

CITY COUNCIL COMMITTEE

EARLY CALIFORNIA ARCHITECTURE

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

10:00 a.m.

Wednesday, July 27, 2016

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

- ANNOTATED AGENDA -

ROLL CALL: Vice Mayor Ron Leone, Tim Grayson, Council Member, Kirk Shelby, Design Review Board Member

STAFF PRESENT: Victoria Walker, Director of Community & Economic Development; Laura Simpson, Planning Manager; Jovan Grogan, Deputy City Manager; Afshan Hamid, Senior Planner

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMITTEE: Jack Moore, Chairman Design Review Board; Bruce Palmbaum, Argent Concord; Lily Ciammaichella, KTG Architects; Scott Bohrer, Browman Development

PUBLIC COMMENT PERIOD: None

1. **REVIEW** – Review of Todos Santos Design Guidelines - 60% Revised Progress. Report by Afshan Hamid, Senior Planner.

ACTION: The ECAR Committee reviewed staff presentation on 60% progress for Todos Santos Design Guidelines (TSDG). A Council member questioned if there was enough reflection and theme of the inner core elements in the outer core section. The Committee felt that the outer core was responsive at the base and first floor. The ECAR Committee agreed that the language states that the inner core and the outer core should have seamless transitions at the base of the building to help stitch the urban fabric of the city together. The ECAR committee reviewed the inner and outer core map and requested a minor revision to be addressed in the final review. Members of the audience discussed parking standards and asked if there was a preferred alternative, such as underground versus podium style as it would affect the cost of a project. The ECAR committee felt that decisions on parking relied on the context and constraints of the project. Developers in the audience questioned the language of having a majority of active edges on the first floor of a project and that it should be sensitive to demand. The ECAR committee felt that buildings will be around for a long time, and spaces on the first

floor should be designed for changing uses and demands. Members of the audience and the ECAR committee reviewed the TSDG and stated that the examples presented were wonderful, creative, thematic in the inner core, flexible and less prescriptive in the outer core, good examples of active uses on the first floor, diverse images, good examples of pedestrian uses on the first floor. Overall, the ECAR committee was very pleased with the direction of the TSDG and was excited to get the project completed.

2. ADJOURNMENT at 11:35 a.m.

Reviewed by:



Jovan Grogan, Deputy City Manager

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Distribution: City Council
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