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

**Thursday, May 28, 2015  
5:30 p.m., Regular Meeting  
PERMIT CENTER CONFERENCE ROOM  
1950 Parkside Drive, Bldg. D**

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<b>Board Members Present:</b>	<b>J. Moore, E. Avila, P. Harmon, K. Shelby</b>
<b>Board Member Absent:</b>	<b>R. Wells</b>
<b>Staff Present:</b>	<b>R. Lenhardt, L. Simpson, A. Hamid</b>
<b>Audience Attendance</b>	<b>11 people</b>

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD – *None.***

**REORGANIZATION OF DESIGN REVIEW BOARD**

- 1.** Election of Chairperson of the Design Review Board for 2015-2016.

***ACTION: Jack Moore elected Chairperson, approved 3-0-1. (Harmon motioned, Avila seconded, Moore abstained.)***

- 2.** Election of Vice Chairperson of the Design Review Board for 2015-2016.

***ACTION: Kirk Shelby elected Vice Chairperson, approved 3-0-1. (Harmon motioned, Avila seconded, Shelby abstained.)***

***Vice Chairman Shelby recommended the vice chairmanship rotate on an annual basis.***

**ADDITIONS/CONTINUANCES/WITHDRAWALS – *The order of the agenda was revised with Staff Announcements heard before the Consent Calendar. (Harmon motioned, Shelby seconded)***

**STAFF ANNOUNCEMENTS – *Staff introduced new Associate Planner, Afshan Hamid.***

**CONSENT CALENDAR**

- A.** **5/14/15 Meeting Minutes**

***ACTION: Approved, 4-0. (Harmon motioned, Shelby seconded)***

**STAFF REPORTS - *None***

**HEARINGS**

1. **Calitho Warehouse (PL150147 – DR)** - Design Review for an approximately 19,096 square foot warehouse building on a 0.90-acre parcel at 2371 Stanwell Drive. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APNs 112-251-006, -010. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

**ACTION:** *The Board recommended the plans return with revisions including using compact stalls along the front of the building, eliminating the pitched roof element, studying the entry element, recessing the windows so they are flush with the inside building wall, providing adequate screening of the rooftop HVAC equipment and solar panels, and darkening up one of the two building colors.*

2. **Concord Village (PL150159 – PA)** - Pre-application and Conceptual Design Review for a 231-unit apartment project with 2,966 sq. ft. of amenity space on a 2.3-net acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APN's: 126-083-011, -012, -013. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

**ACTION:** *Comments provided to applicant. The Board asked the applicant to refine the massing of the Salvio Street elevation, provide recessed areas on the ground floor so it relates to the neighborhood, and develop the project entry at the southwest corner with special seating, paving materials, and landscaping. The Board also expressed concern the project is under-parked by 32 stalls. The applicant was asked to reconsider the design of the private open space of the apartment units on the ground floor along Port Chicago Hwy., and to provide security after hours.*

**PUBLIC COMMENT – Planning Commission Liaison Jason Laub** stated he likes transit-oriented development in the Downtown and likes the use of materials as they are contemporary. He likes the bike shop and encourages bike parking and thinks a lot of the residents will ride BART. He thinks “Millennials” will be attracted to this development as it may offer an affordable alternative to housing in Oakland and San Francisco. He thinks additional refinement of the Salvio Street elevation is necessary.

**BOARD CONSIDERATIONS/ANNOUNCEMENTS –** *The Board requested an update regarding the tree cutting at the office building on Concord Boulevard. The Board requested an update regarding the construction of Renaissance Square Phase II. Planning Commission Liaison Avila welcomed Alternate Planning Commission Liaison Jason Laub and thanked him for his comments at the meeting.*

**ADJOURNMENT – 8:38 p.m. (Harmon motioned, Shelby seconded.)**

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

June 10, 2015

June 24, 2015

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