



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

**Thursday, March 8, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

David Litty

Ross Wells

Jason Laub – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. [2/22/18 Meeting Minutes](#)

STAFF REPORTS

HEARINGS

[Village Madrid Apartments \(PRE18001\)](#) – Conceptual Design Review for a five-unit apartment project on a 0.17-acre site at 2474 Pacheco Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN: 112-154-010. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

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) 671-3021, 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 22, 2018

April 12, 2018



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

**Thursday, February 22, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, J. Laub, D. Litty, R. Wells
Board Members Absent: K. Shelby
Staff Present: R. Lenhardt, L. Villa
Audience Attendance: 6

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 2/08/18 Meeting Minutes

ACTION: *Approved, 4-0-0-1. (Wells motioned, Litty seconded, Shelby absent)*

STAFF REPORTS: *None*

HEARINGS

- 1. Treat Plaza Shopping Center (PL18082 – DR)** – Preliminary Design Review for landscape upgrades at Treat Plaza Shopping Center located at 4425 - 4475 Treat Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 132-160-010, -011. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *Recommended for approval 4-0-0-1 with the following conditions (Wells motioned, Litty seconded, Shelby absent): 1) Provide four additional 24” box trees on the south side of the shopping center, three in the landscape islands that do not have trees and the fourth to replace the tree in the parking lot island that is damaging the island’s curb; and 2) provide plantings around the second monument sign as shown on the landscape plan for the existing monument sign.*

- 2. Concord Chevrolet (PL18015 – DR)** – Preliminary Design Review for a 16,228 sq. ft. Chevrolet automobile dealership at 1880 and 999999 Market Street. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN’s 126-291-010, -021. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: The Board provided staff with the following comments: 1) Consider using glazing on the “rear” of the building where the sales offices are located; 2) provide sections of the bioswales that confirm trees will not interfere with underground utilities; trees may not be appropriate because of the weight of the root ball; 3) create a barrier between the service aisle and the bioswale to discourage tripping hazards; 4) include a second tree in the plant palette; 5) install landscaping around the trash enclosure; 6) show utilities such as backflow devices; 7) consider how the site will function if the adjacent property along Clayton Road is made available for development; 8) clarify how roof drains will work (e.g., are there downspouts?); 9) parapet shall screen rooftop equipment; and 10) show street tree planting.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *None*

STAFF ANNOUNCEMENTS: *None*

ADJOURNMENT: *6:56 p.m. (4-0-0-1, Litty motioned, Wells seconded, Shelby absent).*

NEXT DESIGN REVIEW BOARD MEETINGS:

March 8, 2018
March 22, 2018



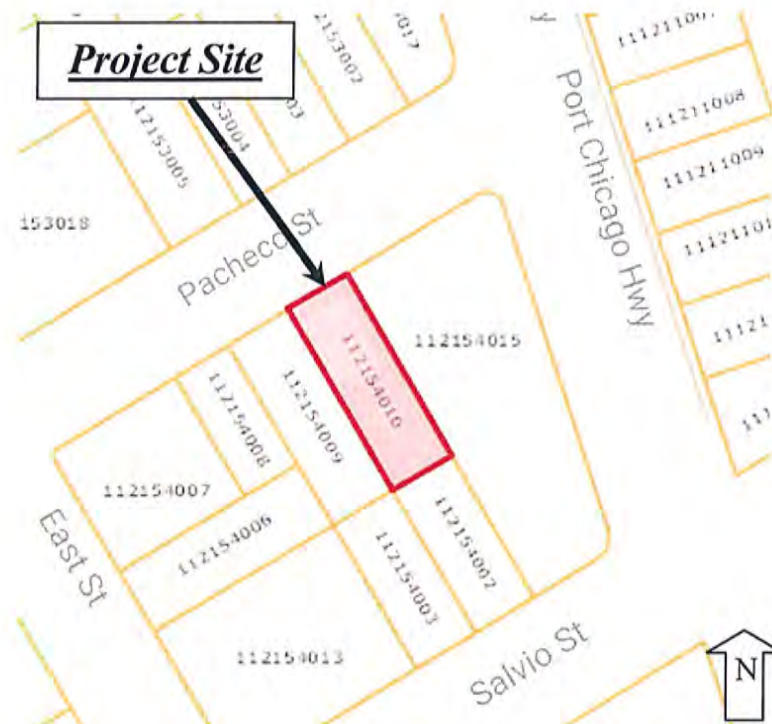
REPORT TO DESIGN REVIEW BOARD

DATE: March 8, 2018

I. GENERAL INFORMATION

Project Name: Village Madrid Apartments (PRE18001)
Review Status: Conceptual Review
Location: 2474 Pacheco Street
Parcel Number: 112-154-010
General Plan: Downtown Mixed-Use
Zoning: DMX (Downtown Mixed-Use)
Applicant: William Wood Architects
301 Hartz Avenue, Suite 203
Danville, CA 94526
(925) 829-8233

Vicinity Map:



II. PROJECT BACKGROUND

On January 18, 2018, William Wood Architects submitted a Preliminary Application and Conceptual Design Review for a new 5-unit multifamily apartment project on a parcel currently developed with a single-family home at 2474 Pacheco Street. The Development Code requires a Preliminary Application review for all infill residential projects. The purpose of the review is to provide feedback on project requirements and potential issues and to guide the applicant prior to preparing a formal application. The process includes a Conceptual Design Review by the Board. The applicant will respond to the Board's comments as part of their formal application.

On January 30, 2018, the Development Advisory Committee (DAC) reviewed the proposed project. The DAC commented that the project is below the required density for the DMX zoning district, which requires at least six units and that the site is under parked. Additionally, the plans do not indicate if there is any drainage within the bio-retention areas.

On February 12, 2018, staff conducted a neighborhood meeting with the applicant. No one attended the meeting and staff has not received any comments to date.

This project is located in the City's outer core of the downtown and is subject to the Downtown Specific Plan and the Todos Santos Design Guidelines.

III. PROJECT DESCRIPTION AND DISCUSSION

Site Plan

The 0.17-acre lot is located on Pacheco Street, near the intersection with Port Chicago Highway. Single-story, low-profile, bungalow-style or craftsman-style homes surround three sides of the parcel and the rear property line of the parcel abuts a commercial use. The parcel is relatively flat and contains a single-family home that will be demolished as part of the proposal. There is a large Pine tree in the front yard and existing shrubs that will be removed. Access to the site is proposed via a driveway along the western property line that will provide access to ground floor parking for the apartments.

Staff has the following recommendations:

- Consider "flipping" the floor plan and utilizing the existing driveway for access.
- Provide adequate parking for the required number of apartment units.
- Relocate all parking within the gated area.
- Provide the required short and long-term bicycle parking.

Architecture

The proposed multi-family apartment project consists of a three-story building with gated parking and one, two-bedroom ADA accessible unit on the ground floor, four, two and three bedroom units on the second floor, and a conference room/office on a small third floor. The building design resembles a two-story home when viewed from the street. The building architecture consists of a linear building with variations in the roofline. The north (street) elevation incorporates a prominent stone veneer and lap siding that wraps around the entirety of the building. Faux shutters are proposed on a portion of the elevations. Decorative iron lattice and entry gate elements are proposed at the public entrances at the street level and a wall or six foot fence to screen the perimeter of the site in addition to landscaping.

The two and three- bedroom units measure approximately 700 to 1,170 sq. ft. The proposed amenities include in-unit, washers and dryers, storage for each unit in the designated parking area, gated parking, covered balconies for each unit and a shared conference room/office.

Staff has the following recommendations:

- Consider a design that appears more residential and incorporates design elements from the surrounding properties.
- Provide at least one additional unit to comply with the density requirements. Consider reconfiguring the floor plans to accommodate an additional unit by reducing the number of three bedroom units for example.
- Provide a balcony or private open space for the unit on the first floor. Raise the ground floor by three feet and orient the residential balconies towards the sidewalk to engage the public right-of-way per the Todos Santos Design Guidelines for the Outer Core.
- Provide additional faux window shutters on the east elevation for added detail.
- Break up the mass of the building along the east elevation given its proximity to the adjacent single-story home. Per the City of Concord Downtown Specific Plan, buildings should be sensitive to the scale and character of adjacent buildings.
- Delineate the top floor of the project through the cornice line, strong eave expression, and bold use of color as suggested in the Todos Santos Design Guidelines for the Outer Core.

Landscaping/Lighting

A large pine tree and groundcover is located in the front yard and citrus trees are located in the rear yard. The applicant is proposing to remove all the landscaping with the exception of the two citrus trees that will be incorporated into the new landscape design.

Groundcover consisting of Eliza Blue Bescue and Sweet Alyssum is proposed along the edge of the front property line. Grasses are proposed in the front yard with English Lavender shrubs and Star

Jasmine vines lining the front of the building. A mixture of shrubs and vines will line the western and south property lines incorporating English Lavender, Kangaroo Paw, Foxtail Ferns, and Star Jasmine for screening.

A lighting plan for the parking areas, pedestrian pathways, and the exterior of the building was not included with the application.

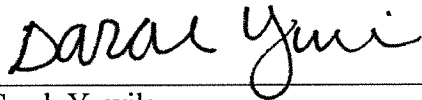
Staff has the following recommendations:

- Incorporate the protected tree into the project design.
- Provide 20% landscape coverage.
- Indicate if there is any drainage within the bio-retention areas.
- Develop a lighting plan for the project.

IV. RECOMMENDED ACTION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the formal application.

Prepared by:



Sarah Yuwiler
Assistant Planner
(925) 671-3465
sarah.yuwiler@cityofconcord.org

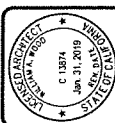
Exhibits:

- A - Project plans date stamped received January 18, 2018

VILLAGE MADRID

RECEIVED
JAN 18 2018
PLANNING

REVISIONS	DATE



VILLAGE MADRID
 2474 PACHECO STREET
 CONCORD, CA. 94519

WILLIAM WOOD ARCHITECTS
 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

DRAWN BY	CS1	SHEET
CHECKED BY		
DATE		
SCALE		
PROJECT NO.		
DWG NO.		
DATE		

OF SHEETS

INDEX TO DRAWINGS

CS1	COVER SHEET
A1	SITE PLAN
1 OF 2	GRADING AND DRAINAGE PLAN
2 OF 2	STORM WATER TREATMENT PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN
A5	EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN
L1	IRRIGATION PLAN

BUILDING DATA

FLOOR AREA:

UNIT 1	170 SF
UNIT 2	1370 SF
UNIT 3	880 SF
UNIT 4	1,830 SF
UNIT 5	1,530 SF
TOTAL	4,700 SF

THIRD FLOOR (OFFICE, BATH AND CONFERENCE ROOM)

FIRST FLOOR STORAGE	530 SF
	284 SF

SETBACKS:

FRONT	10'-0"
REAR	0'-0"
SIDES	0'-0"

VICINITY MAP

LEGAL OWNER:
 MADSA CORPORATION
 23 BARLOW AVE #222
 DANVILLE, CA 94526

PROJECT ADDRESS:
 2474 PACHECO STREET
 CONCORD, CA 94526

APN:
 APN: 196-100-012

FIRE SPRINKLERS:
 REQUIRED

PROJECT DIR.

CONTRACTOR:
 VILLAGE MADRID
 23 BARLOW AVE #222
 DANVILLE, CA 94526
 (925) 820-8233
 FAX: (925) 820-8234

ARCHITECT:
 WILLIAM WOOD ARCHITECTS
 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CA 94526
 CONTACT: BILL WOOD
 (925) 820-8233
 FAX: (925) 820-8234
 CONSULT: DEAN TEGENBERG

EXHIBIT A

REVISION	DATE



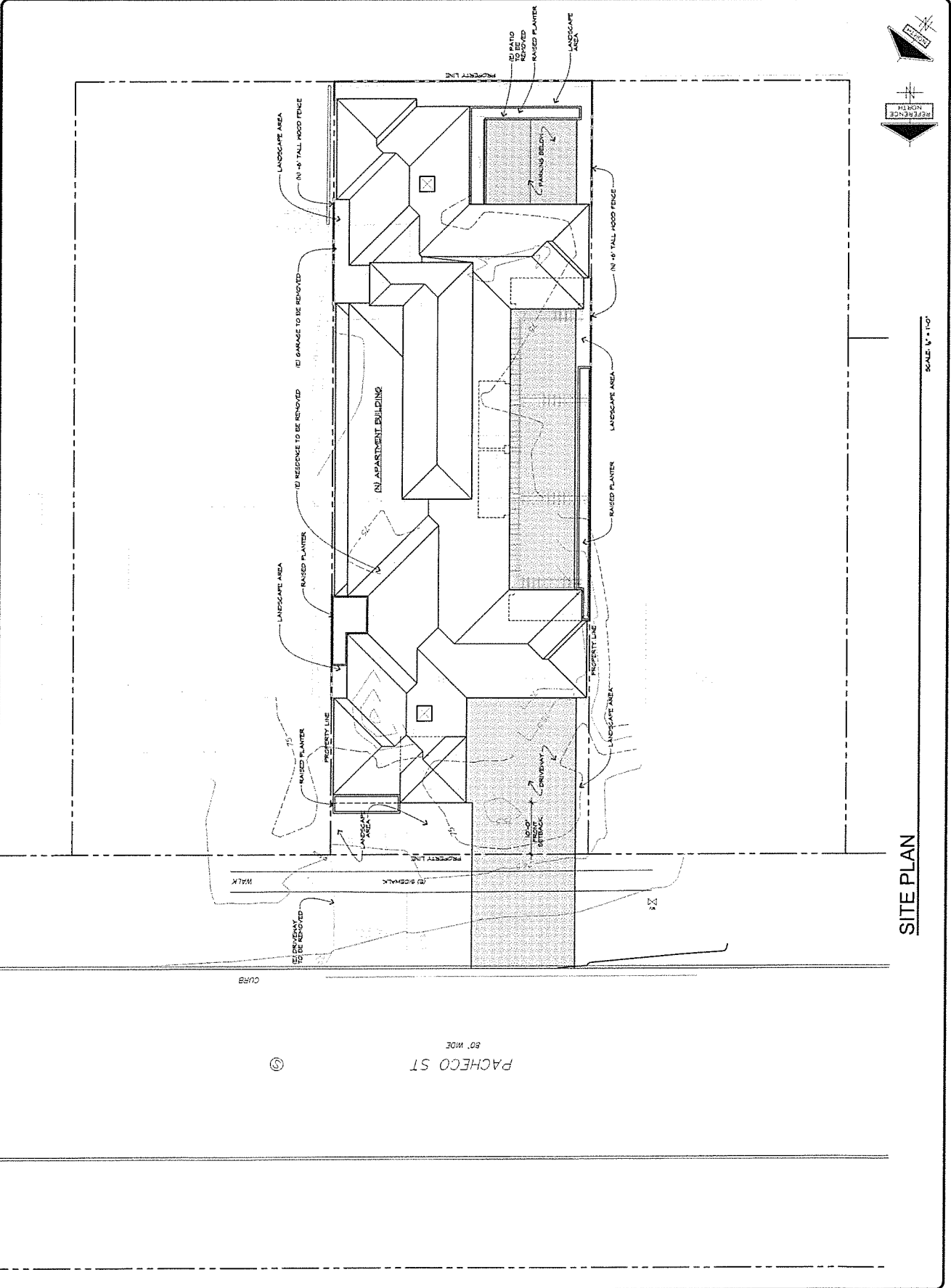
VILLAGE MADRID
 2474 PACHECO STREET
 CONCORD, CA, 94519

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 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

FOR THE NATIONAL ARCHITECTS BOARD
 THE NATIONAL ARCHITECTS BOARD OF REGISTERED PROFESSIONALS
 1900 AVENUE OF THE STARS, SUITE 500
 FALLS CHURCH, VA 22044
 (703) 437-7000

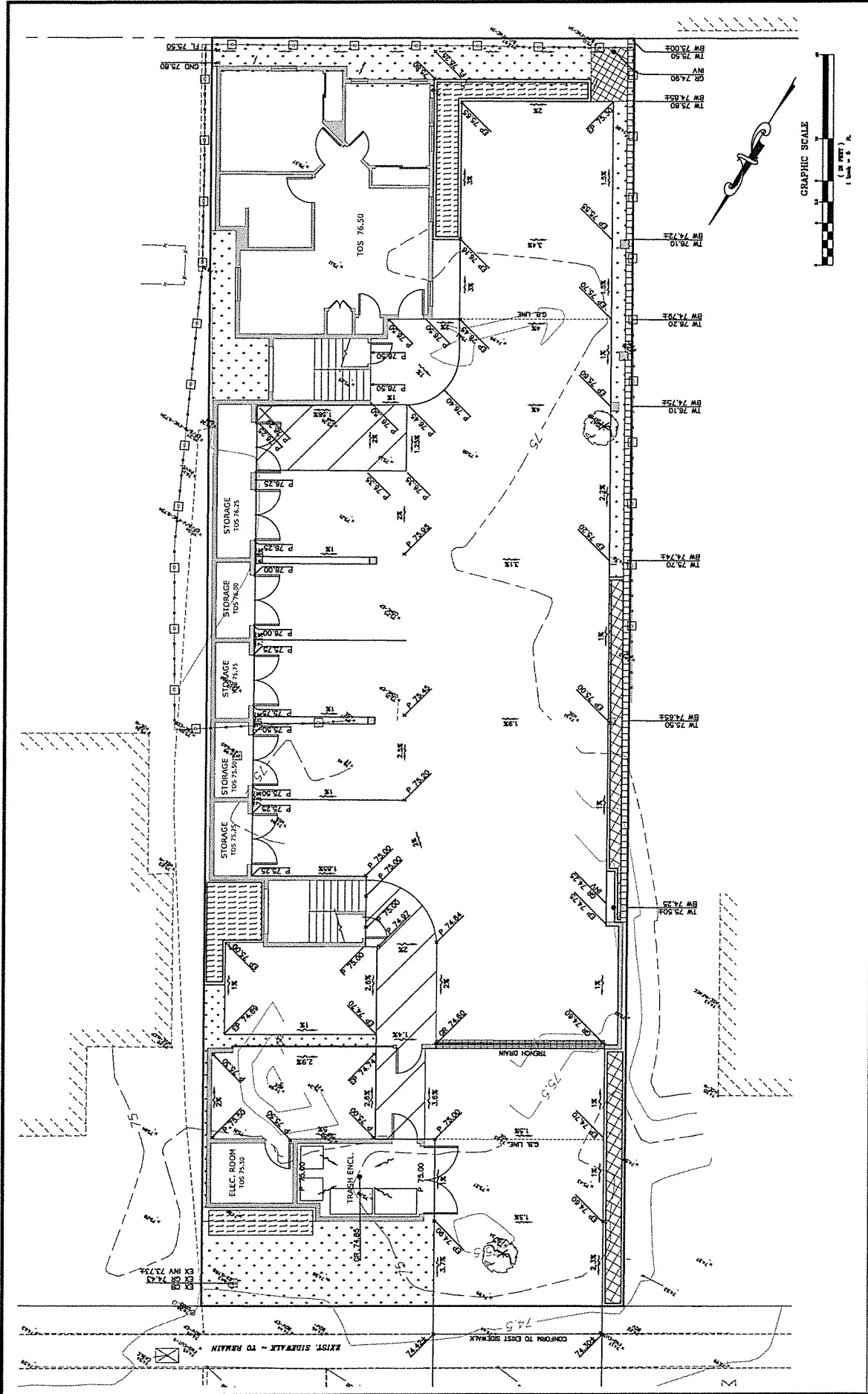
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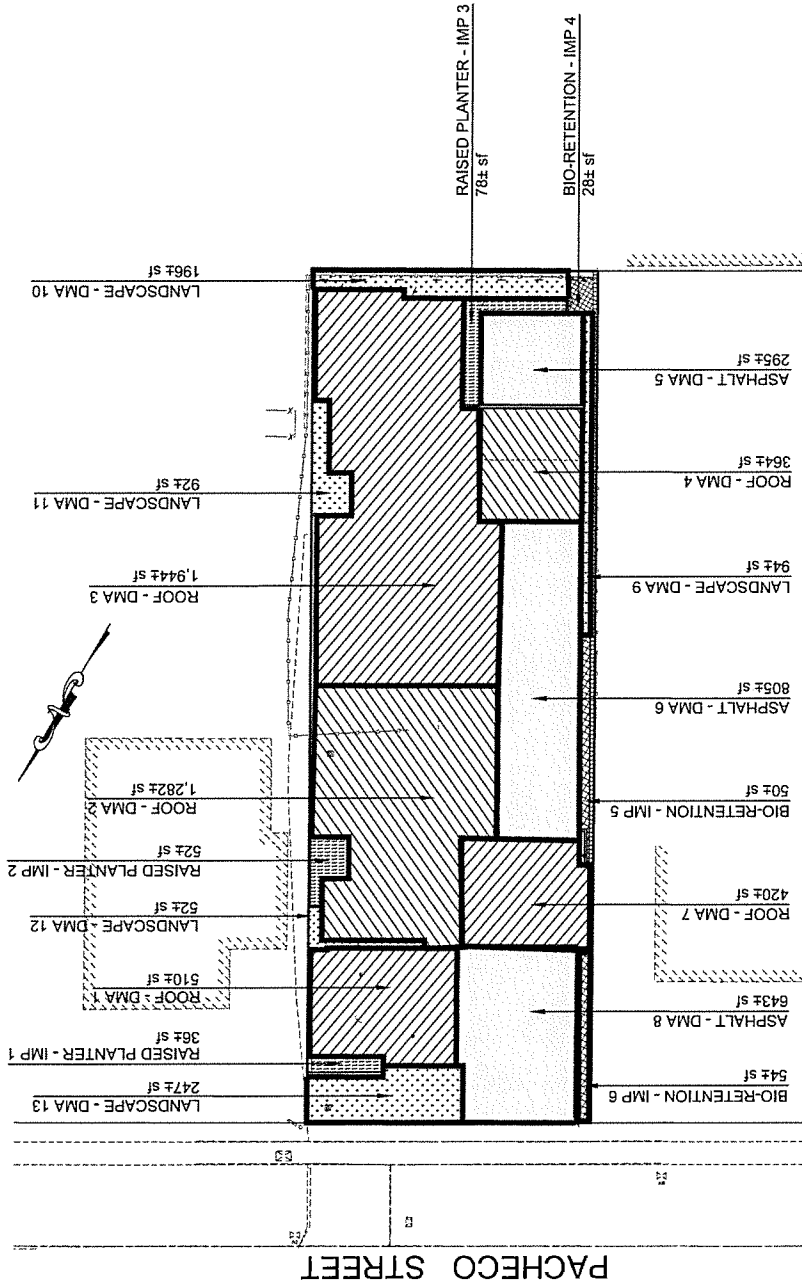


SITE PLAN

SCALE: 1/4" = 1'-0"



<p>PRELIMINARY GRADING and DRAINAGE PLAN</p>		<p>CONCORD</p>	
<p>VILLAGE MADRID 2474 PACHECO STREET CONTRA COSTA COUNTY</p>		<p>CALIFORNIA</p>	
<p>JAMES E. DEBOLT REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 31316 EXPIRES 01/31/2014</p>		<p>DATE: 12/22/09 SCALE: AS SHOWN BY: JED CHECKED BY: JED PROJECT NO.: 09-001</p>	
<p>DeBolt Civil Engineering 811 San Ramon Valley Boulevard Danville, California 94526 Tel: 925/937-3799 Fax: 925/937-4378</p>		<p>SHEET 1 OF 1 SHEET</p>	




PACHECO STREET

VILLAGE MADRID
2474 PACHECO STREET
CONTRA COSTA COUNTY, CALIFORNIA

PRELIMINARY
STORMWATER TREATMENT
EXHIBIT

CONCORD

REVISION	DATE


DeBolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, CA 94526
 Tel: 925/837-3790
 Fax: 925/837-4378

Date: 2/28/2018
 Scale: 1"=10'-0"
 Drawn by: JLD
 Checked by: JLD
 Project No.: 18-001

SHEET 1 OF 1 SHEET

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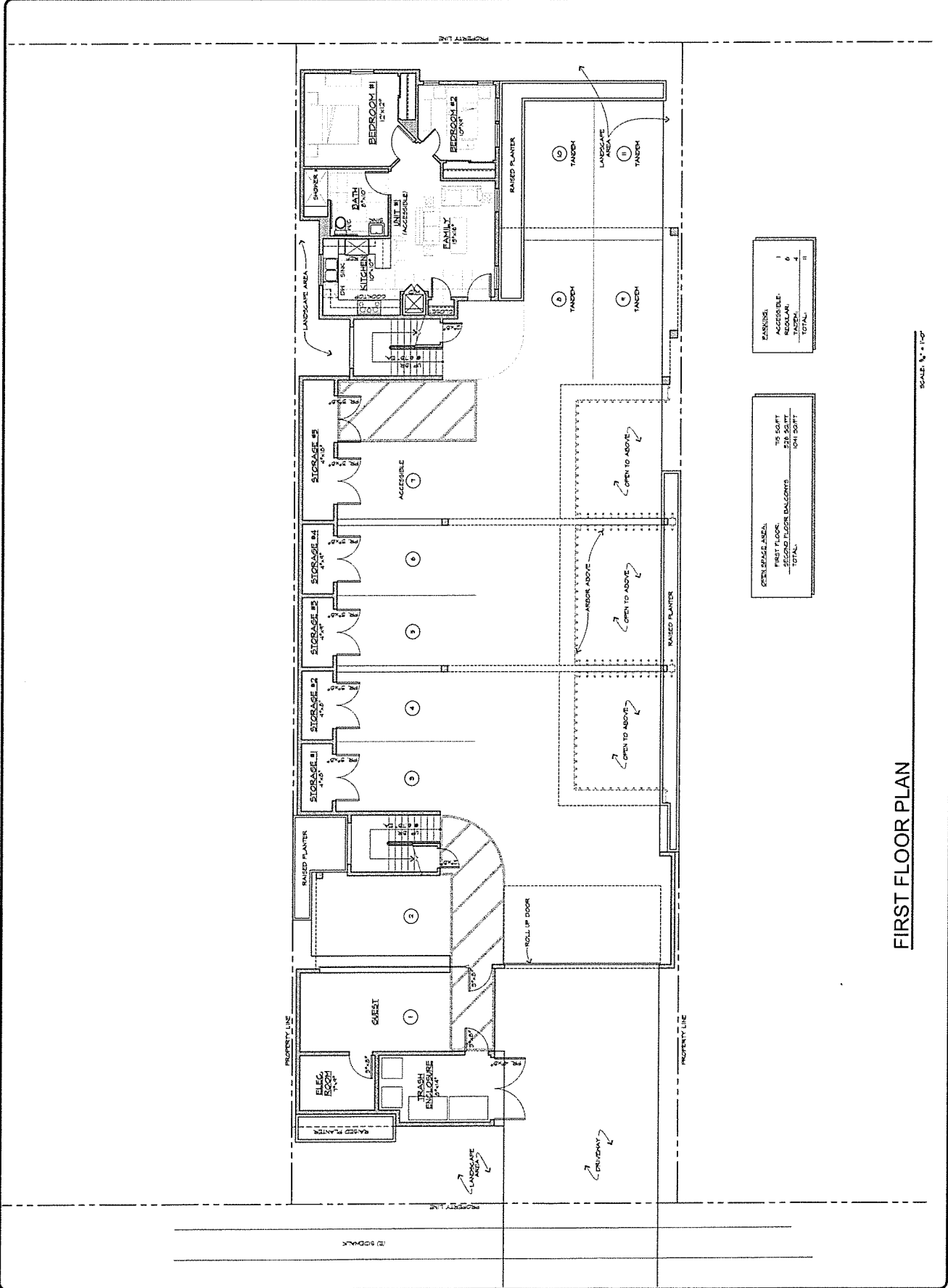


VILLAGE MADRID
 2474 PACHECO STREET
 CONCORD, CA 94519

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DATE: 10/15/2018 11:59am A2 First Floor Plan.dwg



LANDSCAPE AREAS	1
ACCESSIBLE	1
TANDEM	4
TOTAL	11

OPEN SPACE AREAS	78 SQ FT
FIRST FLOOR	278 SQ FT
SECOND FLOOR BALCONYS	1041 SQ FT
TOTAL	1419 SQ FT

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

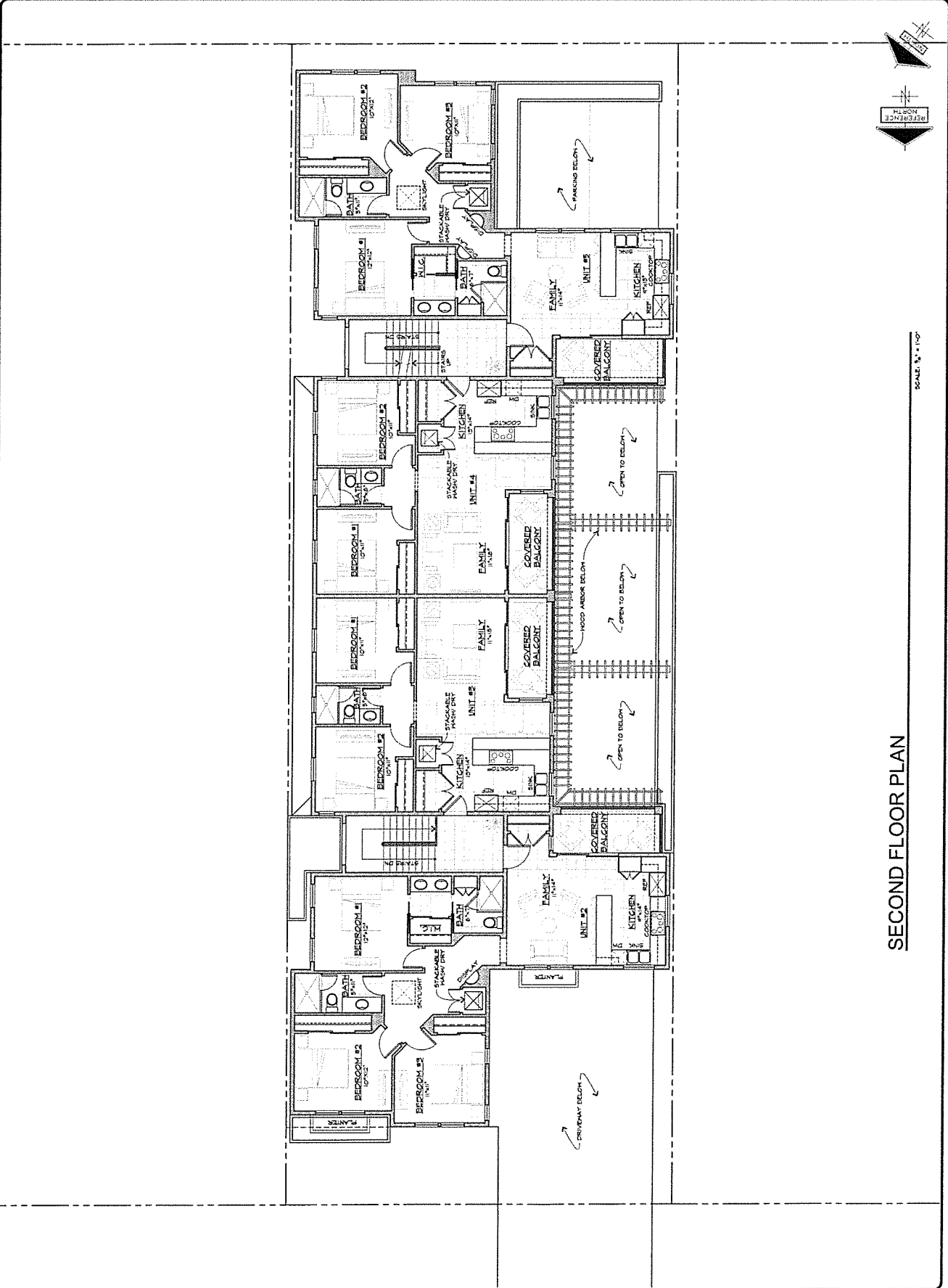
Rev. 01/15/2019 - 01/15/19 2d Second Floor Plan.dwg

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VILLAGE MADRID
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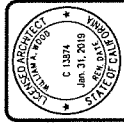
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SECOND FLOOR PLAN

SCALE 3/4" = 1'-0"

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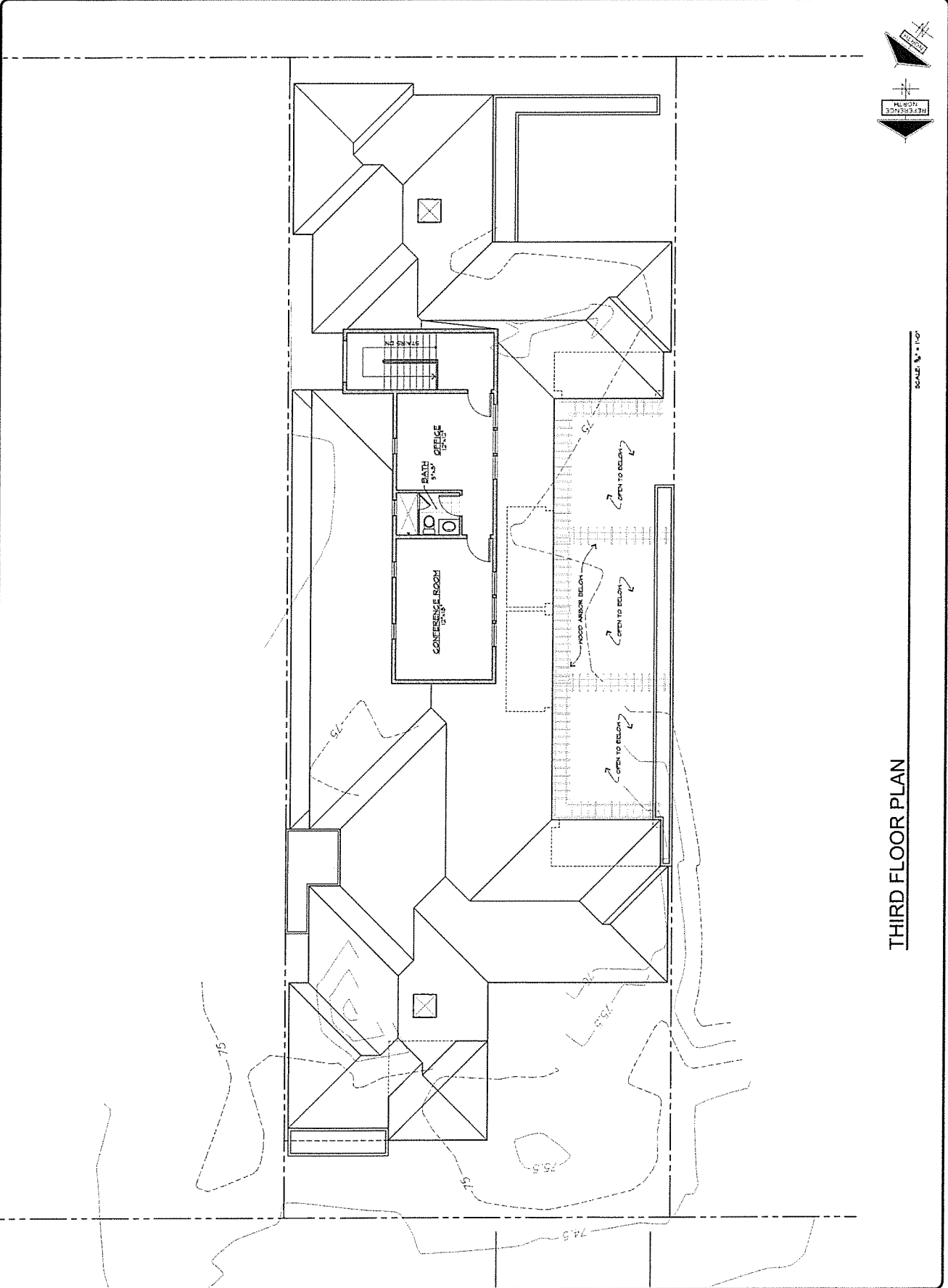


VILLAGE MADRID
 2474 PACHECO STREET
 CONCORD, CA, 94519

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 (925) 820-8233

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DESIGNED	JJ	DATE	04/11/13	
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THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

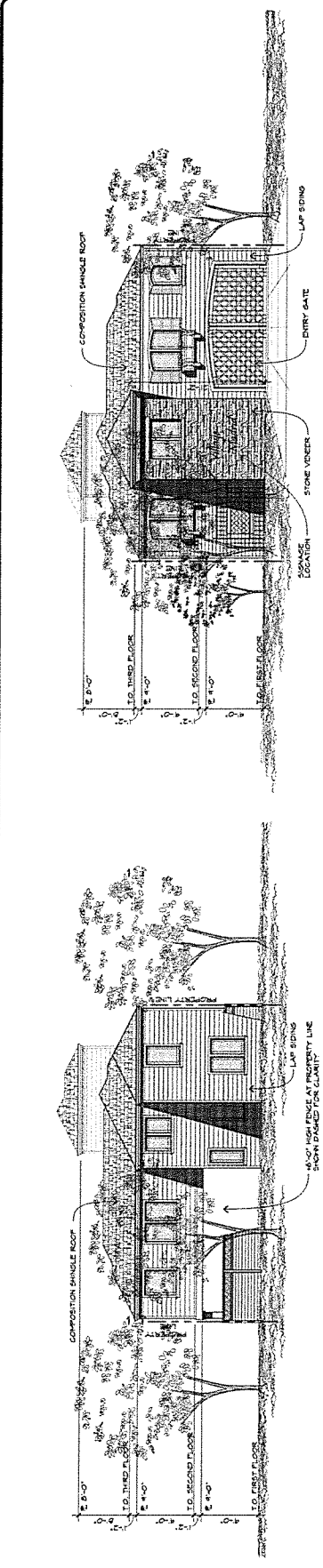
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 CONCORD, CA 94519

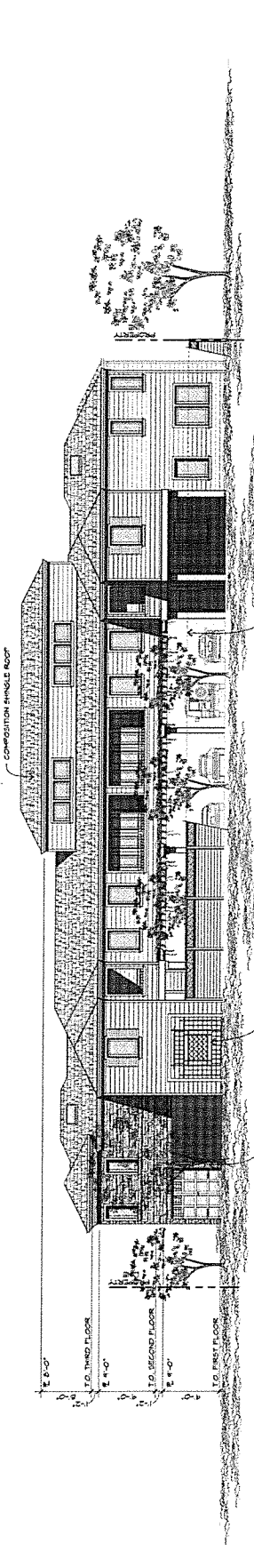
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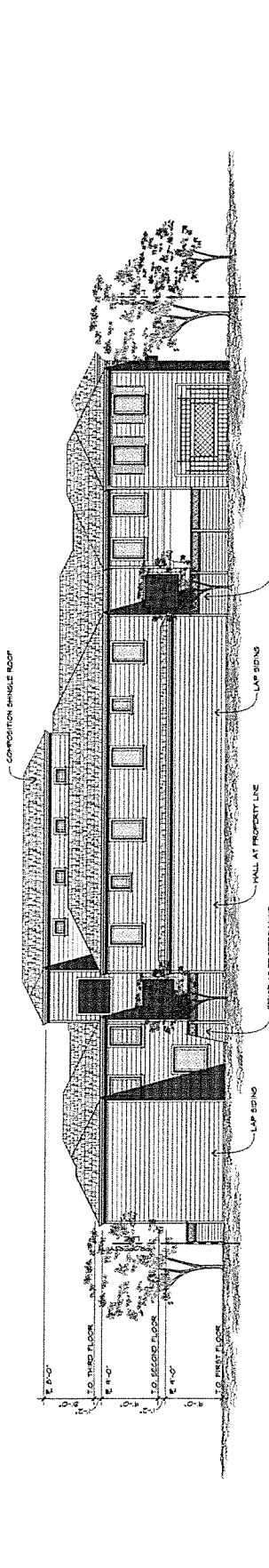


SOUTH ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

NORTH ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



WEST ELEVATION (RIGHT SIDE)
 SCALE: 1/4" = 1'-0"



EAST ELEVATION (LEFT SIDE)
 SCALE: 1/4" = 1'-0"

DS

INTERIOR DESIGN

DESIGNER

DINA SERRANO
510.734.4063
na.madrid@dsid.com

Title:

VILLAGE MADRID

2474 PACHECO ST.

CONCORD CA. 94520

Contact:

Consultants:

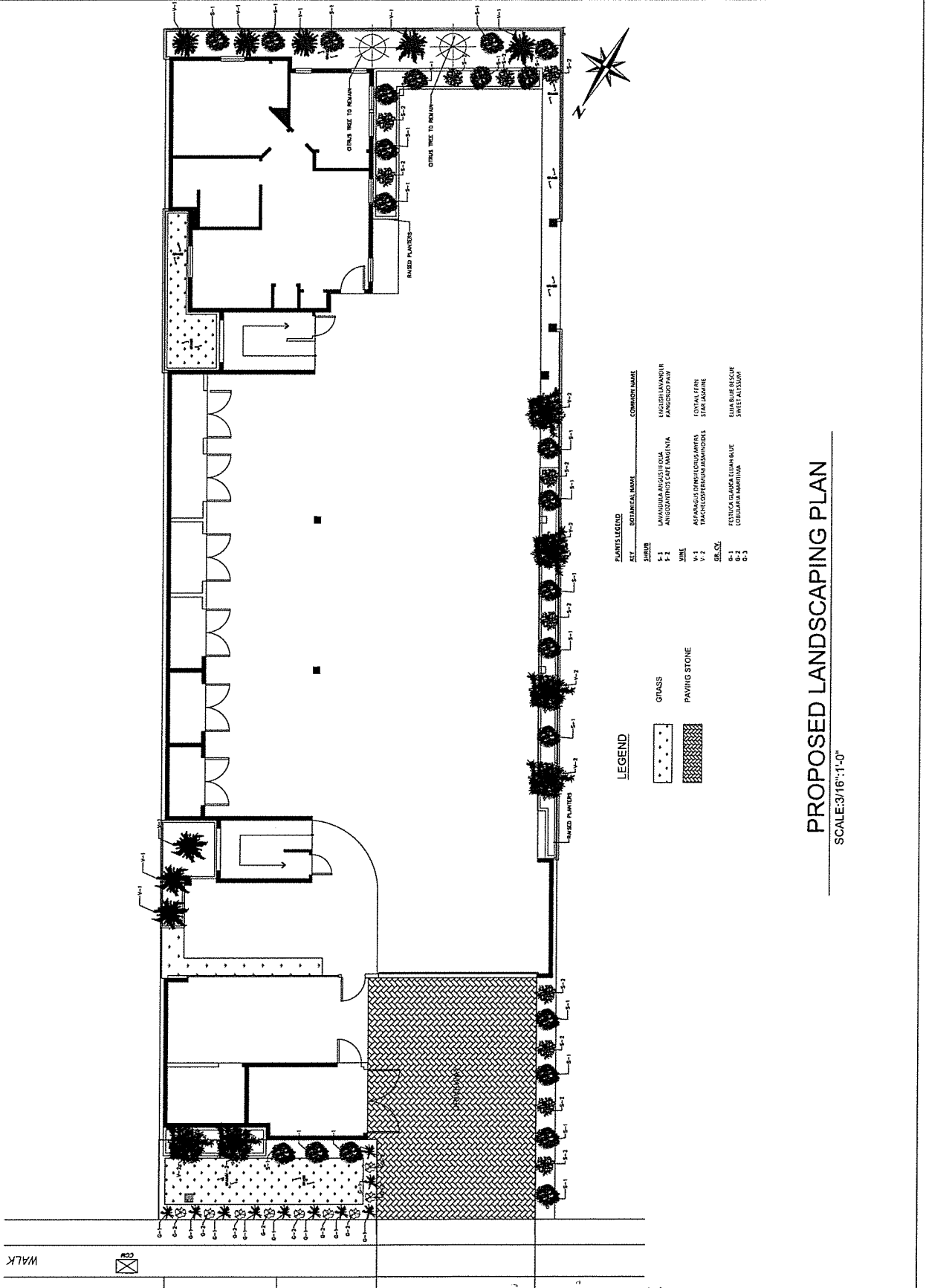
Revised by

Client:

MIGUEL MADRID

Date: 01.12.2018

L1.0



DS

INTERIOR DESIGN

DESIGNER

DANA GERSHANO
510.734.4003
ds_interior@yahoo.com

Title:

VILLAGE MADRID
2474 PACHECO ST.
CONCORD CA. 94520

Contact:

Consultants:

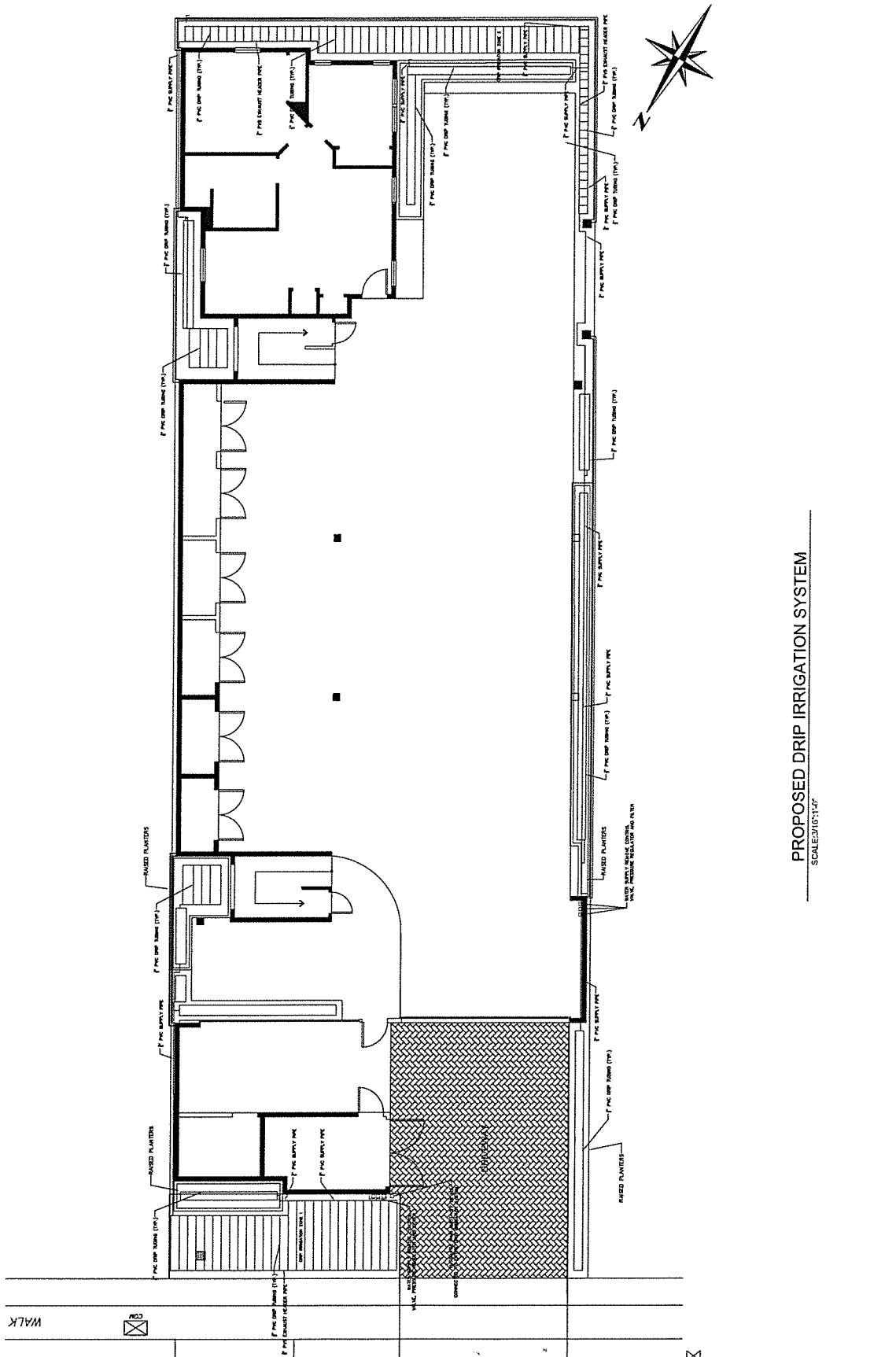
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Client:

MIGUEL MADRID

Date: 01.12.2018

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PROPOSED DRIP IRRIGATION SYSTEM

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