



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

**Thursday, December 8, 2016 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Board Members Absent: D. Litty
Staff Present: R. Lenhardt, A. Hamid
Audience Attendance: 14 people

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR: *None*

STAFF REPORTS: *None*

HEARINGS

- 1. Argent Concord (PL16333 – DR)** – Design Review for a 181-unit apartment project on a 1.6-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-082-008. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Recommended for approval 4-0-1 with the following conditions (Shelby motioned, Wells seconded, Litty absent): 1) provide internalized gutters and downspouts as part of permit review, 2) provide LED decorative light standards as specified in the Downtown Corridors Plan, 3) the applicant shall return to DRB, prior to building permit with a landscape plan including the layout of plants at the podium and street levels, and 4) provide significant details to the DRB prior to building permit such as windows, soffits, and visible major components.*

- 2. Park N Shop Design Guidelines and Master Sign Program (PL16092 – DR)** – Design Review for façade improvements and a master sign program for the Park N Shop retail center. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-281-005, -007, -009, -010, -011, -012, -013, -022, -023, -024, -025, -026, -027, -028, -033, -035, -040, -041, and 126-360-001, -002, -003, -004, -005, -006, -007, -008, -009. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Recommended for approval 4-0-1 with the following conditions (Wells motioned, Shelby seconded, Litty absent): 1) provide an inventory of small, medium and large size tenant spaces to determine what threshold should be used in the Design Guidelines, 2) the DRB concurred with staff on the modifications of the current revisions of the Design Guidelines dated 12/08/2016, 3) provide clarification if Harvest Church and small retail building facing Market Street should be included, 4) the "History" section on page 4 is okay as is, 5) the "Purpose and Intent" sections on page 5 is okay as is, 6) the "Process of Design Guidelines" section on page 6 is okay as is, with the header to change to "Public Outreach," 7) the DRB was okay with the Steps outlined under the Review section on page 7. Staff stated the Steps would be softened to "Tips for a Successful Project". Under Step 2, page 7, staff would take out the specific documents and dates and list applicable documents, codes and requirements, 8) the items listed on pages 55-58 are valid and reasonable and shall remain as is, 9) Park & Shop requested to remove their name from the Contact list on page 2, 10) Page 39, under Prohibited Signs, the DRB was okay with clarifying that Signs that "include advertising or descriptions of products and services" be re-stated to "taglines are prohibited," and 11) the revisions to the Design Guidelines have made progress in a positive direction, simplified the process for tenant and or owner improvements, and provided a cost savings.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *None*

STAFF ANNOUNCEMENTS: *Staff reminded the Board this is the final meeting of the calendar year and thanked them for their service and acknowledged their accomplishments.*

ADJOURNMENT: *8:12 p.m. (4-0-1, Shelby motioned, Laub seconded, Litty absent.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

December 22, 2016 - CANCELLED

January 12, 2017
