REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, July 25, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Design Review Board Members
Jack Moore, Chair               Ross Wells
Kirk Shelby, Vice Chair         Ray Barbour – Planning Commission Liaison
Suzanne Alaksa

AGENDA

PUBLIC COMMENT PERIOD

CONSENT CALENDAR

A. 7/11/19 Meeting Minutes

STAFF REPORTS – None

HEARINGS

1. Park N Shop Façade Renovations (PL19089 – DR) – Design Review for façade enhancements to seven tenant spaces at the Park N Shop shopping center at 1739-1765 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-281-022, -024, -025, -026.  Project Planner: Lorna Villa @ (925) 671-3176

STUDY SESSION

1. Dialysis Center (PL19072 – DR) – Study Session for a 17,268 square foot dialysis center at 1225 Willow Pass Road. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-421-002.  Project Planner: Sarah Yuwiler @ (925) 671-3465

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT
NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board’s discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board’s comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

August 8, 2019
August 22, 2019
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, July 11, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Board Members Absent: None
Staff Present: R. Lenhardt, J. Gonzalez, J. Ryan
Audience Attendance: 5

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: None

CONSENT CALENDAR

A. 6/27/19 Meeting Minutes

ACTION: Approved, 5-0. (Shelby motioned, Barbour seconded)

STAFF REPORTS

1. 1950 Concord Avenue Commercial Building (PL16000380 – DR) – Project Planner: Joan Ryan @ (925) 671-3370

   ACTION: The Board provided staff with the following comments: 1) Install “option B-2” with 9-foot tall doors incorporating the correction as noted by the applicant’s window consultant to include spandrel window adjacent to the louvered doors.

2. Taco Bell at 4674 Clayton Road (PL19111 – DR) – Project Planner: Jessica Gonzalez @ (925) 603-5821

   ACTION: The Board provided staff with the following comments: 1) Change the paint color on the rear service door from light beige to dark brown to blend with the adjacent paint color.

HEARINGS: None

BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

STAFF ANNOUNCEMENTS: None
ADJOURNMENT: 6:06 p.m. (5-0, Barbour motioned, Shelby seconded)

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

July 25, 2019
August 8, 2019
I. GENERAL INFORMATION

Project Name: Park & Shop Façade Renovations (PL19089 - DR)

Review Status: Preliminary Design Review

Location: 1739-1765 Willow Pass Road

Parcel Numbers: 126-281-022, -023, -024, -025, -026

General Plan: Downtown Mixed Use

Zoning: DMX (Downtown Mixed Use)

Applicant: Johnson Lyman Architect LLP
Robert M. Lyman
1375 Locust Street #202
Walnut Creek, CA 94596

Vicinity Map:
II. PROJECT BACKGROUND

In 1956, the Park & Shop Center was built and consists of 26 individual parcels with various property owners.

In 1990, the Park & Shop Design Guidelines were adopted to encourage a uniform design appearance for facades, storefronts, and signage geared towards larger tenants. Since the original adoption they have become outdated.

On April 11, 2017, the City Council adopted Design Guidelines and a Master Sign Program for the Park & Shop Center. The intent of the guidelines are to encourage the enhancement of existing facades and to strengthen the desirable visual qualities of the overall center. Under the Design Guidelines the proposed façade improvements are considered “Major Improvements” and require review by the Design Review Board.

On May 17, 2017, Johnson Lyman Architects submitted an application on behalf of three property owners for façade modifications to seven tenant spaces at Park & Shop shopping center located at 1739 - 1765 Willow Pass Road. The application was deemed complete on June 7, 2019.

This application is for Preliminary Design Review and the Board’s comments will be incorporated into the revised project for Final Design Review. However, a motion is included if the Board is in support of the façade changes as proposed or with minor modifications that can be incorporated into revised plans submitted for a building permit.

III. PROJECT DESCRIPTION AND DISCUSSION

Park & Shop is located on the north side of Willow Pass Road between Market Street and Mira Vista Terrace. The Center has several large anchor tenants with approximately 2,000 linear feet of frontage along Willow Pass Road and approximately 1,600 linear feet of frontage along Market and Salvio Streets. Primary access to the center is from three driveways along Willow Pass Road; the center can also be accessed from Market Street.

Listed below are the seven tenants included in the façade renovations. They are located on the south side of the shopping center, between Discount Cleaners and O'Reilly Auto Parts.

- All Bay Animal Hospital – 1739 Willow Pass Road
- Round Table Pizza – 1743 Willow Pass Road
- Los Gallos Express – 1743 Willow Pass Road
- Subway 1751 Willow Pass Road
- David Ng O.D. – 1755 Willow Pass Road
- Cricket Wireless – 1759 Willow Pass Road
- California Haircuts – 1760 Willow Pass Road
A. **Site Plan**

The project site is comprised of four parcels with seven tenant spaces that have a linear frontage of approximately 124 feet. Angled parking spaces are located in front of the tenant’s businesses. There is a 30 foot wide “no parking” area in front of the gable tower element between Round Table Pizza and Los Gallos Taqueria.

Staff has the following recommendations:

- Consider replacing the striped no parking area in front of 1743 and 1747 Willow Pass Road (where columns are located) with additional parking spaces.

B. **Architecture**

The proposed renovations include:

- Removal of the blue awning and the gabled tower element and columns in front of 1743 and 1747 Willow Pass Road (Round Table Pizza and Los Gallos Taqueria)
- Removal of existing signs.
- Existing parapet wall will be re-painted
- New decorative cornice
- New stone veneer on the pilasters between storefronts
- New lighting fixtures under the metal canopy
- Sidewalk repair where necessary
- New sloped standing seam metal roofing with decorative tension rods

The color palette indicates earth tone building colors with a rust red metal roof color. The lower wall panels of the building are proposed to be painted Benjamin Moore “Silver Fox” a medium gray color. The upper wall band will be painted Benjamin Moore “Stardust”, a taupe color, and the cornice and tension rods will be painted Benjamin Moore “Deep Caviar” a dark brown color.

The proposed color scheme is contemporary, varied, and compatible with the colors that have been used in previous renovations to the center. Staff supports the proposed colors, materials, and design.

Staff has the following recommendations:

- Paint the upper wall along the rear elevation Benjamin Moore “Stardust” and the wall underneath the awning along the rear elevation Benjamin Moore “Silver Fox”.
- Repair and paint the edge of the awning along the rear elevation between Round Table Pizza and O’Reilly Auto Parts.
- Include the existing brick veneer located on the storefront of 1755 Willow Pass Road (David NG OD) on the elevations.
C. Signs

New signs for the seven tenants will be submitted under a separate permit and are required to be in compliance with the center’s Design Guidelines & Master Sign Program.

IV. RECOMMENDATION

Staff recommends the Board review the proposed plans, consider the recommendations discussed in the report, identify any additional issues and provide the applicant with comments for incorporation into the final design review application. However, if the Board supports the facade changes as proposed or with minor modifications, a motion has been prepared.

Staff recommends the following items be included as conditions of the Administrative Design Review approval.

- Create parking spaces in front of 1743 & 1747 Willow Pass Road.
- Paint the upper and lower wall along the rear elevation Benjamin Moore “Stardust” and the wall underneath the awning along the rear elevation Benjamin Moore “Silver Fox”.
- Repair and paint the edge of the awning along the rear elevation between O’Reilly Auto Parts and Round table Pizza.
- Add existing brick veneer to elevation of 1755 Willow Pass Road.

V. MOTION

Staff has prepared the following motion for the Board’s consideration.

I (Board Member _________) hereby move that the Design Review Board recommend approval of Park & Shop Façade Renovations (PL19089 - DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

 Prepared by:

Lorna Villa
Associate Planner
(925) 671-3176
Lorna.villa@cityofconcord.org

Exhibits:
A- Written statement date stamp received May 17, 2019
B- Plans (5 pgs.) date stamp received May 17, 2019
Park ‘N Shop
Concord, CA
1739-1765 Willow Pass Rd

Project Description May 1, 2019

The proposed façade renovation for the above addresses includes the following tenant spaces:

1. #1739 - All Bay Animal Hospital
2. #1743 - Round Table Pizza
3. #1747 - Los Gallos Taqueria
4. #1751 - Subway
5. #1755 - David NG Optometrist
6. #1759 - Cricket Wireless
7. #1765 - California Haircuts

There are 3 Owners:  
#1739-1747 Steven Tobriner & Harmon Shragge
#1751 Sreenivas Ramireddy
#1755-1765 Michael Frieburg

Scope includes removal of blue awnings along with the gabled tower element and columns in front of the Los Gallos Taqueria space. Any remaining flat metal deck roofing, existing signage will also be removed.

The existing structural steel frame cantilevering from the building will remain. This will support the new sloped metal roofing with decorative tension rods and new signs.

Building façade above the storefront will receive new paint including a new painted cornice element.

Existing storefront will remain. However, we are proposing some new stone veneer be over the small pilasters in between the storefronts.

Existing lighting at the top of the wall will remain; we will provide new light fixtures under the metal canopy to illuminate the sidewalk.

Existing concrete sidewalk to remain, though there will be some patching required where the columns are removed.

Signage design for permit will be submitted separately.
# Park 'N Shop

Facade Renovation 1739-1765 Willow Pass Rd, Concord CA

<table>
<thead>
<tr>
<th>SITE KEY PLAN</th>
<th>DIRECTORY</th>
<th>CONTENTS</th>
</tr>
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<tbody>
<tr>
<td><img src="image" alt="Site Key Plan" /></td>
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**Title Sheet**

April 23, 2019
Park N Shop

Site Plan A-1
April 25, 2019
EXISTING PARAPET WALL TO BE REPAINTED
EXISTING METAL CANOPY ROOF STRUCTURE TO REMAIN
EXISTING STOREFRONTS TO REMAIN
NEW SIGNAGE (UNDER SEPARATE PERMIT)
EXISTING LIGHT FIXTURES
NEW TENSION ROD AND BRACKETS
EXISTING STOREFRONTS TO REMAIN
STANDING SEAM METAL ROOFING
NEW TILE/STONE FINISH AT PILASTERS BETWEEN STOREFRONTS
NEW CORNICE

SOUTH ELEVATION

EXISTING METAL CANOPY
ROOF STRUCTURE TO REMAIN
EXISTING STOREFRONTS
TO REMAIN
NEW SIGNAGE
(UNDER SEPARATE PERMIT)
EXISTING LIGHT
FIXTURES
NEW TENSION ROD AND BRACKETS
STANDING SEAM METAL ROOFING
NEW TILE/STONE FINISH
AT PILASTERS BETWEEN
STOREFRONTS
NEW CORNICE

PARTIAL PLAN

Park 'N Shop

Plan, Elevation A-2
April 22, 2019
EXISTING PROJECT PHOTOS

Park 'N Shop

Existing Photos

A-4
April 22, 2010
MEMORANDUM

TO: Design Review Board
FROM: Sarah Yuwiler, Assistant Planner
SUBJECT: Study Session for Dialysis Center (PL19072-DR, AA)
DATE: July 25, 2019

Background

On May 1, 2019, Graham Allchorn, on behalf of Red Mountain Group, filed an application for an Administrative Permit to establish a dialysis center at 1225 Willow Pass Road and Design and Site Review to develop the site with a new 17,268 square foot building and related improvements.

On June 27, 2019, the project was presented to the Design Review Board for preliminary review, where the Board provided recommendations and direction for the applicant to return with modifications to the building’s design or an alternative design. In response to the Board’s direction, the applicant has since revised the building design and is looking for the Board’s feedback to incorporate into the final design review submittal.

Discussion

The June 27, 2019 DRB meeting minutes are italicized below followed by the applicant’s response in bold.

- Provide more shadows and relief on the building exterior and incorporate four-sided design and details specifically at the rear of the building as it is seen from I-680.
  - The applicant has added additional areas of relief by providing different projections through the use of additional materials and overhangs. Square archways have been implemented above the windows which aide in breaking up the original linear, stucco façade. The tower element has been enhanced with the addition of angled rooflines.

- Consider vertical elements such as trees along the rear of the building
  - The applicant has added a “top hat” element to the entryway which further provides additional height that can be seen at the rear of the building. Trees, such as Western Redubs and Arbutus Standards, as the Board suggested, have also been incorporated at the rear of the building, adjacent to the creek to provide a vertical element and screening of the building from the freeway.
Focus on using a variety of building materials to break up the linear elevation along Willow Pass Road.
  - The addition of different types of materials has added an element of design and interest to the building. The applicant has incorporated stucco, stone veneer, rustic wood, and metal to enhance the appearance and design of the building and provide a modern look. The stone veneer, described to be similar to Limestone, provides relief and breaks up the linear elevations with a more creative and visually interesting approach. The height of parapets have been increased to ensure that all equipment is screened as well as providing a further element of variation in building height.

- Supported modifications to the building similar to design example #10 (attached)
  - The applicant has modified the design of the project to include a stone most similar to Limestone, stucco, and metal elements comparable to design example #10, discussed at the meeting.

- Consider tree grates along the building, adjacent to parking lot and accessible parking spaces to allow for landscaping and compliance with ADA.
  - The applicant has added three palm trees within grates at the front of the building.

- Consider using pavers or stamped concrete at the driveway off Willow Pass Road in order to break up the amount of asphalt.
  - The applicant has not yet addressed this comment.

**Recommendation**

Staff recommends the Board review the plans and discuss whether it meets the City’s objective to achieve a signature project for this prominent location. Additionally, staff recommends that the Board provide direction on any details or information to include in the final design review submittal to clarify or address any questions or concerns on the proposed design.

**Exhibits:**
- A- Plans Previously Reviewed by DRB on June 27, 2019
- B- Revised Plans Submitted July 18, 2019
- C- Applicant’s Response to DRB Comments
- D- Example #10
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced ... part without the expressed written permission of Harriman Kinyon Architects, Inc.  Drawings noted as Preliminary, Schem...
EXISTING CONDITIONS

Concord Medical Office Building
1225 Willow Pass Road
Concord, CA. 94520
MATERIAL AND FINISH SCHEDULE

A. STUCCO 20/30 TEXTURE FINISH ACRYLIC FINISH: MATCH SW 9119 DIRTY MARTINI

B. STONE VENEER: CULTURED STONE. CAST FIT, 12x24, FRENCH GRAY

C. CERAMIC COATED WALL PANEL SYSTEM. CERAACLAD RUSTIC WOOD, COLOR: BRONZE

D. CERAMIC COATED WALL PANEL SYSTEM. CERAACLAD CONTEMPORARY SMOOTH, COLOR: MIDNIGHT BLUE

E. METAL CANOPY: MAPES CANOPIES SUPERSHADE AND CLEAR ANODIZED FINISH

F. STOREFRONT FRAMING SYSTEM CLEAR ANODIZED FINISH

G. GLAZING LOW-E TINTED INSULATED GLASS

H. ARCHITECTURAL METAL WALL PANEL - 7.2 RIB - ASH GRAY FINISH

Concord Medical Office Building
1225 Willow Pass Road
Concord, CA. 94520

MATERIALS 07/25/19
July 17, 2019

Ms. Sarah Yuwiler
Planning Division
City of Concord
1950 Parkside Drive, MS/53
Concord, CA. 94519-2578

Subject: Dialysis Center
1225 Willow Pass Road
PL19072-DR, AA
APN 126-421-002

Dear Ms. Yuwiler:

The following is a narrative of the design changes to the building and landscaping based on comments received on June 27, 2019 at the prelim hearing with the Design Review Board.

- We have incorporated trees with tree grates in front of the accessible stalls as requested by the board.
- We have modified the entry corner as a tower element and used the blue portal entry frame since that is the tenant’s branding element and placed a secondary portal frame on the Willow Pass side with full height glazing with a height up to approximately 18 feet as well as an angled roof top element to provide the signature element. This tower entry is also cladded in ribbed metal panel system to highlight the blue signage by the tenant.
- We have rethought the building’s materials and focused on the four elements: stone, fiber cement wood panels, metal panels and exterior cement stucco system. The color palette is generated off of the wood panel and the stone coloring with the stucco system as a complement to the two. The metal panel is anodized gray to allow the blue to stand out as a background for the signage and the portal elements.
- The building is also designed as a four sided building with visibility from all four sides. Parapets were elevated at the corners especially to hide the rooftop units on the building. We also used the arches over the window openings as a design element that was repeated on all four sides to unify the look of the building.
- Trees was also incorporated on the creekside of the building to help break up the linear feel to that facade.

Feel free to contact me if you have any questions regarding our responses.
Sincerely,

[Signature]

David Kim

[END]