



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

**Thursday, January 28, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	J. Moore, K. Shelby, P. Harmon, R. Wells
Board Members Absent:	E. Avila
Staff Present:	R. Lenhardt, A. Hamid
Audience Attendance:	9 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 1/13/16 Meeting Minutes

ACTION: Approved, 4-0-1. (Shelby motioned, Harmon seconded, Avila absent.)

STAFF REPORTS – *None.*

HEARINGS – *None.*

STUDY SESSIONS

- 1. Virginia Lane Apartments Rehabilitation (PL15346 & PL15347 – DR) – Study Session for improvements and modifications to apartment complexes at 1121 and 1140 Virginia Lane. The General Plan designation is Medium Density Residential; Zoning classification is RM (Residential Medium Density); APN's 128-290-066; 128-210-051. **Project Planner: Afshan Hamid @ (925) 671-3281****

ACTION: The Board provided the applicant with the following comments: 1) Have a family of decorative site furnishings, and incorporate more playful bike racks; 2) Have vinyl windows be painted or color to match the project; 3) Aluminum louvers on some units be anodized or powder coated; 4) Brick base at 1140 should be a darker paint color; 5) Explore removing the gables at 1140, it will be a cost saving measure over the long run; 6) Screen utilities where possible; 7) Replace the chain link fence with code compliant fence;

8)Between buildings C and B, look at colored concrete paving, paving, or potted plants to enhance space—that is economical.

2. **Conco Commercial Building (PL16010 – DR)** – Study Session for a 56,154 sq. ft. industrial building at 5129 Commercial Circle. The General Plan designation is Industrial Business Park; Zoning classification is PD (Planned District); APN 159-040-078. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *The Board provided the applicant with the following comments: 1) Add color to the east elevation to mimic the rhythm of the west elevation; 2 provide a section of the C.3 planter area and determine whether fencing is required as a barrier; 3) upsize all plant materials; 4) provide landscaping along the north and south sides of the building; 5) show an option for a patio on the south side of the building; and 6) show all existing landscaping adjacent to the site.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Board member Shelby noted staff should prioritize the types of improvements it wants when considering rehabilitation projects (e.g., replacement of siding would provide a substantial visual benefit versus replacing a chain link fence with a wood fence).*

STAFF ANNOUNCEMENTS – *Staff reminded the Board of the upcoming Todos Santos Design Guidelines Workshop on February 8, 2016 at 5:30 p.m. in the Permit Center Conference Room and that the February 11, 2016 Design Review Board meeting will be canceled.*

ADJOURNMENT – *7:55 p.m. (4-0-1, Harmon motioned, Shelby seconded, Avila Absent.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

February 11, 2016

February 25, 2016
