

ANNOTATED AGENDA

DESIGN REVIEW BOARD
Jack Moore, Chair
Ross Wells, Vice Chair
Suzanne Alaksa
Kirk Shelby
Jason Laub

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Regular Meeting of the City of Concord Design Review Board

Thursday,
May 27, 2021

5:30 p.m.

1. ROLL CALL:

*Board Members Present: J. Moore, R. Wells, S. Alaksa, J. Laub, K. Shelby
Staff Present: R. Lenhardt, J. Ryan
Virtual Audience Attendance: 4*

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR

A. 5/13/21 Meeting Minutes

ACTION: Approved 4-1. (Wells motioned, Alaksa seconded, Laub abstained)

4. STAFF REPORTS: *None*

5. PUBLIC HEARINGS

A. **3543 Wren Avenue Minor Subdivision (PL21068 – DR)** – Preliminary Design and Site Review to subdivide an existing 0.72-acre parcel into four, single-family residential parcels at 3543 Wren Avenue. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Residential Single-Family, 7,000 sq. ft. minimum lot size); APN: 114-422-

001. **Project Planner: Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org.**

***ACTION:** The Board provided the following comments: 1) Provide sections that illustrate the building projections at roof for example, the cantilevered beam at patio, and where materials change on the facades including for example, where siding meets window; 2) Revise landscape plan to include upsized landscaping including 15 gallon to 24-inch box trees, and increase appropriate shrubs to 5 gallon including for the Star Jasmine, Dwarf Olive and Chinese Fringe Flower and substitute a more colorful groundcover for the landscape strip along Wren Avenue; 3) Provide a solution for landscape treatment along long driveway of Lot D; and 4) Confirm whether C.3 drainage facilities are required; and address visibility triangle and driveway location issues with City staff.*

6. **CORRESPONDENCE:** *None*
7. **BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** *Board members Shelby and Alaksa commented that compliance with the three foot fence height limit within the front yard shall be applied consistently.*
8. **STAFF ANNOUNCEMENTS:** *Staff announced Frank Abejo will be conducting the June meetings and there will be a meeting on June 11, 2021. Staff noted the Board has to reorganize next month.*
9. **ADJOURNMENT:** *7:06 p.m.*