



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

**Thursday, October 12, 2017 – 5:30 p.m.
Garden Conference Room
1950 Parkside Drive**

****PLEASE NOTE DIFFERENT ROOM LOCATION****

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

David Litty

Ross Wells

Jason Laub – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. [9/28/17 Meeting Minutes](#)

STAFF REPORTS

HEARINGS – None

STUDY SESSION

- 1. [Shops at Todos Santos \(PL17275 – DR\)](#) – Study session for Design and Site review for façade improvements to an existing one-story building at 2002-2028 Salvio Street & 1980 Galindo Street. The General Plan land use designation is Downtown Pedestrian; Zoning classification is DP (Downtown Pedestrian); APN's 126-370-001, -002. **Project Planner: Lorna Villa @ (925) 671-3176****

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

October 26, 2017
November 9, 2017



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

**Thursday, September 28, 2017 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, D. Litty, R. Wells
Board Members Absent: None
Staff Present: R. Lenhardt, F. Abejo
Audience Attendance: 20

DRAFT SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 9/14/17 Meeting Minutes

ACTION: *Approved, 4-0-1. (Shelby motioned, Wells seconded, Litty abstained)*

STAFF REPORTS: *None*

HEARINGS

- 1. Dunkin' Donuts (PL17407 – DR) – Final Design Review for façade changes and re-tenanting of an existing 6,550 sq. ft. commercial building located at 4383 Clayton Road. The General Plan Designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 115-242-039. Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: *The Board provided staff with the following comments: 1) Extend the trellis and columns at Bay #1, tie the trellis to the façade at Bay #2, and omit a trellis at Bay #3; 2) install groundcover in place of the shrubs along the east building elevation and maintain the existing trees; 3) consider placing bike racks near Bay #3; 4) use the “muted” color palette presented to the Board at the 9/28/17 meeting; 5) consider extending the cantilevered roof over the pick-up window toward the rear of the building; 6) provide a section drawing that shows the furred wall at the rear of the building; and 7) include trees in the parking lot.*

2. **Walnut Grove Subdivision (TR 9434) (PL7231 – DR)** – Final Design Review to subdivide an approximately two-acre site at 985 Mohr Lane into eight lots (including a remainder parcel) for single-family homes. The General Plan Designation is Low Density Residential; Zoning classification is RS-7 (Single-family residential; minimum 7,000 square foot lots); APN 147-251-009. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: *Recommended for approval 5-0 with the following conditions (Shelby motioned, Wells seconded): 1) Any changes to the plans relevant to this evening's discussion shall return as a staff report item such as but not limited to: siting of the homes, the roof forms on Lot 2, trellises on the garages, the location of the fence and landscape plan for Lot 2, diameter of the patio columns, and use of light fixtures.*

STUDY SESSION

1. **Golden Corral** – Study session for façade changes to an existing building located at 2050 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-002. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board provided staff with the following comments: 1) Consider ways to incorporate the clerestory element into the modern architectural vernacular; 2) exclude the use of stone on the clerestory element; 3) present two different clerestory designs with the formal application; and 4) use the color palette dated 9/8/17 and presented to the Board at the 9/28/17 meeting.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Vice Chair Shelby noted the tree removal at B of A at Galindo Street and Concord Boulevard and the difficulty he had reaching staff to report the incident. He suggested a “hotline” to report these issues.*

STAFF ANNOUNCEMENTS: *Staff mentioned that dates for a fall tour of projects will be discussed at the October 12, 2017 meeting. Mr. Abejo provided the Board with an update regarding the installation of the Bahá'í Center roof screen.*

ADJOURNMENT: *8:10 p.m. (5-0, Shelby motioned, Litty seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

October 12, 2017

October 26, 2017

MEMORANDUM

October 12, 2017

TO: Design Review Board

FROM: Lorna Villa, Associate Planner

SUBJECT: Study Session Item No. 1 – Shops at Todos Santos

Background

On August 24, 2017, the Board reviewed a Preliminary Design Review application for façade modifications at the Shops at Todos Santos located on the southeast corner of Salvio and Galindo Streets. The Board identified several items they would like to see addressed pertaining to architecture, landscaping, outdoor seating, and lighting.

The applicant has requested a focused review of the proposed, revised architecture by the Board. The site design, landscaping, outdoor seating, and lighting will be presented to the Board at a future meeting.

Discussion

On August 24, 2017, the DRB indicated the corner tower was incompatible with the Early California architectural style. It was also noted the Galindo Street elevation deserves special attention given its visibility at the intersection and the proposed color palette should be updated.

The plans were revised to address these items and reflect the following:

- The tower has been eliminated and the corner façade was modified.
- Handcrafted decorative tile frames were added around each of the storefront windows at the corner tenant space.
- The number of storefront windows was increased.
- Some of the canvas awnings were replaced with wood shutters.
- The middle storefront along Galindo Street was recessed.
- The building colors were revised.

Staff is in support of the above listed changes and recommends additional architectural emphasis on the southwest corner building. Increasing the building height of the corner tenant and adding an architectural element such as decorative molding along the top of the façade would contribute towards establishing visual prominence.

Recommendation

Staff has informed SZFM of the City's expectation for a high quality, unique, and creative design for this location. SZFM requested a study session to receive the Board's feedback on the proposed architectural revisions and direction on preferred design approaches.

Exhibit:

A - Revised Colored Elevations date stamp received September 25, 2017



EXISTING NORTH ELEVATION



PREVIOUSLY PROPOSED (DRB 8/24/17) NORTH ELEVATION



PROPOSED NORTH ELEVATION



Exterior Elevations - SALVIO STREET

SHOPS AT TODOS SANTOS SALVIO GALINDO - CONCORD

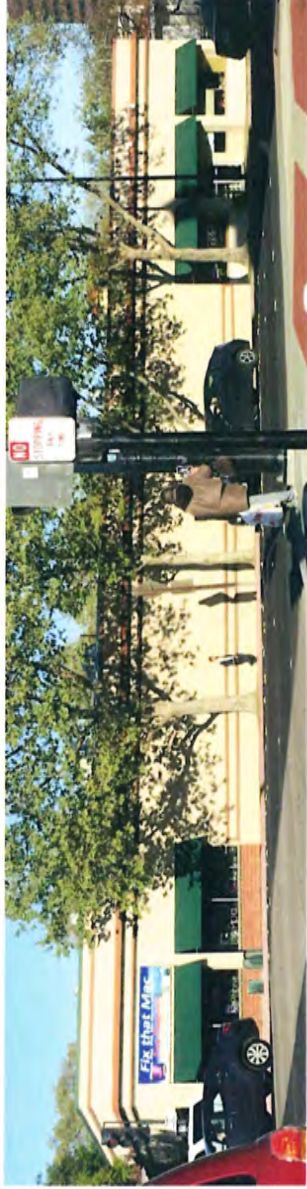
RECEIVED

SEP 25 2017

PLANNING

9/25/17

0 16'



EXISTING WEST ELEVATION



PREVIOUSLY PROPOSED (DRB 8/24/17) WEST ELEVATION



PROPOSED WEST ELEVATION



Exterior Elevations - GALINDO STREET

SHOPS AT TODOS SANTOS SALVIO GALINDO - CONCORD

9/25/17

RECEIVED
SEP 25 2017

0 16'

PLANNING