



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

**Thursday, June 23, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Staff Present: R. Lenhardt, J. Ryan
Audience Attendance: 10 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD - *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS - *None*

CONSENT CALENDAR

A. 6/9/16 Meeting Minutes

ACTION: *Approved with changes, 3-0-1. (Shelby motioned, Wells seconded, Laub abstained.)*

STAFF REPORTS - *None*

HEARINGS

- 1. Concord Village (PL15438 – DR) – Design Review for a 230-unit apartment project with 2,966 sq. ft. of amenity space on a 2.3-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). APNs: 126-083-011, -012, -013. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162****

ACTION: *Recommended for approval 4-0 with the following conditions (Wells motioned, Shelby seconded): The following items shall return as a staff report item prior to the issuance of the building permit: 1) details of the stucco scoring, sun trellis, and bird repellent wire in the tower elements, 2) final landscape plan with sections and plan views of the planted bioswales, and sections of wall groupings (especially the ones that are setback from the street and are visible), and 3) finalization of finishes including the roof materials and a sample of the metal fence.*

2. **Concord Toyota Façade Enhancement (PL16051 – DR)** – Design Review to construct a new façade and repaint the existing Concord Toyota building at 1090 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-324-006. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *Recommended for approval 4-0 with the following conditions (Shelby motioned, Laub seconded): The following items shall return as a staff report item prior to the issuance of the first permit: 1) revised north and south elevations that reflect the mass of the east elevation, 2) entry portal lighting scheme that achieves the look of illuminated side panels so the structure reads as a monolith at night, and 3) “refresh” the existing landscaping with drought tolerant species or submit a revised plan that is consistent with the current water efficient landscape ordinance.*

3. **Ridge Park Subdivision (PL16155 – DR)** – Design Review for four single family homes ranging in size from 3,579 to 4,135 sq. ft. located at 9999 Ridge Park Court. The General Plan designation is Low Density Residential; Zoning classification is RS-10 (Single Family Residential; 10,000 sq. ft. minimum lot size); APNs 130-090-031, -032, -033, and -034. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Recommended for approval 4-0 with the following condition (Shelby motioned, Wells seconded): The following item shall return as a staff report item: 1) present revised rear elevations for two of the plans (e.g., Plan A or B and Plan C or D).*

BOARD CONSIDERATIONS/ANNOUNCEMENTS - None

STAFF ANNOUNCEMENTS – *Staff provided an update on the recruitment to fill the vacant position on the Board. Staff announced Andrew Mogensen accepted a position with the City of San Leandro and his last day will be July 12. Staff announced there would be a field trip scheduled in September to tour recently constructed projects.*

ADJOURNMENT – *7:49 p.m. (4-0, Shelby motioned, Wells seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

July 14, 2016

July 28, 2016
