



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

**Thursday, October 22, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

Peter Harmon

Ross Wells

Ernesto Avila – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 10/8/15 Meeting Minutes

STAFF REPORTS

HEARINGS – None

STUDY SESSION

1. [Kamyshin Minor Hillside Development](#) (PL15005 – HM, DR) – Study Session 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:

November 12, 2015

November 19, 2015 – Special Meeting

MEMORANDUM

October 22, 2015

TO: Design Review Board

FROM: Joan Ryan, Senior Planner

SUBJECT: Kamyshin Hillside Development Plan Study Session

On July 9, 2015, the Design Review Board provided comments during the study session for the Kamyshin Hillside Development Plan. The Board suggested re-examining the composition and massing of the home, noted the design did not seem cohesive, and that there needed to be more accuracy with respect to details such as window placement, and more call outs of materials and elements. The Board concluded the meeting by requesting a study session where sketches or concepts of the two prominent southern and western elevations could be discussed further.

On July 29, 2015, the applicant provided staff with revised elevations, as described below. The staff report was prepared and published for the August 13 meeting, but that evening the item was continued at the request of the applicant, due to a family emergency. However, at that meeting, the Board requested the grading plan and roof plan be available at the next meeting, as attached.

West Elevation

- Red Western Cedar siding has been removed and replaced with stucco, color to be determined
- Window placement is more symmetrical on either side of roof peak.

South Elevation

- Hip and gable roof elements previously shown have been eliminated and now are shown with one gable at the bedroom and a roof dormer at the master bedroom.
- Wider windows are shown at the den and dining areas.
- Stone tile façade and Red Western Cedar base wainscoting have been eliminated and are now reflecting all stucco for the siding.
- Roof element not called out under roof peak.

Attachments:

- A. Plan Set
 - A0.0 Cover Sheet & Site Plan with Roof Plan
 - A2.1 Floor Plan
 - A3.1 Elevations; East and West
 - A3.2 Elevations; South and North
- B. Perspective Elevation

GENERAL CONDITIONS

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ON SITE TO ARRANGE JOB SCHEDULING WITH THE OWNER'S REPRESENTATIVE, ARCHITECT AND CLIENT.
2. THE CONTRACTOR SHALL SCHEDULE WORK AND COORDINATE WITH UNNECESSARY WORK.
3. THE CONTRACTOR SHALL MAKE NECESSARY CHANGES, INCLUDING REMOVAL, REINSTALLATION OF MATERIALS AT HIS SOLE EXPENSE, IF HE FAILS TO CHECK WITH THOSE DOING OTHER WORK AND HIS INSTALLED WORK IS LATER FOUND TO INTERFERE WITH SUCH WORK.
4. WHERE WORK OF ONE TRADE JOINS OR IS ON OTHER WORK, THERE SHALL BE NO DISCREPANCY WHEN SAME IS COMPLETED. IN DOING ONE KIND OF WORK WITH ANOTHER, WARNING OR WORK OF ANY TRADE BE COVERED BY ANOTHER WHICH RESULTS IN DAMAGE OR DEFECTS, THE WHOLE WORK AFFECTED SHALL BE MADE GOOD BY THE CONTRACTOR WITHOUT EXPENSE OR DELAY TO THE PROJECT OR PROJECT SCHEDULE.
5. THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON DRAWINGS PROVIDED BY THE OWNER AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
6. THE CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEARANCE IMMEDIATELY UPON START OF CONSTRUCTION FROM BARRIERS AS MAY BE REQUIRED BY THE SCOPE OF WORK.
7. THE CONTRACTOR SHALL PATCH & REPAIR ALL FIRE PROOFING DAMAGE INCURRED DURING CONSTRUCTION. THE CONTRACTOR SHALL PREPROOF ALL PENETRATIONS THROUGH RAISED ASSEMBLIES GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
8. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE BUILDING BEFORE ORDERING MATERIAL OR DOING ANY WORK. IF ANY INCONVENIENCES OCCUR, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS ON EXISTING WORK OF OTHERS AFFECTING THE COMPLETION OF HIS WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED & CORRECTED AT NO COST TO THE PROJECT OR DELAY IN THE PROJECT SCHEDULE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR CONFLICTS AND CORRECTING THEM PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
10. CONTRACTORS SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT FLOOR PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS MARKED "CLEAN" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.

SUBSTITUTIONS

1. FOR PRODUCTS INDICATED OR SPECIFIED ONLY BY REFERENCE BRAND, SELECT ANY PRODUCT MEETING SUCH CRITERIA.
2. FOR PRODUCTS INDICATED OR SPECIFIED BY MANUFACTURER, OR MANUFACTURERS NAMED WHO COMPLY WITH THE SPECIFIED REQUIREMENTS AND SUBMIT A REQUEST FOR SUBSTITUTION IN THE SAME MANNER AS FOR SUBSTITUTIONS FOR A PRODUCT OR MANUFACTURER NOT SPECIFICALLY NAMED.
3. FOR PRODUCTS INDICATED OR SPECIFIED BY MANUFACTURER, MANUFACTURER FOLLOWED BY THE WORD "OR APPROVED EQUAL," THE CONTRACTOR SHALL SUBMIT A REQUEST FOR SUBSTITUTION IN THE SAME MANNER AS FOR SUBSTITUTIONS FOR A PRODUCT OR MANUFACTURER NOT SPECIFICALLY NAMED.
4. FOR PRODUCTS INDICATED OR SPECIFIED BY MANUFACTURER, PRODUCT AND MANUFACTURER, THERE IS NO SUBSTITUTION.

VICINITY (CONCORD ZONING)



DRAWING INDEX

- ARCHITECTURAL**
- A0.0 COVER SHEET
 - A0.1 SITE PLAN
 - A2.1 GROUND LEVEL FLOOR PLAN
 - A3.1 ELEVATIONS
 - A3.2 ELEVATIONS

NOTE: THIS IS A 1 STORY, TYPE VB NEW SINGLE FAMILY DWELLING

NOTE: ALL ROOFING TO BE INSTALLED BY LICENSED/CERTIFIED ROOFING SUBCONTRACTOR ANY AND ALL PROBLEMS/QUESTIONS AND DISCREPANCIES ASSOCIATED WITH ROOFING TO BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR AND ARCHITECT AND TO BE RESOLVED BY A LICENSED/CERTIFIED ROOFING SUBCONTRACTOR

PLANNING APPLICATION

SCOPE OF WORK:
THESE DRAWINGS DESCRIBE A NEW ONE STORY SINGLE FAMILY RESIDENCE AT 3887 TREAT BLVD IN CONCORD CALIFORNIA ON A LOT OWNED BY GOLDLINE INVESTMENTS INC. THIS SET CONTAINS APPLICABLE ZONING PLANS AS PART OF THIS PLANNING APPLICATION.

APPLICABLE BUILDING CODES

- THE FOLLOWING CODES AS AMENDED BY THE CITY OF CONCORD, ARE APPLICABLE TO THIS PROJECT
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROJECT TEAM

PROPERTY OWNER
VLADIMIR KAMYSHIN
GOLDLINE INVESTMENT
1-918-808-9828

ARCHITECT
DAVID KESLER ARCHITECT
510 710 7910
david@esvdkesler.com

STRUCTURALENGINEER
TBD

ZONING INFORMATION- SINGLE FAMILY RESIDENTIAL

APN# APN 130-230-044

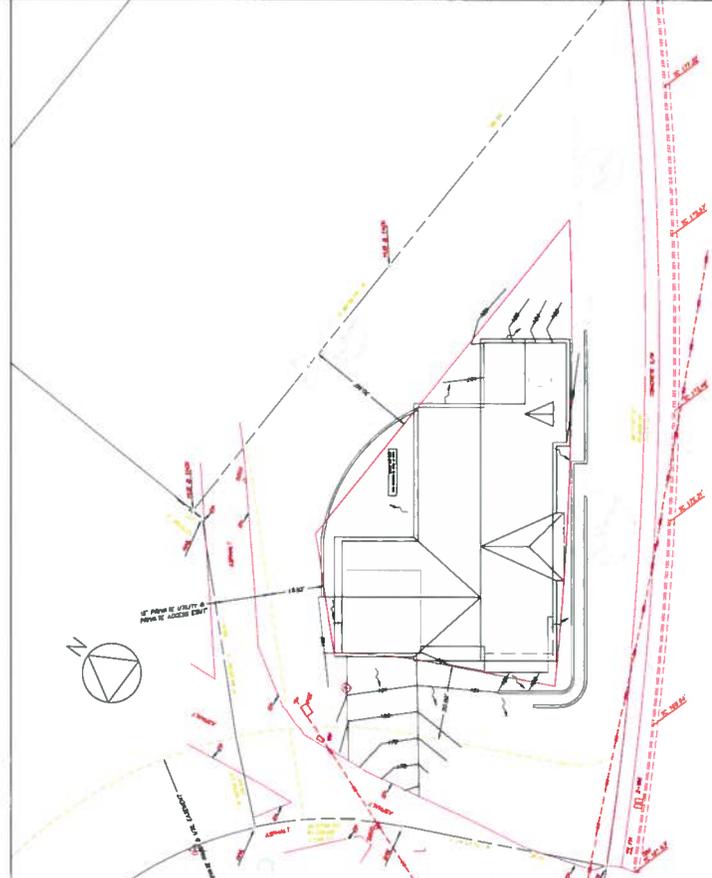
BUILDING TYPE: VB
ZONING DISTRICT: RB-15
INTERIOR SIDE YARD SETBACK: 10'-0"
CORNER SIDE YARD: 15'-0"
REAR YARD SETBACK: 30'-0"
FRONT YARD SETBACK: 20'-0"

MAX. HEIGHT: 30'
MAX. STORIES: 1
LOT SIZE: 18,704 SQ FT
TOTAL SQUARE FOOTAGE WITH GARAGE: 3,504 SQ FT
LOT COVERAGE: 18.2%
UNIT(S) PROPOSED: 1
PARCEL: D PM N30C 531 TB PM 47

SQUARE FOOTAGE SUMMARY

TO OUTSIDE EXT WALL	3048 SF
FIRST FLOOR- HABITABLE	458 SF
GARAGE	3504 SF
AVERAGE SLOPE	23.2 %
TOTAL LOT AREA	18,704 SF
LOT COVERAGE	25 %
FOOTPRINT	3,504 SF
LOT COVERAGE	18.2 % PROPOSED

SITE AND ROOF PLAN



TREAT BOULEVARD

DAVID KESLER
ARCHITECT

4739 25th STREET
SAN FRANCISCO CA
TEL 510 710 7910
E-MAIL 510 285 2532

CONTRACTOR HAS THE RESPONSIBILITY OF OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

NO.	DATE	DESCRIPTION
01	11.17.14	PLANNING
02	08.12.15	PLANNING
03	03.13.15	PLANNING

SINGLE FAMILY RESIDENCE
3887 TREAT BLVD
CONCORD CA.



STATE OF CALIFORNIA

CONTRACTOR
STRUCTURALENGINEER
TBD

COVER SHEET & SITE PLAN

JOB NUMBER:	3887 TREAT
SCALE:	AS NOTED
DATE:	08/11/15
DRAWN BY:	DAK
CHECKED BY:	DAK
CAD TITLE:	3887 TREAT
SHEET NUMBER:	

A0.0

DAVID KESLER
ARCHITECT

4738 25th STREET
SAN FRANCISCO CA
TEL: 415 778 8119
E-MAIL: 415.778.2532

NO.	DATE	DESCRIPTION
01	11.17.14	PLANNING
02	06.02.15	PLANNING
03	08.28.15	PLANNING

SINGLE FAMILY RESIDENC
3887 TREAT BLVD
CONCORD CA.



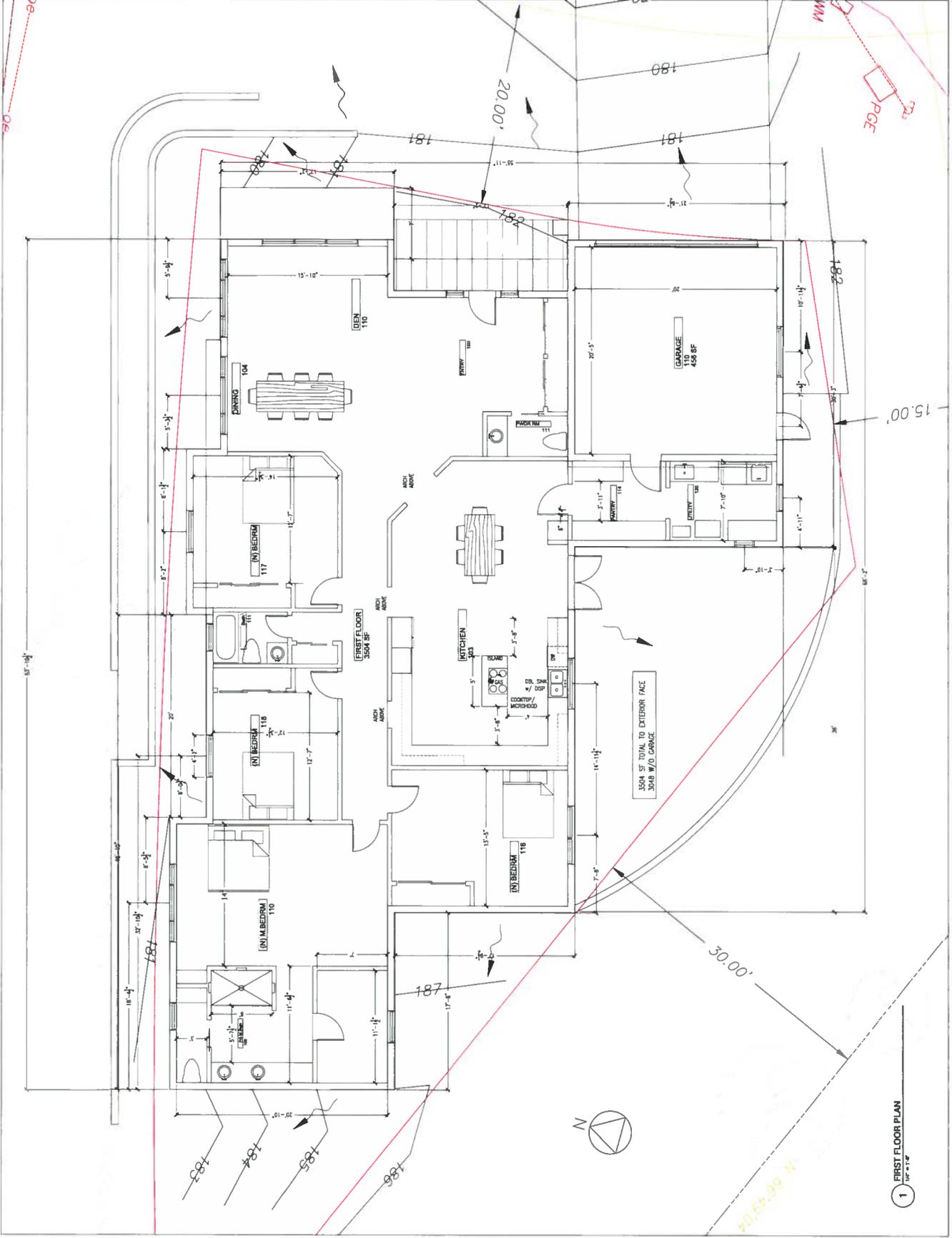
STATE OF CALIFORNIA

CONSULTANT
STRUCTURAL ENGINEER
TBD

SHEET DESCRIPTION
PLANS

JOB NUMBER:	3887 TREAT BLVD
SCALE:	AS NOTED
DATE:	03/21/15
DRAWN BY:	DKK
CHECKED BY:	DKK
CAD TITLE:	3887TREAT - A2.1
SHEET NUMBER:	

A2.1



1 FIRST FLOOR PLAN
15'-0" x 30'-0"

