



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

**Thursday, April 14, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, P. Harmon, J. Laub, R. Wells
Staff Present: F. Abejo, S. Brown, A. Hamid
Audience Attendance: 3 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *Staff made corrections to description of Staff Report Item No. 1 and Brown Act Briefing.*

CONSENT CALENDAR

A. 3/24/16 Meeting Minutes

ACTION: *Approved, 4-0-1. (Shelby motioned, Wells seconded, Laub abstained)*

STAFF REPORTS

1. Model Water Efficient Landscape Ordinance Implementation – Report on Model Water Efficient Landscape Ordinance (MWELO) adopted by City Council on February 23, 2016
Project Planner: Andrew Mogensen @ (925) 671-3332

ACTION: *No action required. Information only.*

2. Renaissance – Consideration of an architectural modification to the approved plans for Renaissance Phase 2 located at 1825 Galindo Street. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Minor modification to remove chimneys approved.*

3. Buffalo Wild Wings – Consideration of an architectural modification to the approved plans for the rear wall and trellis at the Buffalo Wild Wings site located at 2090 Diamond Blvd. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Minor modification to rear wall and trellis detail approved.*

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: *Recommended for approval 5-0 of the March 30th Revised Plan with modifications presented on April 14th and with the following conditions (Wells motioned, Shelby seconded.):*

- *Provide glass in the niche areas.*
- *Possibly add benches between the two entry features.*
- *Provide planters at the entry features.*
- *Specify 24 inch box Sycamore tree and lantana ground cover in the landscape islands.*
- *Provide detail above the lower canopy.*
- *Workout the wall treatment at the base.*
- *Johnson Lyman Architects will do the construction documents.*

Bring back as a staff report item with details prior to developing construction documents.

2. **Veranda Shopping Center (PL16092 – DR)** – Design Review to demolish an approximately 609,000 square foot office and construct an approximately 375,000 square foot shopping center on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-001. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Recommended for approval 4-0-1 with the following conditions (Shelby motioned, Wells seconded, Laub abstained):*

- *Provide additional enhancements to rear of Buildings B and F, and side of Building H facing Galaxy Way, subject to approval by the Design Review Board as a staff report item.*
- *Enhance Building F, West Elevation.*
- *Enhance cornice details at parapet where appropriate.*
- *Raise parapet of tenant space F-110. In general, height differential shall be at least 12 inches wherever roof or parapet breaks are proposed.*
- *Consider how detailing transitions at the juxtaposition of H-120 and H-130 facades.*
- *Provide alternative building elevations without supergraphics.*

3. **El Primo Tires (PL16066 – DR)** – Design Review to modify an existing 1,639 square foot service building, construct a new 600 square foot service building, new landscaping and related improvements on a 0.4-acre site located at 2807 Port Chicago Highway . The General Plan designation is Neighborhood Commercial.; Zoning classificaiton is NC (Neighborhood Commercial); APN 110-071-002. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Recommended for approval 4-0 (Harmon motioned, Wells seconded, Shelby recused due to conflict of interest)*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *None*

STAFF ANNOUNCEMENTS – *None*

BROWN ACT BRIEFING - Briefing on Brown Act provisions pertaining to Design Review Board meetings. **Briefing by Susanne Brown, Senior Assistant City Attorney @ (925) 671-3160**

ADJOURNMENT – 8:14 p.m. (5-0, Shelby motioned, Laub seconded)

NEXT DESIGN REVIEW BOARD MEETINGS:

April 28, 2016

May 12, 2016
