



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

**Thursday, July 9, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: K. Shelby, E. Avila, P. Harmon, R. Wells
Board Member Absent: J. Moore
Staff Present: F. Abejo, J. Ryan
Audience Attendance: 18 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *Added Spaghetti Factory as a staff report item to be hard after the study session item.*

CONSENT CALENDAR – *None.*

HEARINGS

- 1. Kamyshin Minor Hillside Development (PL15005 – HM, DR)** – 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**

ACTION: *The Board's comments for preliminary design review included those regarding the site plan and architecture. The Board noted that they agreed with staff that the plan should be fit into the hillside better rather than utilizing a flat slab, if possible. In terms of architecture, the Board noted plans should be more accurate with respect to small details such as the window on east elevation that shows wood siding through it and requested that details be called out such as on the west elevation the element under the peak of the roof. On the south elevation, the Board questioned the differing roof pitches of the gables and their relationship to other elements and the master bedroom hip. The Board noted the bedroom wall (south elevation) appears blank and the elevation is different than the visual simulation.*

The Board stated this version was better and they liked materials, particularly the proposed metal seam roof. However, the Board noted that white walls should not be used. Staff noted white walls are also discouraged in the Hillside Ordinance. The Board recommended re-examining the roof plan as it relates to the elevations. On the west elevation, the Board

noted the wainscoting discrepancy between the elevation and visual simulation and questioned the relationship of fixed and sliding windows. The Board noted that the cedar wainscoting will look good initially, but require a lot of maintenance or it will look very tired by year 3 and they questioned whether it would even be visible once landscaped. They noted the contemporary style does not seem to be holding up and questioned what style the architect was attempting with the proposal. The Board suggested re-examining the composition and massing of the home.

The Board noted that the floor plan seems to be driving some elevation issues and suggested flipping the bedrooms with the kitchen/nook or dining and noted the bedrooms would be better suited at the hillside. They also suggested stepping the house to fit with the grades. They questioned whether the kitchen so prominent from the front entry was marketable and suggested perhaps relocating the front entry and/or increasing size of porch to provide a better entry experience. The Board stated it seemed the architect was not taking advantage of opportunities for decks toward the view across to Mt. Diablo. The Board noted the usable yard was nominal and decks could provide additional outdoor space if such rooms were located on the west elevation. The Board suggested more of an overhang at the southern exposure with a shadow line.

The Board noted the design did not seem cohesive and suggested a study session where the architect brings sketches or concepts of the two prominent elevations. The Board noted the floor plan will dictate the elevations, stating there are massing issues to study before moving onto finer details and reminded the owner and architect that the site received additional scrutiny due to its visible location and the fact that it is subject to the hillside ordinance. The Board requested examples of other built projects where the architect has used similar designs. The Board recommended the architect return to a study session with the Board with sketches of the two prominent facades (south, west).

STUDY SESSION

- 1. Chalomar Crossings Subdivision (PL150027 – DR)** – Study Session for Rezoning from RS-7 to RL, Major Subdivision tentative map to create up to 17 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *The Board reviewed and discussed during a study session, four new site plan alternatives numbered as #19-22, with alternative #21 having three options. The Board commented that Alternative #20 with the single cul-de-sac creates a neighborhood with all of the units fronting on a common internal private roadway, noting that it could function as a pocket community. The Board noted that #22 could be a possibility with parking provided at the hammerhead, but voiced concerns of the ability of larger vehicles to turn around. The Board suggested it may be possible to have a site plan with just one connection to Chalomar Road that does not utilize the easement area for primary access, and encouraged the applicant to revisit this issue. Staff suggested the applicant discuss site plan alternatives with the Fire District.*

The Board encouraged the applicant to return with modifications looking at #20/#21 (top

option), showing a new access point to Chalomar Road, further from Oak Grove Rd. corner, but with an EVA out to the east, rather than a cul-de-sac. The Board encouraged the applicant to focus on addressing parking issues with respect to the easement area at east, and stated parking is a big issue with infill projects.

Approximately 22 residents of the neighborhood attended the meeting and approximately nine (9) residents indicated a desire to speak and provided comments noting that bringing the access point back from the corner of Oak Grove Rd. was positive, routing all traffic through the easement area would be impactful to those existing neighbors, and most supported the thought of an alternative access point onto Chalomar Rd. that did not route all traffic through the easement roadway. Some neighbors voiced support for the one-story units along Chalomar Road. Adjacent residents supported the need for parking with the development. Neighbors to the north had concerns regarding being walled off from the neighborhood and looking at backs of units. The residents reiterated concerns regarding overall density.

STAFF REPORTS

- 1. Old Spaghetti Factory (PL1400451 – DR) – Administrative Design Review to construct façade improvements for the Old Spaghetti Factory located at 1955 Mt. Diablo Boulevard. Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: *The Board reviewed a revised color scheme and recommended a lighter body color that provided adequate contrast between the body and tower element but was not drastically different from the body color of adjacent buildings.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – E. Avila thanked the Board and staff for his condolence card for the passing of his mother.

STAFF ANNOUNCEMENTS – None.

ADJOURNMENT – 8:30 p.m. (Harmon motioned, Wells seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

July 23, 2015
August 13, 2015
