



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

**Thursday, March 22, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Board Members Absent: D. Litty
Staff Present: R. Lenhardt, J. Hittleman, L. Villa
Audience Attendance: 9

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 3/08/18 Meeting Minutes

ACTION: *Approved, 4-0-0-1. (Wells motioned, Shelby seconded, Litty absent)*

STAFF REPORTS: *None*

HEARINGS

- 1. Bright Star Day Care (PL17462 – UP) – Preliminary Review to convert an existing single family home to a daycare center for up to 18 children at 1581 Meadow Lane. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Residential Single-Family, minimum lot size 7,500 sq. ft.); APN 128-091-001. **Project Planner: Lorna Villa @ (925) 671-3176****

ACTION: *The Board provided staff with the following comments: 1) Consider placement and design of raised architectural walls; 2) consider an alternative body color for the building; 3) provide a final landscape plan and upsize trees to 24" box and shrubs to 5 gallon; 4) provide taller plants along east property line to create a hedge; 5) provide two shade trees in the parking lot; 6) provide landscaping between the sidewalk and six-foot tall wood fence; 7) relocate A/C unit and trash bins behind fence line in the west side yard; 8) provide enclosure screen details; 9) provide fence details and remove the chain link fence along Meadow Lane; 10) Consider undergrounding electrical powerline; and 11) consider providing additional onsite parking.*

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2. **Myrtle Creek Estates Subdivision (PL17482 – DR)** – Preliminary Design Review for a 7-lot residential subdivision on a 3.6-acre site located at the northeast corner of Myrtle Drive and Ayers Road. The General Plan Designation is Rural Residential; Zoning classification is RR-20 (Rural Residential, minimum lot size 20,000 sq. ft.); APN: 117-050-008. **Project Planner: Jerry Hittleman @ (805) 644-4455 x163**

ACTION: The Board provided staff with the following comments: 1) Consider reorienting the homes on Lots 3, 4, and 5 to lessen the length of the flag lot driveway; 2) consider breaking up the board and batten siding with smaller width sections and adding a lower sill plate where appropriate; 3) consider wrapping board and batten siding and other features from the front to the side elevations where appropriate; 4) show the proposed front yard landscaping for all front yards within the subdivision; 5) upsize trees to 24” box and shrubs to 5 gallon; plant materials shall be drought-tolerant; 6) show canopy of existing trees on landscape plan; 7) consider providing trees along Holly Drive; 8) provide a detailed section through the bioswale; and 9) show side and front yard fencing for the flag lot (Lot 4) and adjacent Lots 3 and 5.

3. **Abdelnor Family Duplexes (PL17502 – PA)** – Conceptual Review for two duplex buildings on a 7,600 square foot parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 111-230-021. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: The Board provided staff with the following comments: 1) Explore other design options; 2) return revised designs to Board as a study session; 3) utilize projections, wall breaks, color and materials to create a dynamic project; 4) consider a “U-shaped” building; 5) consider bump-outs and trellis features that come out from the building along the driveway elevation; 6) consider replacing the rear door with a window; and 7) consider providing uncovered patios.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Chair Moore asked who approved the colors for the multi-tenant commercial building on Clayton Road. Board Member Laub announced the Starbuck’s transformer on Treat Boulevard was painted and asked if staff was going to require a screen in addition to the paint. Board Member Shelby noted the rooftop equipment screen at 2806 Clayton Road was poorly executed and staff should be mindful of the design of these features. Chair Moore asked for an update on the installation of the Bahá’í Center and PG&E EOC roof screens.*

STAFF ANNOUNCEMENTS: *Staff previewed the April 12, 2018 agenda.*

ADJOURNMENT: *8:18 p.m. (4-0-1, Shelby motioned, Wells seconded, Litty absent).*

NEXT DESIGN REVIEW BOARD MEETINGS:

April 12, 2018

April 26, 2018
