SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: Staff asked the Board to continue hearing item #2 to a date uncertain. Staff also asked the Board to hear staff announcements before the consent calendar.

CONSENT CALENDAR

A. 4/25/19 Meeting Minutes

ACTION: Approved, 4-0-1-0. (Shelby motioned, Barbour seconded, Alaksa abstained)

B. 5/9/19 Meeting Minutes

ACTION: Approved with changes, 4-0-1-0. (Wells motioned, Shelby seconded, Alaksa abstained)

STAFF REPORTS

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

ACTION: The Board provided the applicant with input regarding the applicant’s proposed replacement of the windows on the facade with a different type, with the Board 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 mullion down middle to accommodate the utility rooms; 3) noted the appearance of the consistency of the door treatment on the façade was appealing during their first review; 4) indicated solid louvered door was suggested as possibility for equipment room; 5) voiced concern overall with a mish mash of window/door types across the ground level; 6) noted that
the ground level can include doors and windows but appearance needs to be consistent, providing the rhythm along the façade.

**ACTION:** Continued to a date uncertain.

**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

   **ACTION:** The Board provided staff with the following comments:  1) Reduce the height of Plan 4, Units 21 and 30 that are adjacent to the single family homes along the east property line; 2) remove the small shutters and increase the widow size of the small window on third floor elevation; 3) provide stamped concrete at the driveway entrance; 4) add more trees along the internal streets; 5) include a landscape strip between the sidewalk and the curb along Clayton Road; 6) upsize the 15-gallon trees to 24-inch box; 6) include the quantity of plant material on the landscape plan; 7) show the driveway visibility triangle on the landscape plan; 8) provide a fence plan that identifies fence height and material as measured from the side with the lowest grade.

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

   **ACTION:** Continued to a date uncertain.

**BOARD CONSIDERATIONS/ANNOUNCEMENTS:** Board Member Shelby expressed his frustration that the City’s codes allow three story buildings adjacent to single-story homes and feels that the transitional setback standards should be reexamined.

**STAFF ANNOUNCEMENTS:** Staff introduced Suzanne Alaksa as the newest member of the Design Review Board. Staff asked for a headcount for the DRB spring tour of projects on May 31. Staff confirmed the agenda will include review of Golden Corral, Goodwill, Autumn Brook, and Shops at Todos Santos.

**ADJOURNMENT:** 7:37 p.m. (5-0-0, Shelby motioned, Wells seconded)

**NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:**

   June 13, 2019
   June 27, 2019