



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

**Thursday, October 27, 2016
5:30 p.m., Regular Meeting
GARDEN CONFERENCE ROOM
1950 Parkside Drive**

****PLEASE NOTE ROOM CHANGE****

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Board Members Absent: D. Litty
Staff Present: R. Lenhardt, F. Abejo, J. Ryan, L. Villa
Audience Attendance: 7 people

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *Staff added Concord Toyota Façade Enhancements Staff Report after hearing Item #1.*

CONSENT CALENDAR

A. 10/13/16 Meeting Minutes

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

STAFF REPORTS

- 1. Starbucks at 4290 Clayton Road (PL14257 – DR) – Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board provided the applicant with the following comments: 1) the exterior downspouts for roof drainage is an acceptable modification to the approved plans and 2) applicant to return with details to screen the PG&E switchgear from Treat Boulevard as a staff report item.*

- 2. Concord Terminal Shopping Center (PL16332 – DR) – Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *Recommended for approval 4-0-1 (Shelby motioned, Wells seconded, Litty absent).*

HEARINGS

- 1. 1950 Concord Avenue (PL16266 – DR) – Final Design Review 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: *Recommended for approval 4-0-1 with the following conditions (Shelby motioned, Laub seconded, Litty absent): The following items shall return as a staff report item: 1) Parking modification to increase space to 9 feet wide, where adjacent to building; 2) Provide tower elements with a cornice all the way around, consistent with the east and south sides of the building, even if it is flat to the building; 3) Remove the rear window on façade adjacent to the alley and replace with a trellis feature and vine or similar planting; 4) Indicate on plans finish for the railings/balconies (powder coated brown); 5) Show bicycle parking; 6) Indicate sealed planters in locations where bamboo is proposed; 6) Move medallion from rear of façade across from parking to tower element and size appropriately; 7) Indicate scoring pattern on pavement adjacent to building entries; 8) Identify roof drainage locations (rain water leaders, etc.); and 8) Show landscaping with decorative pots and Italian cypress or similar as appropriate along walkway of façade adjacent to parking area.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Commissioner Laub commented the wall at Kelly-Moore Paints and Starbucks is an inferior product as they tend to shift once they are installed and the City should consider denying interlocking precast concrete wall systems. Board Member Wells mentioned the City of Brentwood uses Basalite Proto II split face block walls. He said the wall comes in a variety of colors, patterns, and cap designs. The Board said the City should consider adopting a wall standard.*

STAFF ANNOUNCEMENTS: *Staff noted the 11/24 DRB meeting will be canceled and asked the Board if they were available to attend a special meeting on 11/17. Commissioner Laub noted he will be out of town. Staff also reminded the Board of the special meeting scheduled on 12/1.*

ADJOURNMENT: *7:27 p.m. (4-0-1, Shelby motioned, Wells seconded, Litty absent.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

November 10, 2016

November 24, 2016 – **CANCELLED**

December 1, 2016 – Special Meeting
