



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

**Thursday, April 28, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, R. Barbour, R. Wells
Board Members Absent: J. Laub
Staff Present: R. Lenhardt, F. Abejo, J. Ryan
Audience Attendance: 5 people

SUMMARY MINUTES/ANNOTATED AGENDA

Chair Moore observed a moment of silence in remembrance of Peter Harmon.

PUBLIC COMMENT PERIOD – None

ADDITIONS/CONTINUANCES/WITHDRAWALS – None

The Board took the agenda out of order as follows: Staff Report item #2, Staff Report item #1, Consent Calendar, Hearing Item #1, and Hearing Item #2.

CONSENT CALENDAR

A. 4/14/16 Meeting Minutes

ACTION: *Approved with changes, 3-0-1. (Wells motioned, Shelby seconded, Barbour abstained.)*

STAFF REPORTS

- 1. 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: *No formal action was taken. The Design Review Board commented that the enhanced elevations addressed their previous comments.*

Board member Shelby arrived at 5:41 p.m.

2. **Yanni's Greek Restaurant (PL16153 – DR)** – Application for an exterior re-model of a 1,250 square foot existing building on a 3,480 square foot lot at 1950 Concord Blvd. The applicant is seeking exterior renovations only, no modifications are proposed to the parking and access. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-052-019. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *No formal action was taken. The Design Review Board recommended adding landscaping at the base of the larger storefront window.*

HEARINGS

1. **Concord Toyota Façade Improvements (PL16051 – DR)** – Design Review to install a new façade and repaint the existing Concord Toyota building at 1090 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-324-006. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *The Board provided the applicant with the following comments: 1) illuminate the side of the glass entry portal, 2) revise the drawings to show the red accent band wrapping the corners of the building, 3) show the stairwell (beyond) on the north elevation, 4) comply with local water use regulations, consider contacting the local water agency and have them perform a water audit, consider replacing the lawn with groundcover, 5) provide pictures of built examples of this architecture that show the red detail wrapping around the building.*

2. **Burger King @ 5450 Ygnacio Valley Road (PL16098 – DR)** – Design Review for proposed façade improvements to an existing 3,152 sq. ft. Burger King restaurant with drive-thru on a 3.33 acre property located at 5450 Ygnacio Valley Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 120-270-066. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *The Board provided the applicant with the following comments: 1) Add planting areas where the outdoor patio is currently located and remove tables, extending planting near exit door (left side elevation) to discourage pedestrians from walking across drive-thru lane from parking area to the north; incorporate bike rack; 2) Continue planting along right side of drive-thru lane and install green screen with vines; 3) Provide roof over trash enclosure; 4) Provide photos of other local built examples of similar 20/20 style; 5) Clarify location of brick work (in other words, Is it just at entry or also at base of building?); 6) Dissimilar materials (for example block wall to stucco wall need off sets or connections clarified where transition occurs and some treatment. In addition, the Board was mixed in terms of the overall treatment of the building. Some Board members supported providing a cohesive appearance on all four sides of the building and removing the existing canopy. One Board member supported retaining the canopy, but indicated the applicant would need to study and determine the best way to transition the canopy at the corners of the building. The Board suggested a study session if the applicant is unsure of how to move forward to further study some options. The Board noted the site was very visible from a highly traveled intersection and that the rear of the building would be quite visible and therefore needed improved treatment.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Chair Moore stated he has not heard anything more about the passing of board member Harmon. Board member Barbour stated Mr. Harmon was an asset to the Design Review Board and will be missed.*

STAFF ANNOUNCEMENTS – *None*

ADJOURNMENT – *7:28 p.m. (4-0, Shelby motioned, Wells seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

May 12, 2016

May 26, 2016
