CA 92701
714-460-1560

Vicinity Map:
II. PROJECT BACKGROUND

On May 1, 2019, Graham Allchorn, on behalf of Red Mountain Group, filed applications for an Administrative Permit and Design and Site Review to establish a dialysis center at 1225 Willow Pass Road to develop the site with a new 17,268 square foot building and related improvements.

On May 14, 2019, the Development Advisory Committee (DAC) conducted a completeness review of the applications and requested additional information to properly evaluate the project. The application was deemed incomplete on May 31, 2019.

On June 18, 2019, the applicant resubmitted modified plans to address the original DAC comments. The plans were reviewed by DAC on June 25, 2019 and further deemed incomplete due to continued outstanding information.

On June 27, 2019, the project was presented to the Design Review Board for preliminary review. The Board provided direction for the applicant to return with modifications to the building’s contemporary design or an alternative design that would result in a signature development appropriate for the site’s prominent location. On July 18, 2019, the applicant submitted modifications to the original concept for the Board’s review as a study session item. Although staff viewed the modifications as improvements to the original design, staff felt that the design would need to be developed further to meet the objective of a signature project shared by both the Board and staff.

In order to assist the applicant in meeting time-sensitive obligations on the project, staff recommended that the applicant change the building architecture to a Spanish-influenced design. As the Board is aware, the City Council has identified Spanish and Spanish-inspired architecture as an important policy of the Council. Although the project is not required to adhere to Spanish-influenced architecture based on its location, staff recommended Spanish architecture in this case because of the importance of this policy. Further, elements of Spanish architecture are easier to articulate compared to contemporary architecture which typically has less articulation that other forms of architecture. In response to staff’s direction, the applicant provided photos of a Spanish-style Davita Dialysis building constructed in Madera, California, and conceptual renderings of how the proposed building would be redesigned to match this style. The Board reviewed these renderings as a study session item at the July 25, 2019 meeting. The Board supported the new design and provided comments on the renderings to ensure it matched the example in Madera.

The Board’s final design review recommendations will be incorporated into the final plans, and/or as conditions of approval, as part of the Administrative Design Review approval issued by staff.

III. PROJECT DESCRIPTION AND DISCUSSION

The comments from the July 25, 2019 Design Review Board study session are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable. Overall, staff believes the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project’s conditions of approval.
Architecture

1. The Board agreed with Staff's recommendation to provide a Spanish-influenced building design, resembling a design for an existing dialysis center in Madera, California and further directed the applicant to return with a similar design.

Based on the feedback from staff and the DRB, the design for the building incorporates a Spanish/Mediterranean themed building with stucco, S-shaped clay tile roofing, stacked stone veneer and fiber cement panels with a dark wood grain look and feel.

The applicant has prepared the new design, elevations, photo simulations, and materials to create a Spanish-influenced design in conformance with the Board’s request. Staff has worked with the applicant to make modifications such as the addition of stone accents, wood wainscoting, ornamental iron detailing, and arched windows to provide additional materials types to facilitate continued visual interest as well as to create a unique design, specific to Concord. Staff also recommended adjustments to the roofline which have been implemented to create greater articulation. Overall, staff believes that the design addresses the Board’s comments and recommends approval. Staff has provided recommendations on additional enhancements to the building’s design under discussion item #5 below.

2. The Board recommended eliminating the gable roofs and incorporating only hip roofs.

Removed the gables, replaced with additional hip roofs, mansard roofing, and tower pyramid roofs with different heights to help break up the previous linear look.

The applicant has removed the gabled roofs and further incorporated additional hipped roofs consistent with a Spanish-influenced design, which eliminated the slightly contemporary look. The applicant has also raised the height of the tower elements to provide articulation and break up the liner plane of the building. Staff believes that the applicant has adequately addressed the Board’s comments.

3. The Board recommended reducing the number of archways proposed.

Based on comments from the board, we kept only the arched openings at the entry tower and at the corner towers and modified the other openings to be rectangular so that the arched openings are the highlighted feature.

The applicant has removed the archways at the arcades on all elevations except the more prominent building corners and further squared off the recessed windows. In order to ensure four-sided design the applicant has reduced the size of some of the windows and these smaller, less prominent windows now incorporate the arched concept, further implementing the Spanish-influenced design.

4. The Boards suggested providing windowsill elements.
The larger windows now include a windowsill treatment to provide additional detail and interest to the building as it provides a level of contrast between the wood wainscotting and the windows. The smaller windows do not have a contrasting windowsill; however, the wainscoting has a reveal below the window which helps distinguish and transition between the different materials.

5. **The Board emphasized the need to articulate detail on the building.**

Added decorative iron wall accents between windows. The entry tower has been enlarged with a chamfered wall under the tower that allows the tenant’s blue branding portal frame feature but it will be tucked inside and not readily visible; therefore will not conflict with the overall theme of the building.

The applicant has provided an enhanced level of detail by using three different materials and implementing reveals and decorative accents. Staff has the following comments and recommendations on the building details:

- Details should use unpainted natural materials or finished to simulate natural materials to provide a more authentic look. For example, rafter tails and adjacent soffit and fascia surfaces should have a wood appearance, cornices should be finished to match the wainscot and column base material.
- Provide decorative lighting over the “emergency exit doors” to ensure implement a four-sided design. This may be satisfied by adding a decorative wrought iron ‘grill’ to the exterior of the wall pack to add detail and further articulation.
- A smoother stucco trowel or plaster shall be utilized as an alternative to the 20/30 Stucco Acrylic finish.
- Decorative light fixtures and wrought iron elements should be sized in scale with the building and designed in a Spanish motif.
- Add decorative elements such as a quatrefoil or niche at the end towers.
- Consider a more rustic-looking finish, such as smooth stone or Spanish tile, as an alternative to the Eldorado Stacked Stone proposed at the columns.

**Site Plan**

6. **The Board requested the installation of stamped concrete at the driveway entrance.**

The site plan does not address this comment. As a condition of approval, staff will require revisions to the site plan and landscape plan to include stamped concrete and details/specifications of the stamp pattern and color for the Board’s review and approval as a future staff report item.

**Landscaping**

7. **The Board recommended replacing the proposed palm trees with an alternative tree type.**
We have removed the palm trees and replaced with non-fruit bearing olive trees in front of the accessible stalls as requested by the Board.

Staff believes the applicant has addressed this comment as they have replaced the proposed palm trees with Swan Hill Olive trees, which is consistent with the Spanish design theme and is pursuant to the direction provided by the Board.

IV. RECOMMENDATION

Staff recommends the Board review the revised plan and consider the proposed recommendations, which are summarized below, for incorporation as conditions of approval:

- Details should use unpainted natural materials or finishes to simulate natural materials to provide a more authentic look. For example, rafter tails and adjacent soffit and fascia surfaces should have a wood appearance, cornices should be finished to match the wainscot and column base material.
- Provide decorative lighting over the “emergency exit doors” to ensure implement a four-sided design. This may be satisfied by adding a decorative wrought iron ‘grill’ to the exterior of the wall pack to add detail and further articulation.
- A smoother stucco trowel or plaster shall be utilized as an alternative to the 20/30 Stucco Acrylic finish.
- Decorative light fixtures and wrought iron elements should be sized in scale with the building and designed in a Spanish motif.
- Add decorative elements such as a quatrefoil or niche at the end towers.
- Consider a more rustic-looking finish, such as smooth stone or Spanish tile, as an alternative to the Eldorado Stacked Stone proposed at the columns.

V. MOTION

Staff has prepared the following motion for the Board’s consideration.

I (Board Member ________) hereby move that the Design Review Board recommend approval of Clayton Road Townhomes (PL19072-DR, AA), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

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

Exhibits: [on next page]
<table>
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<th></th>
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<td>A</td>
<td>Applicant’s written statement, date stamp received August 1, 2019</td>
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<tr>
<td>B</td>
<td>Project plans, date stamp received July 31, 2019</td>
</tr>
<tr>
<td>C</td>
<td>Plans discussed at July 25, 2019 DRB meeting</td>
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August 1, 2019

Ms. Sarah Yuwiler
Planning Division
City of Concord
1950 Parkside Drive, MS/53
Concord, CA. 94519-2578

Subject: Dialysis Center
1225 Willow Pass Road
PL19072-DR, AA
APN 126-421-002

Dear Ms. Yuwiler:

The following is a narrative of the design changes to the building and landscaping based on comments received on July 25, 2019 at the study session with the Design Review Board.

- Based on the feedback from staff and the DRB, the design for the building incorporates a Spanish / Mediterranean themed building with stucco, S shapes clay tile roofing, stacked stone veneer and fiber cement panels with a dark wood grain look and feel.
- The entry tower has been enlarged with a chamfered wall under the tower that allows the tenants branding portal frame feature but will be tucked inside to not conflict with the overall theme of the building.
- Removed the gables, replaced with additional hip roofs, mansard roofing, and the tower pyramid roofs with different heights help to break up the previous linear look.
- Based on comments from the board, we kept only the arched openings at the entry tower and at the corner towers and modified the other openings to be rectangular so that the arched openings are the highlighted feature.
- The storefront windows have also been changed with a black frame finish and some windows have a rounded top versus rectangular shape to provide variety and visual interest.
- Added decorative iron wall accents between windows.
- We have removed the palm trees and replaced with non fruit bearing olive trees in front of the accessible stalls as requested by the board.

Feel free to contact me if you have any questions regarding our responses.

Sincerely,
M TOP OF CANAL
STUCCO 20/30 TEXTURE FINISH ACRYLIC FINISH: MATCH SW 7513 SANDERLING

STONE VENEER: EL DORADO STONE, STACKED STONE, SANTA FE

CERAMIC COATED WALL PANEL SYSTEM, CERAACLAD RUSTIC WOOD, COLOR: BRONZE

CERAMIC COATED WALL PANEL SYSTEM, CERAACLAD CONTEMPORARY SMOOTH, COLOR: MIDNIGHT BLUE

CLASSIC S MISSION CLAY TILE MCA, COLOR: TOBACCO

STOREFRONT FRAMING SYSTEM BLACK FINISH

GLAZING LOW-E TINTED INSULATED GLASS
Spanish Mediterranean Examples

Concord Medical Office Building
1225 Willow Pass Road
Concord, CA. 94520
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of Harriman Kinyon Architects, Inc. Drawings noted as Preliminary, Schematic and/or Conceptual contain information that is conceptual and subject to change. The architect makes no claim as to the accuracy of conceptual information or of information supplied by others.
MEMORANDUM

TO: Design Review Board

FROM: Sarah Yuwiler, Assistant Planner

SUBJECT: Study Session for Bubble Street Drive-Thru (PL19100-UP, DR)

DATE: August 8, 2019

Background

On April 23, 2009, the Design Review Board recommended approval of the Seafood City shopping center located at 2030 Diamond Boulevard. The Board’s approval included façade enhancements, new materials, colors, and site improvements to the landscaping, lighting, and parking lot.

On June 10, 2019, Seafood City, on behalf of Bubble Street, submitted plans for a 2,800 square foot freestanding building with outdoor dining and a drive-thru at the southwest corner of the parking lot. Bubble Street is a quick service retailer that offers coffee, juices, boba tea drinks, and pre-packaged food items. Drive-thru restaurants are conditionally permitted uses at this site.

Discussion

Architecture

The proposed modern building design contrasts with the “Mediterranean-inspired” Seafood City building, the Veranda Shopping Center, and other buildings in the area. The adjacent buildings are primarily stucco-sided whereas the proposed building is clad in metal panels, an aluminum glass storefront, and metal louvers.

Recommendation

Staff recommends the Board review the plans and discuss the compatibility of the project with adjacent developments as follows:

- Discuss the compatibility of the building design and site plan with adjacent uses and structures.
- Discuss the mass and bulk of the building and its relationship to adjacent structures.
- Discuss the roof design and whether it screens mechanical equipment.
• Discuss whether there is a consistent use of materials, colors, rooflines throughout the design.

Exhibits:
A - Written statement date stamp received June 10, 2019
B - Project plans date stamp received June 10, 2019
May 28, 2019

To whom it may concern,

“Bubble Street” or “Similar tenant” Quick Service Retailer (QSR) is to be confirmed and to be determined. QSR providing various non-alcoholic hot and cold beverages, such as coffee, juice, and boba tea drinks. Other food items to be provided will be an assortment of hot prepared foods, as well as pre-packaged food items. QSR is intended to have a kitchen for the prepared hot foods, including but not limited to a fryer, a grille, burners, oven, and kitchen hood. There will also be a 3-comp sink for utensil and ware washing, a prep-sink for food prep, and hand sink(s). Reach-in door refrigerators and freezers will be provided for perishable goods. Customers can order and pick up at the pickup counter and dine at the provided seating area inside or outside. A drive-thru window with vehicular queuing is proposed for customer convenience.

Business operation hours should be similar to that of the Seafood City Supermarket’s hours, anticipating approximately 9am to 9pm Monday through Sunday. Supply deliveries should occur anticipating early morning, 6am-10am.

The proposed pad building is located in the parking lot of the existing Seafood City Market, and with the modifying of the parking layout, there is still adequate and sufficient parking.

Sincerely yours,

Cris Carlos
Store Development - PM
BUBBLE STREET

2030 DIAMOND BOULEVARD
CONCORD, CA 94520

ASSESSOR'S PARCEL NUMBER: 126-521-005
STOP
DO NOT ENTER
NO PARKING
LTSTD
LTSTD
DI
FIB
ER OPTIC
ART
ART
W
V
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PB
N32°43'55"W
445.03'
30
SCALE : 1/8" = 1'-0"
PROPOSED ROOF PLAN
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Little 2019