1. ROLL CALL

Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby
Board Members Absent: None
Staff Present: R. Lenhardt, J. Ryan
Virtual Audience Attendance: 22

2. PUBLIC COMMENT PERIOD: None

3. CONSENT CALENDAR

A. 7/23/20 Meeting Minutes

ACTION: Approved 5-0. (Shelby motioned, Wells seconded)

4. STAFF REPORTS

A. Dialysis Center at 1225 Willow Pass Road (PL19072 – DR) – Project Planner: Ryan Lenhardt @ (925) 671-3162 or ryan.lenhardt@cityofconcord.org

ACTION: The Board confirmed the applicant addressed their request for construction details.
5. PUBLIC HEARINGS

A. **Hidden Corners Minor Subdivision (PL20105 – DR) – Final Design Review** for a four-lot residential subdivision on a 0.63-acre site located at 2724 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS-6 (Single-Family Residential 6,000 square foot minimum lot size); APN 126-182-051. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or ryan.lenhardt@cityofconcord.org**

*ACTION*: Recommended for approval 5-0 (Wells motioned, Alaksa seconded) with the following conditions: 1) Include language in the CC&R’s that prohibits construction under the canopy of the protected oak tree at Lot A including laws, paving, structures, etc.; 2) staff shall involve the City’s arborist to monitor construction during grading, foundation, and vertical construction to ensure the recommendations in the arborist’s report are satisfied; and 3) consider treating Elevation A and B the same by using two bold color options.

B. **Pape Material Handling (PL20104 – DR) – Preliminary Design Review** for a 35,000 square foot sales, rental, parts, and service dealership on a 4.7-acre parcel located on Arnold Industrial Way adjacent to the north of the Concord Industrial Center. The General Plan designation is Business Park; Zoning classification is IBP (Industrial Business Park); APN: 159-090-048. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or ryan.lenhardt@cityofconcord.org**

*ACTION*: The Board provided staff with the following comments: The building design blends with Concord Industrial Center; 1) articulate the blank wall above the storefront (e.g., could be something other than glass); 2) explore options for the two roll-up doors on the south elevation that makes them visually interesting; 3) wrap the materials and colors around all sides of the wall panels that project above the roofline; 4) provide elevations of the trash enclosure to match the proposed building; 5) provide an exhibit that illustrates whether rooftop equipment will be visible; 6) consider reducing the height of the CMU wall and amending the tree species adjacent to the wall (e.g., Pin Oak versus Valley Oak) to allow for canopy growth; 7) articulate the CMU wall with additional details such as pilasters at regular intervals; 8) consider planting a vine along the CMU wall to soften its appearance; 9) consider installing a landscaped “pocket” at the
northeast corner of the outdoor yard; 10) consider up-lighting the building for a dramatic appearance at night and ground-mounted lights to accent the landscaping; 11) show all building-mounted light fixtures on the building elevations and provide manufacturer’s cut sheets of all the light fixtures; 12) provide Memory Gardens with the proposed plans, solicit their input, and report your findings to the Board; and 13) consider ways to mitigate the potential impact(s) of the outdoor yard on Memory Gardens.

C. 1335 Galindo Street Multi-Family Housing (PL20081 – PA) – Conceptual Design Review for a 74-unit multi-family housing project at 1325 and 1335 Galindo Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use) and TS (Transit Overlay); APN’s: 126-164-047, -050. Project Planner: Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org

ACTION: The Board provided staff with the following comments: 1) provide details in terms of fence height on north and west property lines; 2) provide contextual plan showing locations of approved adjacent buildings; 3) consider a thin brick material with more durability at the base of the building with a focus on where it can be seen; 4) re-examine stairways and where they are exiting to; 5) like the idea of a mural or mosaic but ensure it will be seen based on proximity of other buildings; 6) consider more differentiation in building colors on the front face of the building; 7) consider adding a trellis or pergola feature at the northern edge of the parking area; 8) provide additional trees at rear parking area within a “landscaped triangle;” 9) consider way to make small 430 sq. ft. room sizes more livable and comfortable; 10) study the dimensions between the bedroom and bathroom, perhaps adding second pocket door in bathroom; 11) examine outer core chapter of Todos Santos Design Guidelines (Downtown Concord Design Guidelines) and other ways to achieve its intent (does not mean adding arches to building); and 12) study ways to improve floor plan that focuses on interior comfort for residents.

6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: None

7. STAFF ANNOUNCEMENTS: Staff announced there will be a meeting on August 27, 2020.

8. ADJOURNMENT: 9:09 p.m.

Next Meeting: Regular Meeting
Date: 8/27/2020