

ANNOTATED AGENDA

DESIGN REVIEW BOARD

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

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Regular Meeting of the City of Concord Design Review Board

Thursday,
January 23, 2020

5:30 p.m.

Permit Center Conference Room
1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS – The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Staff Present: R. Lenhardt, J. Ryan, L. Villa
Audience Attendance: 14

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR: *None*

4. STAFF REPORTS

1. **Myrtle Creek Estates Subdivision (PL17482 – DR) – Project Planner: Lorna Villa @ (925) 671-3176**

***ACTION:** The Board provided staff with the following comments:
1) The applicant has addressed the Board's comments regarding landscaping and fencing.*

5. PUBLIC HEARINGS

- 1. Tabernacle Preschool (PL19241 – DR) –** Final Design Review to construct a 7,226 square foot preschool and repurpose an existing 1,830 square foot residence into an office on a 1.17-acre site at 1811 and 1819 Denkinger Road. The General Plan Designation is Low Density Residential; Zoning classification is RS-8 (Residential Single-Family, 8,000 square foot minimum lot size); APN 115-120-017, -018. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

***ACTION:** Recommended for approval 5-0 with the following conditions (Alaksa motioned, Barbour seconded): 1) Use the same street trees along the Concord Boulevard frontage that occur to the east and west of the project; 2) reconcile the conflicts between the roof plan and the primary building entrance; 3) replace the Strawberry Madrone tree with a Crape Myrtle; 4) install a 36" tubular steel fence without footholds at the front of the walkway adjacent to the south side of the preschool building; 5) reduce the dormer overhangs by a foot and clip the eaves at 90 degrees and add a corbel relative to the scale of the dormer; and 6) specify the use of "cool turf" in the playground area.*

- 2. Park N Shop Remodel (PL19261 – DR) –** Preliminary Design Review for façade improvements, parking modifications, and landscaping upgrades at 1679-1691 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-011. **Project Planner: Joan Ryan @ (925) 671-3370**

***ACTION:** The Board provided staff with the following comments:
1) Relocate bike rack closer to landscape areas if possible; 2) examine whether adjacent owner approvals are necessary for parking modifications due to easements, etc.; 3) elevations are acceptable as shown without additional wood accents or tower elements; 4) entrances (flat) as opposed to earlier inset are acceptable; 5) add Sweetgum tree to planter adjacent to the south side of the building; 6) consider relocating the grease interceptor to landscaped area on north side of building; 7) delineate potential sidewalk café/outdoor areas, subject to tenant mix (may require shift of landscape pockets); 8) vine pockets to be added to east*

elevation; 9) lighting solutions to be determined and shown on plans that return for final approval; 10) under canopy lighting to be provided with specification sheets; 11) details requested for canopy, cornice and pilaster elements and any additional details architect believes Board will be interested in based on Board comments; 12) provide any additional information on door and signage placement based on signed tenants to date; 13) provide color board with actual chip samples; 14) provide sign plan with various sign types, locations, style, etc.; 15) renovation of canopy is acceptable; provide details/photos of similar canopy left of Joann Fabric; and 16) consider adding columns/pilasters at the outside corners of the building where colors transition.

- 6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: *None***
- 7. STAFF ANNOUNCEMENTS: *Staff indicated the annual Boards and Commissions dinner is January 30, 2020 at the Senior Center.***
- 8. ADJOURNMENT: *7:47 p.m. (5-0, Shelby motioned, Wells seconded)***

Next Meeting: Regular Meeting
Date: 2/13/2020