



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

**Thursday, April 12, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, D. Litty, R. Wells
Board Members Absent: None
Staff Present: R. Lenhardt, L. Simpson, S. Yuwiler
Audience Attendance: 6

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *The agenda was taken out of order; Staff Report Item #1 was heard before Presentation #1.*

CONSENT CALENDAR

A. 3/22/18 Meeting Minutes

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

PRESENTATION

1. State Housing Legislation – Laura Simpson

STAFF REPORTS

***Board member Litty arrived.**

- 1. 1355 Willow Way Façade Improvements (PL17232 – DR) – Design Review for exterior modifications to an existing office building at 1355 Willow Way. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-521-004. Project Planner: Sarah Yuwiler @ (925) 671-3465**

ACTION: *The Board provided staff with the following comments: 1) All sheet metal flashing shall be painted to match the adjacent surface.*

HEARINGS

- 1. Avesta Assisted Living (PRE18002)** – Conceptual Design Review to construct an approximately 114,000 sq. ft. assisted living facility consisting of 94 units, including 38 memory care units, on a 1.09-ac. site located at 1335-1385 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APNs 126-133-009, -013 and 126-164-052. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

***ACTION:** The Board provided staff with the following comments: 1) Consider taking advantage of the grade difference and place parking beneath the north building; 2) consider shifting the buildings west 1-2 feet to provide larger patios and more landscaping along Galindo Street; 3) articulate the base of the building and detail the pedestrian level with rich materials; 4) provide more articulation at the second and third floor to mitigate massing along Galindo Street; 5) study the tower at the rear of the building; 6) provide a roof terrace plan and consider including terraces on different floors; 7) ensure the arbor elements are of adequate dimension and proper material so they will not torque and crack over time; 8) upsize trees to 24” box and provide sections through the bio-swales that show the proposed landscaping in those areas; 9) consider adding large pots at the entry for landscape richness and carry the special paving pattern out to the sidewalk; 10) provide details of the archways and openings; 11) enhance the landscaping along Galindo Street; 12) consider using a flowering tree in place of the palm trees; 13) look at the tree wells at Renaissance for a sense scale and how they encroach in the sidewalk along Galindo Street; 14) Commissioner Laub prefers a modern design such as the built example in Dublin, CA and prefers something other than plaster siding, barrel tile roofs, and palm trees; and 15) concerned that parking is inadequate; a parking and traffic study needs to be prepared along with a robust Transportation Demand Management program.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Chair Moore noted Dunkin’ Donuts is under construction.*

STAFF ANNOUNCEMENTS: *Staff previewed the April 26, 2018 agenda.*

ADJOURNMENT: *7:33 p.m. (5-0, Litty motioned, Wells seconded).*

NEXT DESIGN REVIEW BOARD MEETINGS:

April 26, 2018

May 10, 2018
