



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

**Thursday, February 27, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby
Staff Present: F. Abejo, R. Lenhardt
Audience Attendance 10 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

REORGANIZATION OF DESIGN REVIEW BOARD (*Continued from 2/13/14 meeting.*)

1. Election of Chairperson of the Design Review Board for 2014-2015.

ACTION: Jack Moore elected Chairperson, 4-0. (Wells motioned, Shelby seconded, Moore abstained.)

2. Election of Vice Chairperson of the Design Review Board for 2014-2015.

ACTION: Ross Wells elected Vice Chairperson, 4-0. (Shelby motioned, Harmon seconded, Wells abstained.)

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

- A. 2/13/14 Meeting Minutes

ACTION: Approved, 3-0. (Wells motioned, Shelby seconded. Avila and Harmon abstained.)

STAFF REPORTS – *None.*

HEARINGS

(Hearing items were switched due to DRB Member Wells having a conflict of interest on the McDonald's project.)

PRELIMINARY REVIEW

2. **Commercial Development @ 1100 Concord Avenue (PL140047 – DR)** – Preliminary Design Review to demolish an existing 9,500 sq. ft. vacant building and construct two new pad buildings measuring approximately 8,000 sq. ft. and 7,000 sq. ft. fronting on Meridian Park Boulevard and Concord Avenue respectively and associated improvements including parking, landscaping, and lighting on a 1.48-acre site at 1100 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-010-054. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

***ACTION:** Project to return as a study session item. The Board commented the buildings should relate architecturally to the Heritage Square shopping center and reference the colonnade and roof forms. It is appropriate to use sophisticated architecture at this site. Consider an attractive false façade at the “back of house” and consider ways to introduce different materials as massing elements. Study ways to break up the loading dock wall with a green screen or other architectural elements. The corner warrants upscale design given its visibility; consider a ¼ circle trellis that connects the two buildings at the corner. Create a low wall around the outdoor seating area to create a protected space and look at ways to incorporate signage on this element. Make the plaza its own focal point with lighting at the corner.*

PUBLIC COMMENT - Charles Lindquist commented on the different design review process for auto dealers versus commercial developments.

FINAL REVIEW

Member Wells recused himself from this item.

1. **McDonald’s (PL131344 – DR)** – Final Design Review for a 5,008 sq. ft. McDonald’s restaurant with drive-thru in place of an existing McDonald’s restaurant on a 1.07-acre site at 1691 Monument Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 128-290-068. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

ACTION: *Approved, 4-0. (Shelby motioned, Harmon seconded.)*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *None.*

STAFF ANNOUNCEMENTS – *None.*

ADJOURNMENT – *7:08 p.m. (4-0. Harmon motioned, Avila seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

March 13, 2014

March 27, 2014
