

# ANNOTATED AGENDA

DESIGN REVIEW BOARD  
Jack Moore, Chair  
Ross Wells, Vice Chair  
Suzanne Alaksa  
Kirk Shelby  
Ray Barbour

Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
[www.cityofconcord.org](http://www.cityofconcord.org)



## Regular Meeting of the City of Concord Design Review Board

Thursday,  
March 25, 2021

5:30 p.m.

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### 1. ROLL CALL

*Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby*

*Staff Present: R. Lenhardt, A. Sage*

*Virtual Audience Attendance: 19*

### 2. PUBLIC COMMENT PERIOD: *None*

### 3. CONSENT CALENDAR

#### A. 3/11/21 Meeting Minutes

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

### 4. STAFF REPORTS: *None*

**\*Board member Shelby recused himself.**

### 5. PUBLIC HEARINGS

**A. 1985 North Third Street Multifamily (PL19218 – DR) – Final Design and Site Review to construct two three-story duplexes on a vacant 7,600 square foot parcel at 1985 North Third Street. The General Plan designation**

is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 111-230-021. **Project Planner: Joan Ryan @ (925) 671-3370 or [joan.ryan@cityofconcord.org](mailto:joan.ryan@cityofconcord.org)**

***ACTION: Recommended for approval 4-0-0-1 (Wells motioned, Alaksa seconded, Shelby abstained) with the following condition: 1) Use a warm grain faux wood finish for the garage doors.***

**\*Board member Shelby rejoined the meeting.**

**B. Heckmann Subdivision (PL20252 – DR)** – Preliminary Design and Site Review to subdivide a 2.19 acre site into 15 single-family residential parcels at 1881 Whitman Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Single-family residential; minimum 7,500 square foot lots); APN's 147-180-001, -002. **Project Planner: Aaron Sage @ (925) 671-3365 or [aaron.sage@cityofconcord.org](mailto:aaron.sage@cityofconcord.org)**

***ACTION: The Board provided staff with the following comments: 1) Transition of materials from front to side elevations needs improvement, particularly on sides that are visible from Whitman Road (lots 1 and 15) and from Street B (lots 6 and 11); 2-3' return of front materials on sides is inadequate; 2) show downspouts on plans submitted for Planning Commission hearing; and 3) add play equipment for ages 2-5 and a picnic bench in the common open space area.***

**6. CORRESPONDENCE: None**

**7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: Board member Shelby expressed his frustration that SB330 limits the number of design review meetings.**

**8. STAFF ANNOUNCEMENTS: Staff announced there will be a meeting on April 8, 2021.**

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