



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

**Thursday, December 1, 2016 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, D. Litty, R. Wells
Board Members Absent: None
Staff Present: R. Lenhardt, A. Hamid, J. Ryan
Audience Attendance: 5 people

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 10/27/16 Meeting Minutes

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

STAFF REPORTS

1. Pine Street Town Houses (DR 11 – 010) – Project Planner: Ryan Lenhardt @ (925) 671-3162

ACTION: *The Board provided staff with the following comments: 1) label flashing to read “painted to match adjacent surface”, 2) be aware of potential maintenance issue where flashing terminates at stucco and collects dirt/pollen, and 3) balcony detail shall illustrate that it connects securely to the building.*

2. 1950 Concord Avenue (PL16266 – DR) – Project Planner: Joan Ryan @ (925) 671-3370

ACTION: *The Board provided staff with the following comments: 1) refine parking dimensions and drive aisle width to maximize space near building on adjacent parcel; and 2) reexamine window sizes on the tower elements.*

HEARINGS

1. **Burger King Restaurant (PL16098 – DR)** – Design Review for façade improvements to an existing 3,152 sq. ft. Burger King restaurant with drive-thru on a 3.33-acre site 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: *Recommended for approval 5-0 with the following comment (Shelby motioned, Litty seconded): 1) provide detail of the green screen on landscape plans, specifying manufacturer and finish, at the time of building permit submittal.*

2. **Todos Santos Design Guidelines (PL16048 – DR)** – Design Review of the Todos Santos Design Guidelines for Downtown Concord. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Recommended for approval 5-0 with the following comments (Wells motioned, Shelby seconded): 1) revise page 24 to include changes in plane, 2) revise page 37 to re-state “A building can be set back from...”, 3) clarify references of where images are from, 4) revise page 95 to re-order the chart, 5) revise page 96 to add “review” in Step 3, and 6) broaden the title of Chapter 7 to Signage & Image or similar.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Vice Chair Shelby informed the Board the block bounded by Mt. Diablo Street, Salvio Street, Concord Avenue, and Willow Pass Road was recently purchased and there are plans to redevelop the site with mixed uses and that the project may be in front of the Board at some point in the future.*

STAFF ANNOUNCEMENTS: *Staff noted the 12/8 DRB meeting will be the last meeting of the year and the 12/22 DRB meeting will be canceled. Staff also introduced Michael Cass, Principal Planner and Sarah Yuwiler, Assistant Planner as the newest members of the Planning Division.*

ADJOURNMENT: *7:54 p.m. (5-0, Litty motioned, Shelby seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

December 8, 2016

December 22, 2016
