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

**Thursday, May 10, 2018 – 5:30 p.m.  
Permit Center Conference Room  
1950 Parkside Drive**

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**Board Members Present:** J. Moore, R. Barbour, D. Litty, R. Wells  
**Board Members Absent:** J. Laub, K. Shelby  
**Staff Present:** R. Lenhardt, F. Abejo, L. Villa, S. Yuwiler  
**Audience Attendance:** 17

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**FINAL MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD:** *None*

**ADDITIONS/CONTINUANCES/WITHDRAWALS:** *None*

**CONSENT CALENDAR**

**A. 4/26/18 Meeting Minutes**

**ACTION:** *Continued to May 24, 2018 due to lack of quorum.*

**HEARINGS**

- 1. 2325 Clayton Road Office Conversion (PRE18003 – DR) –** Conceptual Design Review to convert an existing office building into 32 apartment units at 2325 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-104-008. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

**ACTION:** *The Board provided staff with the following comments: 1) Provide a roof plan that screens equipment; 2) provide a landscape plan with existing and proposed plant materials; 3) provide water calculations as the pond/fountain may trigger the use of drip irrigation; 4) provide floor plans of each unit type; and 5) provide call outs on the building sections.*

- 2. Carondelet High School STEM Innovation Center (PL18196 – DR) –** Preliminary Design Review for a 17,700 sq. ft. Science, Technology, Engineering, and Mathematics (STEM) Innovation Center building on a 9.18-ac. site at 1133 Winton Drive. The General Plan designation is Public/Quasi-Public; Zoning classification is PQP (Public/Quasi-Public); APN 145-130-024. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

**ACTION:** *Recommended for approval 4-0-0-2 with the following conditions (Wells motioned, Litty seconded, Laub and Shelby absent): 1) Return with a detail that shows the transition between the white metal panel system and the brick siding at the corners of the STEM Building as a staff report item; 2) consider different methods of providing landscaping on the elevated tennis court adjacent to the Makers Space building; and 3) replace the Creeping Myoporum with turf.*

- 3. Shops at Todos Santos Signage and Storefront Design Guidelines Amendment (PL18201 – DR)** – Design Review to amend the Signage and Storefront Design Guidelines for an existing one-story building consisting of seven tenant spaces at 2202-2028 Salvio Street and 1980 Galindo Street. The General Plan land use designation is Downtown Pedestrian; Zoning classification is DP (Downtown Pedestrian); APN's 126-370-001, -002. **Project Planner: Lorna Villa @ (925) 671-3176**

**ACTION:** *Recommended for approval 4-0-0-2 (Litty motioned, Barbour seconded, Laub and Shelby absent).*

## STAFF REPORT

- 1. Shops at Todos Santos (PL17275 – DR) – Project Planner: Lorna Villa @ (925) 671-3176**

**ACTION:** *The Board provided staff with the following comments: 1) Provide bump outs for benches within the landscape strip along Galindo Street; 2) utilize a closed cell neoprene sealant to join the window panels of the art deco building; and 3) return to the Board with a plan showing a pedestrian pathway from the parking lot at the back of the building to the sidewalk adjacent to Bangkok Kitchen.*

## STUDY SESSION

*\*Board member Wells recused himself and left the meeting.*

- 1. Villa De La Vista (PL18226 – DR)** – Study Session for modifications to the architectural plans approved in 2005 for Villa De La Vista Subdivision located at 1491 La Vista Avenue. **Project Planner: Frank Abejo @ (925) 671-3128**

**ACTION:** *The Board provided staff with the following comments to incorporate into the formal application: 1) Provide streetscape elevations showing the homes from the interior street and along Clayton Road; 2) provide details and sections clarifying wall and fencing conditions at perimeter and between homes; 3) clarify the proposed condition at the northwest corner of the property where multiple walls appear to step; 4) study side elevations in regard to four-sided design and window placement to minimize privacy impacts; and 5) materials wrapping around side elevations should continue along entire side or terminate at a return before transitioning into new material.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS:** *Board member Litty commented the City does not require enough parking, especially for small lot subdivisions.*

**STAFF ANNOUNCEMENTS:** *Staff announced the spring tour of projects will be June 1, 2018 at 8:30 a.m. and will include the following: 1) Three-plex on Concord Boulevard; 2) Virginia Lane rehabilitation; 3) Damon Rees subdivision; and 4) Veranda.*

**ADJOURNMENT: 9:15 p.m. (4-0-0-2, Litty motioned, Barbour seconded, Laub and Shelby absent).**

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

May 24, 2018

June 14, 2018

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