



---

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

**Thursday, October 13, 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, D. Litty, R. Wells  
**Staff Present:** R. Lenhardt, A. Hamid, L. Villa  
**Audience Attendance:** 8 people

---

**APPROVED MINUTES**

**PUBLIC COMMENT PERIOD:** *None*

**ADDITIONS/CONTINUANCES/WITHDRAWALS:** *None*

**CONSENT CALENDAR**

**A. 9/22/16 Meeting Minutes**

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

**STAFF REPORTS:** *None*

**HEARINGS**

**1. Concord Terminal Shopping Center (PL16332 – DR) – Final Design Review to paint the exterior buildings of the Concord Terminal Shopping Center at 2693-2787 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 113-288-015. Project Planner: Lorna Villa @ (925) 671-3176**

**ACTION:** *The Board continued the item to a date uncertain and provided staff with the following comment: 1) return with revised elevations that utilize a combination of both color palettes on Buildings A and B.*

2. **Park N Shop Design Guidelines (PL16092 – DR) – 2<sup>nd</sup>** Preliminary Design Review for façade improvements and a master sign program for the Park & Shop retail center. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-281-033,005, 007, 009, 010, 011, 012, 013, 035, 040, 041, 022 through 028; and 126-360-001 through 009. **Project Planner: Afshan Hamid @ (925) 671-3281**

***ACTION:** The Board provided staff with the following comments: 1) add Purpose, Intent, Process and Review sections, 2) clarify large tenant square footage to 20,000 sq. ft. throughout the document, 3) on page 7, make the graphics consistent, 4) on page 7, clarify the façade vs. building, 5) encourage the use of transparent windows, however if clear glass is not possible due to energy efficiency requirements, consider tinted glass or another appropriate option, 6) Page 27, take out the language stating “color schemes shall be tasteful,” 7) Page 28, leave merchandise display as is, and not optional 8) add a “maintenance clause,” for example every 5 years or when a new tenant leases, then the storefront shall be painted, patched and repaired 9) Page 36, state that monument signage is not part of the scope of the Design Guidelines, and is under separate review, 10) clarify the graphics so that numbers add up, 11) change storefront opening to storefront linear width, 12) leave the sign chart as is, no changes, 12) Ms. Catalano requested to see the redlines dated September 12, 2016 incorporated into the Design Guidelines. She would like to offer additional comments from Park & Shop Board for a second round of revisions. Ms. Catalano stated that after the two rounds of revisions there should be sufficient opportunity for her to review the final draft prior to the next scheduled DRB meeting. The DRB requested Ms. Catalano to present all her comments for one comprehensive round of revisions to be coordinated with staff and then a final meeting December 8.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS:** *None*

**STAFF ANNOUNCEMENTS:** *Staff noted the 10/27 DRB meeting will be held in the Garden Conference Room.*

**ADJOURNMENT:** *8:01 p.m. (5-0, Shelby motioned, Wells seconded.)*

---

**NEXT DESIGN REVIEW BOARD MEETINGS:**

October 27, 2016  
November 10, 2016

---