FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

REORGANIZATION OF DESIGN REVIEW BOARD


   ACTION: Jack Moore elected Chairperson, approved 5-0. (Shelby motioned, Wells seconded.)

2. Election of Vice Chairperson of the Design Review Board for 2019-2020

   ACTION: Kirk Shelby elected Vice Chairperson, approved 5-0. (Wells motioned, Barbour seconded.)

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 5/23/19 Meeting Minutes

   ACTION: Approved, 5-0-0-0. (Shelby motioned, Wells seconded) with modification to Staff Report Item #1 – 1950 Concord Ave. Commercial Building: The applicant can consider utilizing 9 foot doors.

STAFF REPORTS: None
HEARINGS

1. **Dialysis Center (PL19072 – DR)** – Preliminary Design Review for a 17,268 square foot dialysis center and associated site improvements on a 1.36-acre parcel located 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) Provide more shadows and relief for the building exterior and incorporate 4-sided design and details specifically at the rear of the building as it is seen from HWY 680; 2) Consider vertical elements such as trees along the rear of the building; 3) Focus on using a variety of building materials to break up the linear elevation along Willow Pass; 4) Supported modifications to the building similar to design example #10 provided in the staff report; 5) Consider tree grates along building adjacent to parking lot and accessible parking spaces to allow for landscaping and compliance with ADA; 6) Consider using pavers or stamped concrete at the driveway off of Willow Pass in order to break up the amount of asphalt.*

STUDY SESSION

1. **Abdelnor Family Duplexes (PL17502 – PA)** – Study Session for two duplex buildings on a 7,600 square foot parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 111-230-021. **Project Planner: Lorna Villa @ (925) 671-3176**

   *ACTION: The Board provided staff with the following comments: 1) Provide a landscape plan prepared by a licensed landscape architect; 2) Create more relief and articulation on all four elevations; 3) Consider reversing the balconies on each building; 4) Consider utilizing a trellis with vines on the buildings; 5) Provide more interest along the street frontage; 6) Evaluate floor plans and look for opportunities to make changes that will allow for massing changes to the exterior façade; 7) Provide fence details for the site; 8) Review Wisteria Lane subdivision and Willow Walk subdivision as examples of approved multi-story residential buildings.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

STAFF ANNOUNCEMENTS: None

ADJOURNMENT: 7:35 p.m. (5-0-0, Shelby motioned, Wells seconded)

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

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<td>July 11, 2019</td>
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