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

**Thursday, January 31, 2019 – 5:30 p.m.  
Permit Center Conference Room  
1950 Parkside Drive**

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**Board Members Present:** J. Moore, R. Wells, J. Laub, K. Shelby  
**Board Members Absent:** D. Litty  
**Staff Present:** R. Lenhardt, L. Villa  
**Audience Attendance:** 5

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD:** *None*

**ADDITIONS/CONTINUANCES/WITHDRAWALS:** *None*

**CONSENT CALENDAR**

**A. 1/10/19 Meeting Minutes**

**ACTION:** *Approved, 3-0-1-1. (Wells motioned, Shelby seconded, Laub abstained, Litty absent)*

**STAFF REPORTS:** *None*

**HEARINGS**

- 1. SAGE Veterinary Hospital (PL18297 – DR) – Design Review for Sage Veterinary Hospital on a 2.3-acre site located at 2055 Meridian Park Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-003. Project Planner: Lorna Villa @ (925) 671-3176**

**ACTION:** *Recommended for approval 4-0-0-1 with the following conditions (Wells motioned, Shelby seconded, Litty absent): 1) The design of the art sculpture to be located northeast of the building's entrance shall return as a staff report item for review and approval prior to installation; and 2) the final landscape plan shall identify the tree species in the landscape islands.*

**STUDY SESSION**

- 1. Avesta Assisted Living (PRE18002)** – Study Session for the construction of an approximately 114,000 square foot assisted living facility totaling 94 units, including 38 memory care units, on a 1.09-acre site located at 1335-1385 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APNs 126-133-009, -013, and 126-164-052. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

***ACTION:** The Board provided staff with the following comments: 1) Like the contemporary building design, the setbacks and relief, use of terraces, and the materials and colors; 2) incorporate fenestration on the rear (west) elevation by incorporating windows in the stairwells and bay windows in the bedrooms; 3) clarify the use of materials at the pedestrian entrance under the “pedestrian bridge”; 4) define the pedestrian versus the vehicle areas with materials, striping, and signage; 5) expand the use of decorative paving at the project entrance; 6) provide a section through the property line that shows the relationship of the masonry wall, bio-swale, and parking lot; 7) create a path of travel from the rear parking lot to the building entrance; 8) study the color palette and provide greater differentiation between the white and ivory body colors; 9) reconsider the use of 36”-box trees and upsize the 15-gallon trees to 24”-box trees; 10) add vines on the masonry wall on the north patio; 11) incorporate 2” – 3” reveals in the walls for emphasis and to break-up the massing; 12) study the louver details beneath the windows; 13) return the cornices around the corners of the building; and 14) screen the rooftop equipment.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS:** *Board member Shelby had questions regarding how the development code addresses attached versus detached garages. Chair Moore commented he likes the Dunkin’ Donuts project.*

**STAFF ANNOUNCEMENTS:** *Staff reminded the Board of the joint CC/PC/DRB meeting on February 5, 2019 to discuss the Todos Santos Design Guidelines.*

**ADJOURNMENT:** *7:22 p.m. (4-0-0-1, Shelby motioned, Wells seconded, Litty absent).*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

February 14, 2019

February 28, 2019

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