

# ANNOTATED AGENDA

DESIGN REVIEW BOARD  
Ross Wells, Chair  
Kirk Shelby, Vice Chair  
Jack Moore  
Suzanne Alaksa  
Jason Laub

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



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

Thursday,  
August 12, 2021

5:30 p.m.

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### 1. ROLL CALL

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

*Staff Present: R. Lenhardt, M. Hart, J. Ryan*

*Virtual Audience Attendance: 17*

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

### 3. CONSENT CALENDAR

#### A. 7/22/21 Meeting Minutes

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

### 4. STAFF REPORTS

#### A. 1335 Galindo Street Multi-family Housing (PL21006 – DR) – Project Planner: Joan Ryan @ (925) 671-3370 or [joan.ryan@cityofconcord.org](mailto:joan.ryan@cityofconcord.org)

*ACTION: The Board provided the following comments: 1) The downspouts/rainwater leaders may be included as shown on the side and rear of the building, finished in bronze to match the windows.*

## 5. PUBLIC HEARINGS

- A. 3543 Wren Avenue Minor Subdivision (PL21068 – DR)** – Final Design and Site Review to subdivide an existing 0.72-acre parcel into four, single-family residential parcels at 3543 Wren Avenue. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Residential Single-Family, 7,000 sq. ft. minimum lot size); APN: 114-422-001. **Project Planner: Joan Ryan @ (925) 671-3370 or [joan.ryan@cityofconcord.org](mailto:joan.ryan@cityofconcord.org)**

*ACTION: Recommended for approval 5-0. (Shelby motioned, Alaksa seconded)*

- B. Clayton Way Subdivision (PL21036 – DR)** – Final Design and Site Review for a six-lot subdivision at 1836 Clayton Way. The General Plan designation is Low Density Residential; Zoning classification is RS-10 (Residential Single-Family, 10,000 sq. ft. minimum lot size); APN: 114-220-019. **Project Planner: Michael Hart @ (925) 603-5821 or [michael.hart@cityofconcord.org](mailto:michael.hart@cityofconcord.org)**

*ACTION: The Board provided the following comments: 1) Consider incorporating architectural changes to the roof form on Lot 4 so that it is unique from Lot 1; 2) consider planting trees along the rear property lines to screen views of the project from adjacent homes; 3) consider widening the access easement to allow for either a sidewalk or parking on both sides of the street; and 4) consider redesigning the project so variances and minor exceptions are not required.*

- C. Concord Industrial Center Master Sign Program (PL21034 – DR)** – Final Design and Site Review for a Master Sign Program for the Concord Industrial Center at 1965-1999 Arnold Industrial Way; The General Plan designation is Business Park; Zoning classifications are OBP (Office Business Park) and IBP (Industrial Business Park); APNs 159-090-051-057. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or [ryan.lenhardt@cityofconcord.org](mailto:ryan.lenhardt@cityofconcord.org)**

*ACTION: Recommended for approval 5-0. (Alaksa motioned, Moore seconded)*

## 6. CORRESPONDENCE: None

7. **BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** *Board member Moore noted the Commerce Avenue industrial building turned out nice and he hopes the building will be occupied. Mr. Moore asked for the status of the Coast Guard housing site and whether the homes were suitable for rehabilitation. Vice Chair Shelby asked how new residential subdivisions address housing needs for the homeless.*
8. **STAFF ANNOUNCEMENTS:** *Staff announced there will be a meeting on August 26, 2021 and Frank Abejo will be presenting Don's Market façade enhancements and Jerry Hittleman will be presenting Future Chrysler Dodge Jeep Ram façade enhancements.*
9. **ADJOURNMENT:** *8:07 p.m.*