

CITY COUNCIL COMMITTEE

SPECIAL MEETING

HOUSING & ECONOMIC DEVELOPMENT

Dan Helix, Chair

Ron Leone, Committee Member

5:30 p.m., Monday, November 16, 2015

**Building D, Permit Center Room
1950 Parkside Drive, Concord**

ROLL CALL

PUBLIC COMMENT PERIOD

1. **DISCUSSION** – of Todos Santos Design Guidelines. Report by Joan Ryan, Senior Planner.
2. **ADJOURNMENT**

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**REPORT TO COUNCIL COMMITTEE ON
HOUSING AND ECONOMIC DEVELOPMENT****TO HONORABLE COMMITTEE MEMBERS:**

DATE: November 16, 2015

SUBJECT: DISCUSSION OF TODOS SANTOS DESIGN GUIDELINES**Report in Brief**

On October 26, 2015, the Housing and Economic Development Committee met to discuss the preparation of the Todos Santos Design Guidelines for the downtown. The Committee provided feedback on the general approach for moving forward including (1) designation of a boundary for which projects would be subject to the guidelines, and defining an inner and outer core, whereby guidelines would be hierarchical; (2) a draft outline for the document; (3) the proposed thresholds by which new and renovated buildings would be subject to the Guidelines; (4) discussion on incentives; and (5) confirming the process. The Committee requested further discussion on Item 1 and 4.

Background

During the last Council Committee meeting, the following direction was provided, with a request for a follow-up meeting, prior to preparing the Todos Santos Design Guidelines. The Committee provided direction to staff as follows:

- 1) Expand the boundary for the Todos Santos Design Guidelines to include the following areas within the inner core: a) the Downtown Pedestrian zoned area on the north side of Pacheco Street; b) the eastern portion of the blocks between Colfax and East Streets (between Pacheco and Concord Blvd.; c) an area between Colfax St. and Grant St. (between Concord Blvd. and Park St.); and d) a portion of Salvio Street between Mira Vista and the western edge of the boundary, as shown on Attachment 1.
- 2) Confirmed the draft outline that would be further detailed once the project is initiated.
- 3) Confirmed thresholds – All new buildings and renovations of \$10,000 or greater in exterior improvements would be subject to the Guidelines.

NOTE: Staff has had further discussion, and recommends clarifying that (1) the threshold for new buildings and renovations applies to only exterior façade improvements and (2) increasing the threshold amount to \$50,000 to avoid unintended consequences of owners not conducting repairs or general maintenance, such as painting, to avoid the guidelines.

- 4) Incentives – Committee recommended looking at fee waivers as a potential method to provide incentives which will be further studied during the project.
- 5) Process – Staff will initiate preparation of the design guidelines in November with a 9-month timeline to remain on a parallel path for coordination purposes with the Corridors Project,

which is studying and preparing streetscape designs and design guidelines for Oak Street, Grant Street and Salvio Street.

Discussion

The purpose of the Todos Santos Design Guidelines would be to create guidelines that support authenticity and flexibility and retain Concord's historical context. Staff clarified that parcels outside of the inner or outer core would still be subject to the design guidelines adopted within the Downtown Specific Plan in June 2015, which are less prescriptive but provide general design guidance on massing, urban form, character, ground floor treatment, relationship of facades to the public realm, vehicular access and building design, including parking, servicing and private open space.

Boundary Designations for the Todos Santos Design Guidelines

Attachment 1 represents the "inner core" in red, based on the Committee's comments at the last meeting. One alternative to Attachment 1 could simply be to extend the southern boundary to only include Grant Street, to recognize improvements associated with the Corridors Streetscape project, and reduce the chance to have two very different styles of architecture along the two block street segment (Attachment 2).

On November 2, 2015, the City's Ad-Hoc Committee met to hear progress to date on the Corridors Project and to view some early concepts in terms of public street furniture and related facilities. In addition, a public meeting was held on the project that evening. Staff believes it is important that the Corridors Project be closely coordinated with the Todos Santos Design Guidelines in developing conceptual designs for streetscape and intersection along the three corridors. Design guidelines for lighting and street furniture, storm water facilities, provisions for pop-up/temporary commercial uses and accessibility will also be prepared.

Next Steps

Staff is looking for input and guidance from the Committee as to their preference on the "inner" boundary for incorporation into the Design Guidelines. Staff would then initiate the preparation of the Todos Santos Design Guidelines and return to Council at an appropriate milestone, approximately 25% through the project, for a status update and further input by the Council.

Public Contact

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

Staff Recommendation

Staff recommends the boundary delineated in Attachment 2. The boundary would recognize the current work and planned improvements associated with the Corridors Streetscape project, and reduce the chance to have two different styles of architecture along the two block street segment. In addition, staff recommends clarifying that (1) the threshold for new buildings and renovations applies to exterior façade improvements and (2) increasing the threshold amount to \$50,000.

DISCUSSION OF TODOS SANTOS DESIGN GUIDELINES FOR THE DOWNTOWN

November 16, 2015

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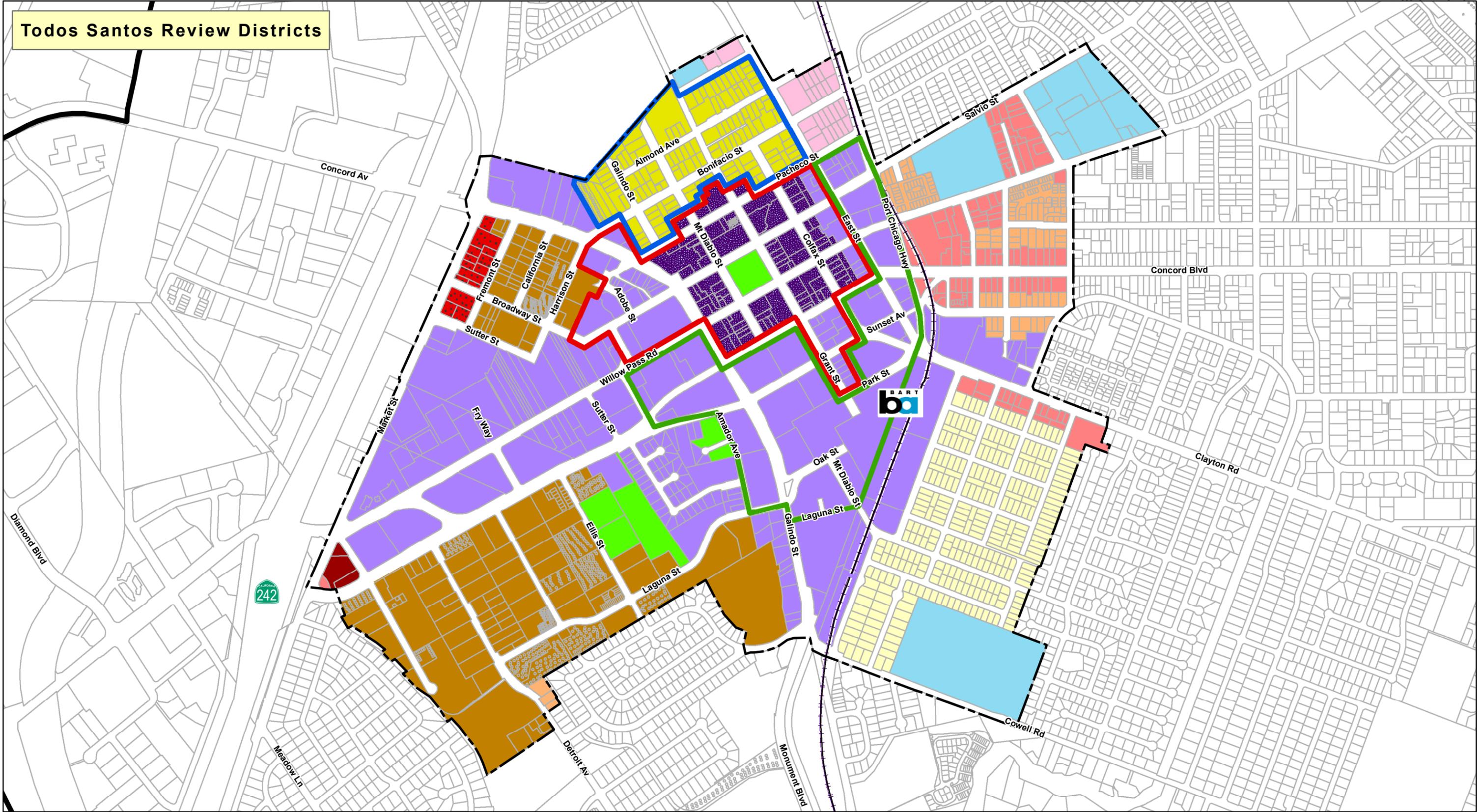
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- Attachment 1 – Boundary designation map for Todos Santo Design Guidelines (Alternative 1)
Attachment 2 – Alternative 2 for Inner Core

Todos Santos Review Districts



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Legend

- Priority Development Area
- City Limit
- BART Station

Todos Santos Review Districts

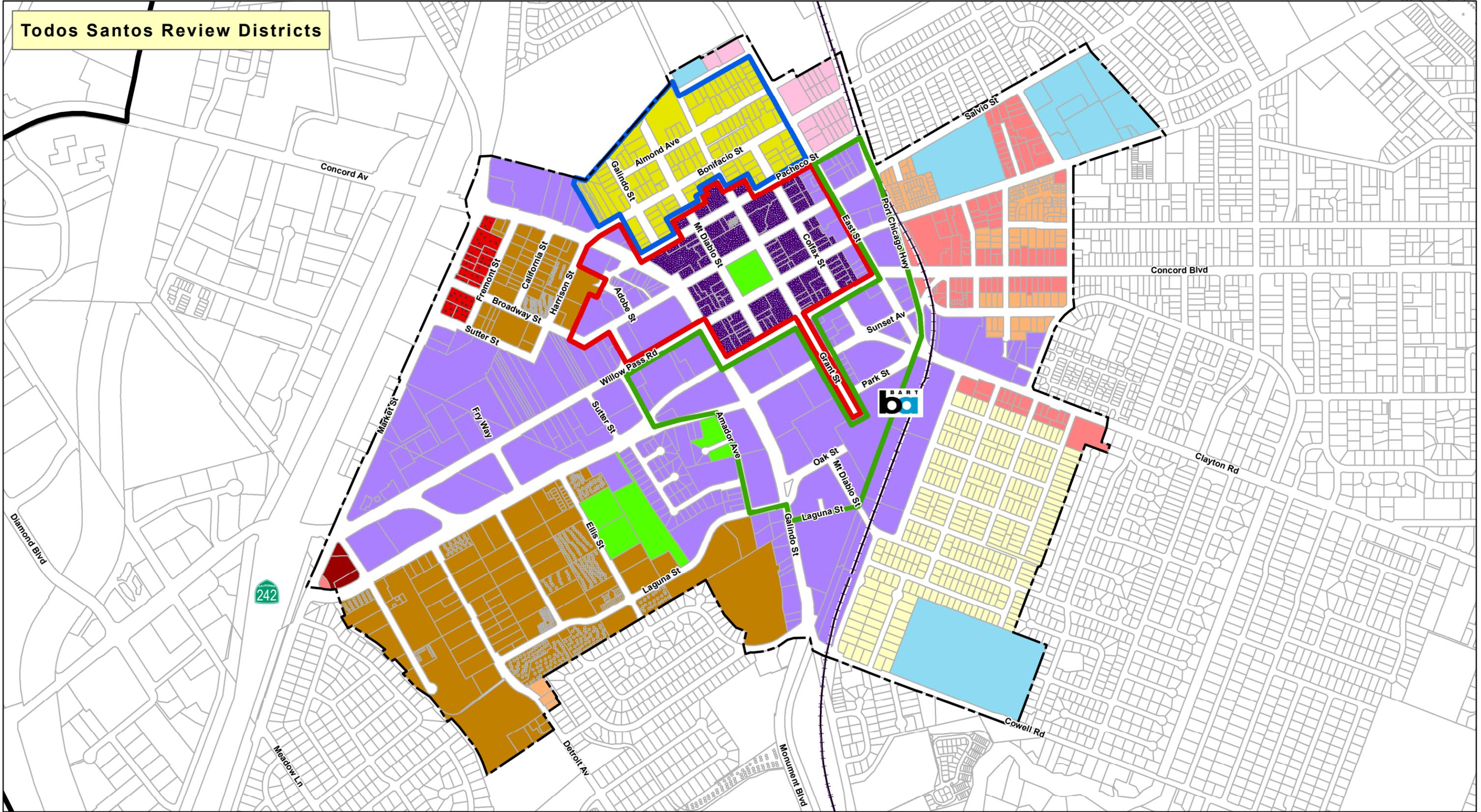
- Inner Core
- Outer Core
- North Todos Santos

General Plan 2030 Land Use

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- North Todos Santos (NTS)
- Community Office (CO)
- Commercial Mixed Use (CMU)
- Regional Commerical (RC)
- Service Commerical (SC)
- Downtown Pedestrian (DTPD)
- Downtown Mixed Use (DTMU)
- Public/Quasi-Public (PQP)
- Parks and Recreation (P)



Todos Santos Review Districts



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