



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

**Thursday, June 14, 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
Staff Present: L. Villa, J. Ryan, J. Hittleman
Audience Attendance: 18

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None*

REORGANIZATION OF DESIGN REVIEW BOARD

1. Election of Chairperson of the Design Review Board for 2018-2019.

ACTION: *Jack Moore elected Chairperson, approved 5-0. (Shelby motioned, Litty seconded.)*

2. Election of Vice Chairperson of the Design Review Board for 2018-2019.

ACTION: *Ross Wells elected Vice Chairperson, approved 5-0. (Shelby motioned, Litty seconded.)*

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

- A. **5/24/18 Meeting Minutes**

ACTION: *Approved, 5-0-0-0. (Shelby motioned, Litty seconded) with clarification to PL17433-DR, condition of approval number one.*

STAFF REPORT

1. **Kamyshin Hillside Development Plan (PL15005 – DR) – Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Board recommended that the applicant return with architectural plans and landscape plans to address the items discussed during the meeting. This includes: 1) windows under roof peaks; 2) south roof peak slopes; 3) removal of popouts around window frames; 4) color solution for the windows (either replace with gray windows or return with*

*proposed color board revisions); 5) reveal – see below; 6) removal of eyebrows on front elevation; 7) proportion and modifications to front entryway; 8) solution for roof; 9) landscape plan to address missing plant material; and 10) garage door revision. **Note to Board:** Staff researched item 5 and found that based on the annotated agenda for October 22, 2015 and May 12, 2016 that the Board agreed to a 3/4 –inch reveal which was an increase from the 1/8-inch reveal reflected on earlier plans. The 3/4 –inch reveal was carried forward into the conditions of approval (No. 12b) for the Zoning Administrator approval.*

HEARINGS

- 1. Arco Gasoline Station and BP/ARCO AM/PM Convenience Store (PL17535 – DR) –** Design Review for a 3,166 sq. ft. convenience market, gas station, and car wash on a 0.94-acre site at the northwest corner of Arnold Industrial Place and the Highway 4 off ramp east of Solano Way. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 110-130-033. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: Recommended for approval 5-0-0-0 with the following conditions (Litty motioned, Ross seconded): 1)Vintage Wood Cedar (EPC 762F) shall be used on the entire west and east entry towers; 2)Steel awnings shall be incorporated on the north and south elevations; 3)The reverse side of the south carwash tower will be finished architecturally on all sides; 4) a ledgestone cap shall be provide on the lower portion of the stone veneer on all four sides of the buildings; 5) The cornice color shall be pewter; 6) the Canary Island Pines shall be 24” box specimens; 6) LED fixtures shall be installed on the south elevation of the carwash building; 7) The ground sign is approved at the location shown on plans date stamp received April 26, 2018; 8)The ground sign shall incorporate the site address and stone veneer; 8)The glazing on Sheet A2.2c shall be for faux glazing units.

- 2. Concord Chevrolet (PL18015 – DR) –** Design Review for a 16,228 sq. ft. Chevrolet automobile dealership at 1880 Market Street. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 126-291-021. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: Recommended for approval 5-0-0-0 with the following conditions (Wells motioned, Laub seconded): 1) Provide a cut-through between the service aisle and the bioswale; 2) All downspouts shall be interior; 3) Six windows shall be incorporated on the south elevation with attention given to window spacing; 4)Landscaping shall be provided on all three sides of the relocated trash enclosure; 5)The following items shall return to the Board as staff items: a. landscape plan showing water usage for plants; b. landscaping around relocated trash enclosure; c. details of mechanical roof screen and sample of material; d. details of perforated screen fence and sample of material; e. architectural details of south wall.

- 3. Myrtle Creek Estates Subdivision (PL17482 – DR) –** 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: Recommended for approval 5-0-0-0 with the following conditions (Shelby motioned, Litty seconded): 1) Add bio-retention area cross-section to the landscape plans

showing the plant species for the basin; 2) revise the bio-retention to provide a 3:1 slope gradient adjacent to the home and a decorative wall to protect the entrance to the basin area; 3) off-set privacy fences along the side and front property lines of the 7 lots; 4) require a homeowners association or similar entity to maintain the common area street trees along Holly Drive, and the bio-retention area; 5) Re-orient the home on Lot 5 to face the access road; 6) The following items shall return to the Board as staff items: a. the final landscape plan shall identify plant water usage, include additional varieties of shrubs, include a section of planted landscaping, and provide one gallon sub-shrubs; b. the adjust fence locations including clarification of fence termination for left side of Plan 1; d. correct gable on right side elevation of Plan 2 (Sheet 2.2;) e. provide a site plan that identifies which home will be on each lot.

4. **Ridge Park Lane Subdivision (PL18141 – DR)** – Preliminary Design Review for three single-family homes located at 16, 22, and 28 Ridge Park Lane. The General Plan designation is Rural Residential; Zoning classification is RR40 (Rural Residential, 40,000 sq. ft. minimum lot size); APN's 130-031-023, -025-026. **Project Planner: Jerry Hittleman @ (805) 644-4455 x163**

ACTION: *The Board provided staff with the following comments: 1) provide the following exhibits for the next DRB meeting: a detailed exhibit of the proposed retaining walls, including their height, above finished grade; a 3-dimensional rendering and/or model of the project site showing the proposed homes and their relationship to the project site and immediately surrounding existing homes; a plan showing the location and type of wire fencing to be provided along the perimeter of the property and between the 3 lots; provide individual site plans for each lot; 2) mitigate the 3-story appearance of the proposed homes through a height reduction to 1 or 2-stories and/or by having the garage entrance as the only lower level component of the homes; 3) Redesign to flatten and spread out the design of the home on Lot 4 to reduce the overall bulk and scale of the home; and 4) create more space between the proposed homes on Lots 2 and 5 to reduce the overall mass the homes in comparison to surrounding properties.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *The Board discussed how to coordinate with Planning, Building, and the property owner to ensure that buildings are constructed as approved. Requested that staff consider a way to notify owner of required approvals and consider recording design review condition of approval against property.*

STAFF ANNOUNCEMENTS: *None*

ADJOURNMENT: *9:22 p.m. (5-0-0-0, (Litty motioned, Laub seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

June 28, 2018

July 12, 2018
