

ANNOTATED AGENDA

DESIGN REVIEW BOARD
Ross Wells, Chair
Kirk Shelby, Vice Chair
Jack Moore
Suzanne Alaksa
Jason Laub

Civic Center
Permit Center Conference Room
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Regular Meeting of the City of Concord Design Review Board

Thursday,
September 23, 2021

5:30 p.m.

1. ROLL CALL

Board Members: R. Wells, K. Shelby, S. Alaksa, J. Laub, J. Moore
Staff Present: R. Lenhardt, M. Hart, J. Hittleman, J. Ryan
Virtual Audience Attendance: 16

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR

A. 9/9/21 Meeting Minutes

ACTION: *Approved 4-1. (Shelby motioned, Moore seconded, Laub abstained)*

4. STAFF REPORTS: *None*

5. PUBLIC HEARINGS

A. Future Chrysler Dodge Jeep Ram of Concord (PL21023 – DR) – Final Design and Site Review for façade improvements to an existing 38,792 square foot commercial building for a new auto dealership at 2121 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN: 126-325-004.

Project Planner: Jerry Hittleman @ (805) 644-4455 or jhittleman@rinconconsultants.com

ACTION: Recommended for approval 5-0 (Shelby motioned, Alaksa seconded) with the following conditions: 1) All trash enclosures shall meet the City's design standards and be shown on the plans; 2) all shrubs shall be minimum five gallons except the Red Carpet Rose (Rosa Flower Carpet Red) and Society Garlic (Tulbagha Volacea); 3) the stucco siding on the south elevation for the main building shall use a color that contrasts with the dark gray ACM panels; 4) landscaping for the customer parking lot area shall incorporate one 24" box shade tree for every five parking spaces; 5) extend the ACM panels onto the west elevation of the main building to match the ACM panels and overall design of the south, east, and north elevations; 6) raise the service area porte cochere ACM panels on all elevations to the height of the existing gable roof so that it is not visible from the public right-of-way; and 7) add a new post or other architectural element to the north elevation of the main building in order to obscure the existing gable roof.

- B. Clayton Way Subdivision (PL21036 – DR) – Final Design and Site Review for a six-lot subdivision at 1836 Clayton Way. The General Plan designation is Low Density Residential; Zoning classification is RS-10 (Residential Single-Family, 10,000 sq. ft. minimum lot size); APN: 114-220-019. Project Planner: Michael Hart @ (925) 603-5821 or michael.hart@cityofconcord.org**

ACTION: The Board recommended continuing the project to a date uncertain with the following comments: 1) Provide additional side setback for Lot 4 to allow for more usable yard area; 2) rotate Lot 3 counterclockwise to allow for additional privacy and additional yard area; and 3) change the roof form of Lot 4 to differentiate more from Lot 1.

- C. Villas at Walters Place Major Subdivision (PL21143 – DR) – Conceptual Design and Site Review for 17-single-family, attached town houses at 1200 Detroit Avenue. The General Plan designation is Medium Density Residential; Zoning classification is RM (Medium Density Residential); APN: 126-210-048. Project Planner: Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org**

***ACTION:** The Board provided the following comments: 1) Provide additional architectural enhancements to the side and rear (garage side) elevations; 2) provide hardscape paving materials for enhancements to the driveways (entry/exit) and the pedestrian connector across Street A leading to common area and along pedestrian walkways in courtyards between unit entries; and 3) provide a preliminary landscape plan that complies with the City's checklist.*

6. CORRESPONDENCE: *None*

7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: *Vice Chair Shelby asked if Don's Market Façade Enhancements was supposed to be on tonight's agenda and noted he may not be at the October 14, 2021 meeting.*

8. STAFF ANNOUNCEMENTS *Staff announced there will be a meeting on October 14, 2021 and Ryan Lenhardt will be presenting ADU Pre-Approved Plans and The Grant Mixed-Use Development Public Art Feature and Frank Abejo will be presenting Don's Market façade enhancements and Berrywood Subdivision Lot 2.*

9. ADJOURNMENT: *8:55 p.m.*