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

**Thursday, February 25, 2016  
5:30 p.m., Regular Meeting  
PERMIT CENTER CONFERENCE ROOM  
1950 Parkside Drive, Bldg. D**

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**Board Members Present:** J. Moore, K. Shelby, E. Avila, P. Harmon, R. Wells  
**Staff Present:** R. Lenhardt, A. Hamid, J. Ryan  
**Audience Attendance:** 9 people

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD – *None.***

**ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.***

**CONSENT CALENDAR – *None.***

**STAFF REPORTS – *None.***

**HEARINGS**

- 1. Jo-Ann Fabrics & Burlington Coat Factory Façade Improvements (PL15369 – DR) –** Design Review for exterior modifications to Jo-Ann Fabrics and Burlington Coat Factory at Park N Shop at 1675 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-009. **Project Planner: Afshan Hamid @ (925) 671-3281**

**ACTION:** The Board evaluated the revised submittal. The Board noted that previous suggestions, such as, Whole Foods, were to provide the architect with examples of articulation, relief and use of building materials. The Board noted other JoAnn Fabrics and Burlington Coat Factory projects through-out the country with recent façade improvements had a level of detail, superior design, and creative expression that was not being translated in the revised design. The Board noted that several meetings were held and suggestions were provided at each meeting. The Board noted that comments from the November 19, 2015 DRB were not addressed in the revision set.

*The Board denied the project (5-0, Moore motioned, Harmon seconded).*

**Board member Avila left the meeting at 6:07 p.m.**

2. **Costa Hillside Residence (PL16031 – PA)** – Design Review for construction of a new single family residence of 3,189 sq. ft. on a 1.0-acre hillside site at Holly Drive. The General Plan designation is Rural Residential; Zoning classification is RR-40 (Single Family Residential, 40,000 sq. ft. minimum lot size); APN: 117-060-035. **Project Planner: Joan Ryan @ (925) 671-3370**

**ACTION:** *The Board's comments for conceptual design review included those regarding the architecture and site plan. The Board suggested the following:*

- 1) *Requested exhibits with color options to show to reduce the mass of the home, one suggestion was using a complimentary darker color for the garage.*
- 2) *Exhibits with sketch options showing roof pitch options, noting a higher roof pitch could improve the appearance.*
- 3) *Additional call outs on elevations to specify window color, and preliminary window details.*
- 4) *Modification to west elevation to reduce the appearance of the length, perhaps by bringing roof line down to break up the elevation.*
- 5) *Use of 1-1/2" reglets at the roof flashing.*
- 6) *Additional details regarding overhangs to show if they are soffited and additional roof details, and details regarding the entry, and rear patio.*
- 7) *Incorporation of fireplaces/chimneys into the architecture/floor plan.*
- 8) *Existing trees need to be shown on the site plan and if retaining the tree incorporated and shown on the landscape plan. Rear patio/gathering area materials should be specified. Any fencing needs to be shown along with an open wire detail provided.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS** – *Board member Shelby shared pictures of other Jo-Ann Fabrics stores with the Board to illustrate the range of existing architectural styles.*

**STAFF ANNOUNCEMENTS** – *Staff reminded the Board of the upcoming Early California Architecture Committee and Design Review Board joint meeting on March 14, 2016 at 5:30 p.m. in the Permit Center Conference Room. Staff also asked the Board for ideas regarding project to review during the annual field trip.*

**ADJOURNMENT** – *7:10 p.m. (4-0-1, Harmon motioned, Shelby seconded, Avila absent.)*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

March 10, 2016

March 24, 2016

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