



**SPECIAL MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

****SPECIAL MEETING****

**Thursday, March 19, 2015
5:30 p.m., Special Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Ross Wells, Vice Chair

Peter Harmon

Kirk Shelby

Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR – None.

STAFF REPORTS – None.

HEARINGS

1. [The Moulding Company](#) (PL150028 – DR) – Design Review application for an approximately 34,400 square foot warehouse and showroom building on a 2.18-acre parcel at 5117 Commercial Circle. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APN 159-040-076. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

STUDY SESSION

1. [Kamyshin Hillside Development Plan](#) (PL150005 – HM, DR) – Minor Hillside Development Plan Use Permit and Design Review for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370.**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

March 26, 2015 – Cancelled

April 9, 2015

MEMORANDUM

March 19, 2015

TO: Design Review Board

FROM: G. Ryan Lenhard, Senior Planner

SUBJECT: The Moulding Company (PL150028 - DR)

Background

In 1999, Contra Costa County approved the North Point Business Park. The City subsequently entered into a Development Agreement (Ordinance 99-10) with Allied Investments to annex the property and continue the development of the business park.

The Development Agreement included a Master Use Permit (MUP 5-99) allowing light industrial, office, bulk retail, commercial, recreation, and service uses including but not limited to warehouses, research and development, wholesale, commercial recreation, and office space with limited customer access, and other similar uses. The Master Use Permit specifies that all proposed land development be subject to Design Review Board approval.

Previous Approvals

On March 23, 2005, the Design Review Board approved an 18,321 sq. ft. building for The Moulding Company at this site. The approved plans consisted of a single story, concrete tilt-up building with contemporary style commercial architecture that featured building projections and insets with vertically fluted wall panels, decorative columns, suspended metal roofs and arbors, aluminum storefronts with spandrel glazing, and roll-up doors. The entitlement expired and the building was not constructed.

On October 23, 2008, the Design Review approved a 34,640 sq. ft. building for The Moulding Company that was similar to the project approved in March 2005. The key difference between the two designs is that the previous proposal involved a smaller building that allowed the eastern portion of the site to remain undeveloped. The approved plan proposed a wider (longer) building that extends into the eastern portion of the site. This entitlement also expired and the building was not constructed.

Discussion

On February 2, 2015, The Moulding Company submitted a Design Review application to construct a 34,400 square foot warehouse and showroom building. The Development Advisory Committee (DAC) deemed the application incomplete on March 4, 2015. The DAC's comments included the following regarding landscaping:

- Remove the Scarlet Oak adjacent to the north driveway on Commercial Circle.
- Remove the Sycamore adjacent to the south side of the driveway on Dean Leshner Drive.
- Parking areas for nonresidential uses shall provide a perimeter landscaped strip at least five feet wide (inside dimension).
- Parking areas located adjacent to nonresidential structures shall provide a minimum five-foot-wide landscape strip (inside dimension) adjacent to the structure.
- One 24-inch box shade tree shall be provided for every five parking spaces.
- All trees shall be a minimum size of 24-inch box.
- Landscape materials within a required traffic safety visibility area shall not exceed a maximum height of 30 inches.
- The County Connection requests an ADA accessible area with lighting for a bus stop along the Commercial Circle frontage.

Recommendation

The proposed project is similar to the Board's previous approval and complies with the City's development standards with the exceptions noted above. Staff believes the items regarding landscaping can be addressed as conditions and recommends approval of the project along with any additional comments the Board may have. Staff will issue an Administrative Design Review approval for this project, which is the final approval based on the Board's direction.

WILLIAM WOOD ARCHITECTS

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PROPOSED DEVELOPMENT PROJECT DESCRIPTION

January 15, 2015

RECEIVED

FEB - 2 2015

PLANNING

The Moulding Company
5117 Commercial Circle
Lot 6 Subdivision 7048

The proposed development consists of a two story building on the existing vacant site of 94,961 square feet. The proposed building is a concrete tilt-up structure with a total floor area of 34,640 square feet.

A majority of the proposed building will be occupied by the property owner's business, "The Moulding Company". This business purchases, warehouses, and sells architectural mouldings to resellers, contractors and the general public. The building is primarily a single story warehouse with a showroom, offices and employee use areas in a two story building core. A portion of the proposed building has been designed to provide leasable tenant space, which in the future may become a part of the Moulding Company warehouse space. The Moulding Company will initially occupy 27,144 square feet and the lease space will be 7,496 square feet.

The typical number of employees for the Moulding Company is 8. Their hours of operation are 7am to 5pm Monday through Friday and 9am to 1pm on Saturday.

The Moulding Company does not require a loading dock to load or unload its products. Their products are 16 feet in length and are unloaded from the side of a delivery truck with a forklift and taken into the warehouse for storage.

The Site Floor Area ratio is 0.36 based on a gross site area of 94,961 square feet and the total building area of 34,640 square feet.

We have provided a total of 58 parking stalls onsite for the proposed building use, 56 are required. A covered trash enclosure is provided at the rear of site.

William Wood
William Wood Architects

MEMORANDUM

March 19, 2015

TO: Design Review Board members

FROM: Joan Ryan, AICP, Senior Planner

SUBJECT: Kamyshin Hillside Development Plan – Study Session

During the February 12, 2015 Design Review Board meeting on the Kamyshin Hillside Development Plan, the Board voiced their desire to conduct a study session with Mr. Kamyshin based on their comments that evening to provide the applicant with an opportunity to obtain further feedback, prior to investing in a complete revision of his plans. Briefly, those comments included the following, as excerpted from the annotated agenda:

The Board suggested that the applicant explore designs that reduce the visibility of the façade toward Treat Blvd. and noted that the right elevation facing Treat Blvd. needs more attention and recommended the architect consider a hip roof to reduce the appearance of height. The Board suggested the garage door looks short on the façade and the door height could be increased to be more proportional. The Board noted that the drawings were not consistent in terms of the floor plans and elevations with respect to the number of steps shown and the finish floor levels. The Board requested that the architect make the drawings as accurate as possible. The Board noted that corbels need to be shown on the right elevation and that the arched windows should be wrapping. Four-sided architecture was emphasized. The Board recommended the applicant could consider wrapping the front porch around the side to provide some additional design elements on the Treat Blvd. façade, with some additional landscaping. The Board recommended that the applicant and architect return as a study session item with some overlays to explore some additional design alternatives.

On March 11, 2015, the applicant informed staff that the plans were revised to a one-story residence to better fit with the hillside requirements. The floor plan is attached. Elevations will be provided at the meeting for discussion.

Staff recommends providing the applicant and architect with your feedback regarding the revised plans. Pending the Board's comments, the applicant would re-submit plans for preliminary and final Design Review Board approval within the next few months.

Attachment: Project plans