FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

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

CONSENT CALENDAR

A. 3/14/19 Meeting Minutes

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

STAFF ANNOUNCEMENTS

*Board member Litty arrived during Staff Announcement #1

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

STAFF REPORTS

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

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

HEARINGS: None

BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

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

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

   May 9, 2019
   May 23, 2019