

CITY COUNCIL COMMITTEE

EARLY CALIFORNIA ARCHITECTURE

Tim Grayson, Chair
Ron Leone, Committee Member
Kirk Shelby, Committee Member

5:30 p.m.
Monday, March 14, 2016

Wing D, Permit Center Conference Room
1950 Parkside Drive, Concord

- A G E N D A -

ROLL CALL

PUBLIC COMMENT PERIOD

- 1. UPDATE** - ECA joint meeting with the Design Review Board for Review of Todos Santos Design Guidelines - 30% Revised Progress. Report by Afshan Hamid, Associate Planner.
- 2. ADJOURNMENT**

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**REPORT TO EARLY CALIFORNIA ARCHITECTURAL REVIEW
COMMITTEE AND DESIGN REVIEW BOARD****TO HONORABLE COMMITTEE MEMBERS:**

DATE: March 14, 2016

SUBJECT: REVIEW OF TODOS SANTOS DESIGN GUIDELINES- 30% REVISED PROGRESS**Report in Brief**

On February 8, 2016, the Early California Architectural Review (ECAR) Committee met to discuss the 30% progress level draft of the Todos Santos Design Guidelines. Staff presented a PowerPoint presentation along with draft Design Guidelines for the both the Inner Core and the Outer Core areas, as previously delineated by HED Committee. Committee Member Ron Leone indicated that the Downtown Specific Plan's (2012) direction to encourage "Early California Architecture" was intended to refer to a "Spanish style", including all the various derivative and Spanish revival architectural styles in that "family" of architectural themes.

Design Review Board (DRB) members as well as stakeholders were also invited to provide input and feedback to help shape the Design Guidelines. The feedback provided from DRB members and stakeholders was in favor of less prescriptive guidelines and architectural styles and, encouraged more flexibility. The ECAR Committee directed staff to revise the draft guidelines to require Spanish-style architecture for new development within the Inner Core, and elements of Spanish-inspired architecture for new developments in the Outer Core. The Committee also discussed that remodel projects in the Inner and Outer Core areas should be addressed as the design guidelines are refined and move toward completion, especially as those are more likely to occur in this largely built out area.

Background

On November 16, 2015, the HED Committee met to discuss the preparation of the Todos Santos Design Guidelines (TSDG) for the downtown. The Committee accepted the boundary delineation recommended by staff, which includes boundaries for an Inner Core centered on the Todos Santos Plaza where the architectural theme of Early California architecture should be stronger (see page 15 and 16 of the TSDG) and an Outer Core where elements of the Early California theme should be incorporated, but possibly less directly.

On February 8, 2016, a joint meeting of the ECAR Committee and Design Review Board was held to clarify the definition of Early California Architecture. At this meeting, staff presented a range of architectural styles for the Inner Core and the Outer Core. The Inner Core had representations from Monterey Colonial, Arts and Crafts, Spanish Colonial and Mission Style. The Outer Core presented projects that were higher density mixed use using current construction methods which lend to a contemporary style of mixed use architecture.

The ECAR Committee stated the Inner Core guidelines should establish a narrower focus for architectural design that is Spanish-style architecture, while the Outer Core can allow for more flexible and contemporary architectural styles, but it should incorporate high quality “Spanish-inspired” architecture or architectural elements. The ECAR Committee also directed that the guidelines should be created to address the first floor of buildings in the Inner Core and the Outer Core and where style transitions could occur.

The Design Review Board (DRB) members cautioned on adopting a prescriptive architectural style, and offered that projects should be evaluated on good architectural principles versus one style or a type of styles. The DRB members preferred a more broad view of style and supported architectural variety. Stakeholders, consisting of developers, property owners and architects, commented that flexibility in architectural design supports the use of modern construction methods. Developers commented that they believe contemporary design is more successful from a market viability point of view, and that Early California Architecture, including Spanish themed architecture, is generally contrary to current retail trends and may be cost prohibitive to build.

The Committee directed staff to identify properties with the Inner Core and Outer Core that have the most potential for re-development, as well as historic buildings and those that already have a Spanish-style architecture that should be preserved. Staff has prepared a map of the Downtown Specific Plan area that will identify properties with re-development potential as they relate to the Inner Core and Outer Core for presentation at the Committee meeting.

Discussion

Staff has collected images of current development projects that incorporate Spanish style architecture from local communities and will request Committee feedback on these images as part of the PowerPoint presentation that will be provided at the March 14 meeting. If the Committee is comfortable with the style expressed in the images for the direction of the TSDG, then the 30% draft Design Guidelines will be modified. The modifications to the Design Guidelines will include:

Chapter 1 - Introduction: Including the intent and purpose of the document, an architectural overview, and a summary of the architectural influences in Concord. This chapter will include drafts of a Vision Statement and Policy Statements.

Chapter 2 - Building Form: The Guidelines will be revised for the Inner Core with a focus on Spanish Revival and Mission style, reminiscent of Spanish architecture, such as Salvio Pacheco Square. The Outer Core guidelines will focus on more Spanish-inspired, but high quality architectural elements that include a focus on form, materials, detail and a range of amenities, such as the Renaissance apartment project on Galindo Street. Photo examples these architectural styles will be provided to the Committee for their consideration and comment.

Chapter 3 - Remodel & Renovation Project Guidelines: This will replace the current chapter on Fenestration. This chapter will include existing buildings in the Inner Core that are likely to be renovated over time, and direction on how those proposed renovations should be accomplished. Thresholds for renovations will be discussed at 60% review of the Design Guidelines. The discussion will focus around a higher quality of materials, a stronger pedestrian scale, a more intimate relation between the first floor and the public realm. Successful renovation projects will be shown that are in Concord as well as other communities.

Next Steps

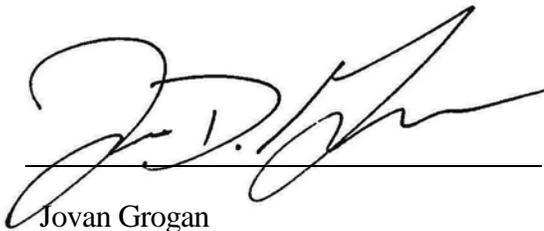
Staff requests input from the ECAR Committee and Design Review Board on the images that are proposed in the PowerPoint presentation to reflect their desired Inner Core and Outer Core architectural style. With that direction, the TSDG will be revised and presented to the City Council for review of the 30% level draft, to ensure the project is evolving in a way that is consistent with Council's goals.

Public Contact

The agenda item was posted. Developers with a known interest in the downtown have been notified.

Staff Recommendation

Staff recommends the Committee and Design Review Board provide comments and feedback on the 30% revisions which reflect Spanish architecture and Spanish inspired architecture.



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