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

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Staff Present: R. Lenhardt, S. Yuwiler
Audience Attendance: 14

2. PUBLIC COMMENT PERIOD - None

3. CONSENT CALENDAR

A. 10/10/19 Meeting Minutes

ACTION: Approved with changes, 5-0. (Shelby motioned, Barbour seconded)

4. STAFF REPORTS – None
5. PUBLIC HEARINGS

A. Avesta Assisted Living (PL19036 – DR) – Final Design Review for a 150,000 square foot building consisting of 117 assisted living and 33 memory care units on a 1.1-acre site at 1335-1385 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APNs 126-133-009, -013, and 126-164-052. Project Planner: Ryan Lenhardt @ (925) 671-3162

ACTION: Recommended for approval 5-0 with the following conditions (Shelby motioned, Barbour seconded): 1) Consider a traffic calming device at the driveway (e.g., an illuminated crosswalk); 2) square-off the arch on the backside of the driveway; 3) increase the width of the adjacent column to the right of the arch; 4) extend the width of the roof on the south elevation so it reads as more of a substantial feature; 5) extend the white color another story at the northeast corner of the building; 6) wrap the masonry from the front to the southeast corner of the building; and 7) clean up the floor plans so they match the elevations and are internally consistent.

B. Concord Industrial Center (PL19144 – DR) – Preliminary Design Review for three light industrial buildings on a 13.5-acre site at 999999 Arnold Industrial Way. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN's 159-090-047, -048, -049. Project Planner: Ryan Lenhardt @ (925) 671-3162

ACTION: The Board provided staff with the following comments: 1) The preliminary project design is successful; 2) consider adding an outdoor amenity for employees such as a secure outdoor seating area; 3) study whether there is adequate parking for Building 3; 4) study how drainage on Parcel 4 with interface with the parcels proposed for development; 5) study how the south side of Building 2 interfaces with the north side of Building 3; 6) study how the future development of Parcel 4 will interface with the rest of the development; 7) consider ways to introduce relief to the south side of Building 1, articulate the building entry, study ways to enhance the west elevation with relief and use greenscreens for
landscaping, and consider an "east/west" walkway in the parking lot of Building 1; 8) consider ways to enhance the rears of the buildings; 9) study ways to refine the design of the bioretention areas; 10) remove the awnings from the south elevation of Building 2; 11) consider removing the sidewalk from the south elevation of Building 2 and replace it with greenscreens for landscaping/cooling; 12) replace the chain link fencing with decorative tubular steel fencing; 13) the use of accent color shall be consistent among the buildings; 14) provide photographic examples of "textured form liner inserts" in concrete tilt up walls; 15) consider ways to provide layered landscaping with varying heights; 16) show fences and walls on the landscape plans; 17) the landscape plans shall be consistent with the civil and floor plans to prevent conflicts with plant materials; and 18) wrap the proposed blue awning on Building 1 "around the corner" from the east elevation to the south elevation.

C.  KFC/A&W (PL19103 – DR) – Preliminary Design Review for exterior improvements to an existing KFC/A&W on a 0.71-acre site at 4660 Clayton Road.  The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 133-170-054.  Project Planner: Sarah Yuwiler (925) 671-3465

ACTION: Recommended for approval 5-0 with the following conditions (Wells motioned, Barbour seconded): 1) Eliminate the painting of the brick wainscot; 2) submit a sign plan for the proposed sign modifications; and 3) add a Geijera Parviflora "Australian Willow" tree to the front planter at the right of the driveway.

6.  BOARD CONSIDERATIONS AND ANNOUNCEMENTS: None

7.  STAFF ANNOUNCEMENTS: Staff previewed the November 14, 2019 agenda, indicated the November 28, 2019 and December 26, 2019 meetings will be canceled due to the Thanksgiving and Christmas holidays respectively, and announced there will be no fall tour of projects due to lack of new construction.

8.  ADJOURNMENT: 8:05 p.m. (5-0, Alaksa motioned, Wells seconded)