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

**Thursday, February 22, 2018 – 5:30 p.m.  
Permit Center Conference Room  
1950 Parkside Drive**

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**Board Members Present:** J. Moore, J. Laub, D. Litty, R. Wells  
**Board Members Absent:** K. Shelby  
**Staff Present:** R. Lenhardt, L. Villa  
**Audience Attendance:** 6

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**FINAL MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD:** *None*

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

**CONSENT CALENDAR**

**A. 2/08/18 Meeting Minutes**

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

**STAFF REPORTS:** *None*

**HEARINGS**

- 1. Treat Plaza Shopping Center (PL18082 – DR)** – Preliminary Design Review for landscape upgrades at Treat Plaza Shopping Center located at 4425 - 4475 Treat Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 132-160-010, -011. **Project Planner: Lorna Villa @ (925) 671-3176**

**ACTION:** *Recommended for approval 4-0-0-1 with the following conditions (Wells motioned, Litty seconded, Shelby absent): 1) Provide four additional 24” box trees on the south side of the shopping center, three in the landscape islands that do not have trees and the fourth to replace the tree in the parking lot island that is damaging the island’s curb; and 2) provide plantings around the second monument sign as shown on the landscape plan for the existing monument sign.*

- 2. Concord Chevrolet (PL18015 – DR)** – Preliminary Design Review for a 16,228 sq. ft. Chevrolet automobile dealership at 1880 and 999999 Market Street. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN’s 126-291-010, -021. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

***ACTION: The Board provided staff with the following comments: 1) Consider using glazing on the “rear” of the building where the sales offices are located; 2) provide sections of the bioswales that confirm trees will not interfere with underground utilities; trees may not be appropriate because of the weight of the root ball; 3) create a barrier between the service aisle and the bioswale to discourage tripping hazards; 4) include a second tree in the plant palette; 5) install landscaping around the trash enclosure; 6) show utilities such as backflow devices; 7) consider how the site will function if the adjacent property along Clayton Road is made available for development; 8) clarify how roof drains will work (e.g., are there downspouts?); 9) parapet shall screen rooftop equipment; and 10) show street tree planting.***

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

**STAFF ANNOUNCEMENTS: *None***

**ADJOURNMENT: *6:56 p.m. (4-0-0-1, Litty motioned, Wells seconded, Shelby absent).***

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

March 8, 2018

March 22, 2018

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