

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



Regular Meeting of the City of Concord Design Review Board

Thursday,
September 9, 2021

5:30 p.m.

1. ROLL CALL

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

Board Members Absent: J. Laub

Staff Present: R. Lenhardt, J. Ryan

Virtual Audience Attendance: 6

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR

A. 8/26/21 Meeting Minutes

ACTION: *Approved 4-1. (Moore motioned, Alaksa seconded, Barbour abstained)*

4. STAFF REPORTS: *None*

5. PUBLIC HEARINGS

A. **Concord Senior Housing (PL21137 – DR)** – Conceptual Design and Site Review of a 56,325 square foot senior, multifamily housing development on a 0.49-acre site at 1465 Civic Court. The General Plan designation is

Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-300-047. **Project Planner: Joan Ryan @ joan.ryan@cityofconcord.org or (925) 671-3370**

***ACTION:** The Board provided the following comments: 1) The building is attractive and the Board looks forward to seeing the design evolve; 2) explore ways to shorten/simplify the pathway to the adjacent PACE Center; 3) identify a loading/unloading area for deliveries; 4) provide a C.3 plan that addresses stormwater treatment through raised bio planters, unground tank, etc.; 5) explore a green roof/garden community space on a portion of the roof area; 6) Board indicated preference for the western courtyard option but only with incorporation of shade or arbor structures to reduce heat on patio; 7) add other canopies/awnings over the windows on south, west, and a portion of the east facade; 8) clarify and provide specification for wood material (Nichiha) and base material (brick); 9) provide more detail for ground level parking area, ADA and guest parking, and access to lobby; and 10) provide window specifications.*

- 6. CORRESPONDENCE:** *None*
- 7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** *Board member Moore asked about the status of the Market Street Carwash and the Board's previous request for information regarding the status of the Coast Guard housing site and the Housing and Economic Development Committee's discussion about unsheltered residents in Concord. Planning Commission Liaison Barbour noted there was a press release announcing Clayton Road Townhomes is moving forward.*
- 8. STAFF ANNOUNCEMENTS:** *Staff announced there will be a meeting on September 23, 2021 and the agenda will include Clayton Way Subdivision, Don's Market, Future Chrysler Dodge Jeep Ram of Concord, and Villas at Walters Place.*
- 9. ADJOURNMENT:** *7:10 p.m.*