



---

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

**Thursday, February 14, 2019 – 5:30 p.m.  
Permit Center Conference Room  
1950 Parkside Drive**

---

<b>Board Members Present:</b>	<b>J. Moore, R. Wells, J. Laub, K Shelby</b>
<b>Board Members Absent:</b>	<b>D. Litty</b>
<b>Staff Present:</b>	<b>L. Villa, C. Frick. B. Kain</b>
<b>Audience Attendance:</b>	<b>12</b>

---

**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD:** *None*

**ADDITIONS/CONTINUANCES/WITHDRAWALS**

**CONSENT CALENDAR**

**A. 1/31/19 Meeting Minutes**

*Action: Approved, 4-0-0-1 (Shelby motioned, Wells seconded, Litty absent)*

**STAFF REPORTS:** None

**HEARINGS**

- 1. Clayton Road Townhomes (PL18406 - PA) –** Conceptual Design Review for 70 townhomes on a 3.86-acre site at 3512 Clayton Road and 105 Roslyn Drive. The General Plan designations are Medium Density Residential and Commercial Mixed Use; Zoning classifications are RM (Residential, Medium Density) and CMX (Commercial Mixed Use); APN’s 105-092-008, -020. **Project Planner: Lorna Villa @ (925) 671-3176**

***ACTION:** The Board provided staff with the following comments: 1) Concern with the setback of 3-story homes next to single family homes along east property line; 2) enhance elevations along Clayton Road; 3) provide a sample of the smooth stucco finish; 4) introduce additional classic craftsman details; 4) consider providing more articulation on “Left Elevation” as viewed by neighbors; 5) consider incorporating a paved entry along Clayton Road; 6) consider providing a green screen along the northwest property line; 7) provide additional details on the landscape plan and include tree placement; 8) provide retaining wall and fence details; 9) consider a metal fence along Pancho Via Way; 10) provide details regarding access to elementary school from the community park; 11) identify location and screening for utility boxes and A/C units; 12) provide street lighting details; 13) consider having a second location for mail boxes; 14) consider incorporating address wayfinding signs.*

2. **Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19010 – PA)** – Conceptual Design Review for 62 apartments on a 0.53-acre site at 1313 and 1321 Galindo Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-164-051, -054. **Project Planner: Coleman Frick @ (925) 671-3281**

***ACTION: The Board provided staff with the following comments: 1) Include different types of CMU on the front elevation, such as split face CMU, and fluted CMU at caps, rather than solely smooth CMU, to create more visual interest and break of the mass of the ground level; 2) consider use of corten or patina to enhance the front of the building and link the design of the upper story pop-out areas to the street level; 3) enhance the front entry through use of landscape pots, interlocking pavers, and other enhancement; 4) incorporate the use of upper story notches on the southwest portion of the building for consistency with the other corners of the building; 5) provide the location and details of exterior light fixtures; the Board recommends decorative lighting on the front elevation; 6) include additional landscaping detail such as massing and height of plant material and three-dimensional perspective of landscape areas; 7) enhance proposed landscaping through integration of landscape accents, raised planters, and tree grates; 8) recommend altering the astro-turf design of the 2<sup>nd</sup> story common open space area to include rubberized surfaces where shaded, and other surfaces where exposed to direct sun-light; 9) show the location of mechanical equipment on the roof plan, and other details that could impact the exterior building design related to HVAC equipment, exhaust, and drainage; 10) all roof mounted features should be fully screened; 11) provide the location and details of exterior light fixtures; 12) recommend decorative lighting on the front elevation; 13) supportive of the use of Juliet balconies as long as it is ensured they cannot be used for storage; and 14) the applicant shall study the potential security/safety issues at the project alcoves.***

**BOARD CONSIDERATIONS/ANNOUNCEMENTS:** *None*

**STAFF ANNOUNCEMENTS:** *None*

**ADJOURNMENT:** *8:14 p.m.*

---

**NEXT DESIGN REVIEW BOARD MEETINGS:**

February 28, 2019

March 14, 2019

---