



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

**Thursday, January 12, 2017 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: K. Shelby, J. Laub, D. Litty
Board Members Absent: J. Moore, R. Wells
Staff Present: R. Lenhardt
Audience Attendance: 5 people

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 12/01/16 Meeting Minutes

ACTION: *Approved, 3-0-2. (Litty motioned, Laub seconded, Moore and Wells absent)*

B. 12/08/16 Meeting Minutes

ACTION: *Continued to 2/9/17 due to lack of quorum*

STAFF REPORTS: *None*

HEARINGS

- 1. Grant Street Apartments (PL16481 – PA) –** Conceptual Design Review for a 140-unit apartment project with 6,200 sq. ft. of retail on a 1.4 acre site at 2204, 2228, and 2292 Concord Boulevard, 2211 Clayton Road, and 1738 Grant Street. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APN's: 126-093-001, -002, -011, -017, and -018. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *The Board provided staff with the following comments:* 1) The building is big and massive at 32 feet tall at the street level. The pool is in a poor place. The building isn't broken up. Concord Boulevard is tough to create ins and outs. Need shade and shadow studies. Develop the colors, play with the corners. 2) How are the parking numbers? Are there opportunities to carve into the footprint/parking areas to provide setbacks/relief/midblock area where people can sit? Setback shaded areas on Grant Street midblock. Can you increase the

ground floor height? A 16 – 24 foot tall base should be a clear ceiling height and podium height. Think of 1 ½ - 2 story height that is treated differently at the intersections and treat them with glass (same materials on the ground floor) “high storefronts.” Think about “pocketing” the ground floor in the hashed area up to 14’. Play around with articulating the decks. Articulate the railings (e.g., open, solid walls). Deviate the rhythm of the patio treatment. Think about how materials transition with one another and how they die into building walls. Think about how the left hand turns the corner. 3) The right-of-way treatment needs to be special. Punch up the corner to make it interesting. Pay attention to railings on the 2nd floor. Decorative metal screening and materials to articulate the parking deck, move in/out with decorative panels, screen lights, low walls. Use stone/brick at columns at the ground and upper floor to make it special. Add bike stands/pumps/compressors and a substantial unit that Bike Concord reviews. There’s a dead space next to the Co-work space that could be a bike service area. 4) Drop the corners of the building at Grant Street and Clayton Road to avoid a massive hard edge. Shift the buildings into the courtyard at point so the balcony along the exterior jogs between eight and 10 feet. Put an enhanced unit at the Grant and Clayton Road intersection. 5) Move the Clayton Road opening to the Grant Street side of the project on the middle of the block.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Commissioner Laub commented there should be a process to review and approve public art, especially with projects in the Downtown. The process should clarify the type, quality, number, and size of art pieces required for new development projects.*

STAFF ANNOUNCEMENTS: *Staff mentioned the City Council asked staff to report on the idea of combining the Design Review Board and the Planning Commission process at their goal setting workshop in April. Staff also mentioned the proposed redevelopment of the Treat Plaza Shopping Center to build a Sprout’s store is not moving forward. Staff announced the January 26, 2017 meeting will be canceled.*

ADJOURNMENT: *7:20 p.m. (3-0-2, Litty motioned, Laub seconded, Moore and Wells absent)*

NEXT DESIGN REVIEW BOARD MEETINGS:

January 26, 2017

February 9, 2017
