



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

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

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Staff Present: R. Lenhardt, J. Gonzalez
Audience Attendance: 5 people

APPROVED MINUTES

PUBLIC COMMENT PERIOD - *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *The Board added In-Shape Health Club Color Scheme as Staff Report Item #2.*

CONSENT CALENDAR

A. 6/23/16 Meeting Minutes

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

STAFF REPORTS

1. Concord Toyota Façade Enhancement (PL16051 – DR) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162

ACTION: The Board provided the following comments: 1) the building façade shall be treated the same way on the north, south, and east elevations (e.g., “bump-outs” and “red stripe” or an alternate treatment to be reviewed by the Board).

2. Ridge Park Subdivision (PL16155 – DR) – Project Planner: Joan Ryan @ (925) 671-3370

ACTION: The Board was satisfied with the revised rear building elevations.

HEARINGS

1. Cash and Carry (PL16202 – DR) – Design Review for façade and tenant improvements to an existing multi-tenant building formerly occupied by OSH Hardware on a 5.2-acre site located at 2150 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-170-021. Project Planner: Jessica Gonzalez @ (925) 603-5821

ACTION: *Recommended for approval 4-0 with the following conditions (Wells motioned, Shelby seconded): The following items shall return as a staff report item prior to the issuance of the building permit: 1) Design details for securing the existing nursery area, 2) Rooftop mechanical equipment screening details, and 3) Landscaping around the cart coral area.*

STUDY SESSION

1. **1950 Concord Avenue (PL16266 – DR)** – Study Session for a remodel of an existing 4,800 sq. ft. commercial and office building located at 1950 Concord Avenue. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-052-018. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *The Board provided the following comments: 1) consider adding a simple, clean 6” cornice to the top of the building, 2) consider making the tower elements more decorative, 3) consider providing more relief to the tower on the Concord Avenue elevation, 4) consider eliminating some of the windows along the driveway elevation and introducing some mass to break up the building, 5) consider introducing a shallow horizontal overhang along the driveway elevation (e.g., 2’ projecting metal frame and glass awning), 6) provide a landscape plan and consider enhancing the landscaping at the rear of the adjacent buildings, 7) be mindful of where the utilities are placed as it may affect the final building design and consider locating the meters on the alley side of the building so they are not visible.*

2. **In-Shape Health Club Color Scheme** – Study Session for proposed new building colors for the In-Shape Health Club located at 5294 Clayton Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 120-081-061. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

ACTION: *The Board provided the following comments: 1) the entry element on the north elevation shall be painted “In-Shape Blue”, 2) the building body shall be painted “Gray Clouds”, 3) the cornice, window trim, and door trim shall be painted “Folkstone”, and 4) the wall surrounding the outdoor pool shall be painted “In-Shape Blue”.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Commissioner Laub commented the Bahá’í Center at 4100 Clayton Road removed the temporary rooftop equipment screen and it needs to be replaced with a design approved by the Board. Chair Moore commented he reviewed the mock-up signage at the Willows Shopping Center and felt the letters are difficult to read at a distance and the letter brush stroke needs to be thicker.*

STAFF ANNOUNCEMENTS - *None*

ADJOURNMENT – *7:43 p.m. (4-0, Shelby motioned, Laub seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

July 28, 2016
August 11, 2016
