ANOTATED AGENDA

DESIGN REVIEW BOARD
Jack Moore, Chair
Kirk Shelby, Vice Chair
Suzanne Alaksa
Ross Wells
Ray Barbour

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

Concord

Regular Meeting of the
City of Concord
Design Review Board

Thursday, August 8, 2019
5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS – The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL:

Commissioners Present: J. Moore, K. Shelby, S. Alaksa. R. Barbour, R. Wells

Staff Present: Frank Abejo, Jessica Gonzalez, Lorna Villa, Sarah Yuwiler

Audience in Attendance: 22

2. PUBLIC COMMENT PERIOD – None

3. CONSENT CALENDAR

A. 7/25/19 Meeting Minutes

ACTION: Approved, 5-0. (Shelby motioned, Wells seconded)
4. STAFF REPORTS
   
   A. Garden Apartments Railing Replacement at 2093 Mount Diablo Street (PL19064 – DR) – Project Planner: Jessica Gonzalez @ (925) 603-5821

   **ACTION:** The Board accepted the final details on the railings and light fixture.

5. PUBLIC HEARINGS

   K. Shelby recused himself for the BMW Concord hearing.

   A. BMW Concord (PL18403 – DR) – Design Review for a 7,449 square foot addition to an existing automobile dealership at 1967 Market Street. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 126-030-037. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

   **ACTION:** The Board unanimously recommended staff approval with conditions as recommended in the staff report, including requiring removal of garage doors at service drop off area, and evaluating the specimen tree for compliance with WELO, 4-0. (Wells motioned, Barbour seconded)

   B. Dialysis Center (PL19072 – DR) – Design Review for a 17,268 square foot dialysis center 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 unanimously recommended staff approval with conditions requiring additional modifications to the building architecture, 5-0. (Shelby motioned, Alaksa seconded). The additional modifications include the following: 1) Add fascia trim cap at the rafter tails at the roof line of the building; 2) Add a lintel architectural element above the large square windows within the arcade; 3) Provide architectural window sills; 3) Remove the wood wainscoting and instead use the wood as an accent on the recessed areas of the building; 4) Replace the small arched windows with square windows; 5) Work with staff to find a Spanish-style stone to be used on the columns of the building; 6) Provide decorative lights above the emergency exit doors; and 7) Use a textured stucco finish on the building. The Board requested
the following items to come back as staff report items: 1) A detail of the stone at the base of the building; 2) Detail of the fascia trim cap at the rafter tails; 3) Detail at the eve; 4) Detail for the sill at the window; and 5) Detail of the decorative lighting above the emergency exits.

C. Clayton Road Townhomes (PL19063 – DR) – Design Review for 70 townhomes 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 recommended approval with conditions related to landscaping. The Board received comments from two neighbors concerning the compatibility of proposed three-story homes next to existing single-story homes, density, traffic and circulation, 3-2. (Wells motioned, Moore seconded. Shelby and Alaksa opposed)

6. STUDY SESSION

A. Bubble Street Drive-Through (PL19100 – DR) – Study Session for a 2,800 square foot restaurant and drive-thru at 2030 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-521-005. Project Planner: Sarah Yuwiler @ (925) 671-3465

ACTION: The Board was supportive of the proposed modern design and felt that it would fit the overall Diamond Boulevard streetscape where other modern and contemporary buildings have been built. The Board provided the following comments: 1) Provide a section and site line that show that the rooftop mechanical equipment will be screened; 2) Consider treatment for the glass windows as there is a concern with potential glare; 3) Consider glass doors with glass storefront above for the South elevation (similar to the east elevation); and 4) Consider a material other than wood for the louvers.

7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS – None

8. STAFF ANNOUNCEMENTS – F. Abejo announced plans to have Contra Costa Water District conduct a presentation to the Design Review Board
and staff on the State Model Water Efficient Landscape Ordinance (WELO).

9. **ADJOURNMENT – 8:49 p.m. (5-0, Shelby motioned, Barbour seconded)**

Next Meeting: Regular Meeting
Date: 8/22/2019 – 5:30 PM