REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, March 14, 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: J. Laub
Staff Present: R. Lenhardt
Audience Attendance: 7

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 2/14/19 Meeting Minutes

ACTION: Approved with changes, 3-0-2-1. (Wells motioned, Shelby seconded, Barbour, Litty abstained, Laub absent)

STAFF REPORTS: None

HEARINGS

1. Avesta Assisted Living Facility (PL19036 – DR) – Preliminary Review for a 139,551 sq. ft. building consisting of 117 assisted living and 33 memory care units on a 1.09-acre site at 1335-1385 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APNs 126-133-009, 013, and 126-164-052.
Project Planner: Ryan Lenhardt @ (925) 671-3162

ACTION: Recommended for approval 5-0-0-1 with the following conditions (Wells motioned, Shelby seconded, Laub absent): 1) Use similar window types at the corners of the building (e.g., double hung next to double hung); 2) call out the use of “cool turf” on the roof terraces on the landscape plan; and 3) consider traffic calming methods at the driveway and drawing attention to pedestrian activity. The following items shall return as a staff report item: 4) wall reveal details; 5) location of rooftop equipment and screening details; 6) elevations of the trash enclosure and generator enclosure; 7) options for accent colors (e.g., railings, balconies, etc.); and 8) a design for public art.
BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

STAFF ANNOUNCEMENTS: None

ADJOURNMENT: 6:47 p.m. (5-0-0-1, Shelby motioned, Litty seconded, Laub absent)

NEXT DESIGN REVIEW BOARD MEETINGS:

March 28, 2019
April 11, 2019