

ANNOTATED AGENDA

DESIGN REVIEW BOARD
Jack Moore, Chair
Kirk Shelby, Vice Chair
Suzanne Alaksa
Ross Wells
Ray Barbour

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Regular Meeting of the City of Concord Design Review Board

Thursday,
February 27, 2020

5:30 p.m.

Permit Center Conference Room
1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS – The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

*Board Members Present: J. Moore, S. Alaksa, R. Barbour, R. Wells
Staff Present: R. Lenhardt, M. Hart, M. Kotzebue, J. Ryan, S. Yuwiler
Audience Attendance: 6*

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR

A. 2/13/20 Meeting Minutes

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

4. STAFF REPORTS: *None*

**Board member Shelby arrived*

5. **ADDITION – Staff introduced Michael Hart, Assistant Planner**
6. **PRESENTATION – Brown Act Refresher – Margaret Kotzebue (925) 671-3071**
7. **PUBLIC HEARINGS**

1. **Park N Shop Remodel (PL19261 – DR) –** Final Design Review for façade improvements, parking modifications, and landscaping upgrades at 1679-1691 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-011. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: Recommended for approval 5-0 (Shelby motioned, Alaksa seconded) with the following conditions: 1) Irrigation plans should reflect how vine pockets on east side of building will be watered (no external piping on building); and 2) elevations should be revised to accurately reflect paint on pilasters at upper corner of building; and 3) rear exiting door to be added, as needed for first (1679 WPR) ground level tenant space.

2. **Concord Mazda (PL19248 – DR) –** Preliminary Design Review for an automobile dealership including parking, landscaping, accessibility and façade improvements to an existing building at 1001 Burnett Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-323-007. **Project Planner: Sarah Yuwiler (925) 671-3465**

ACTION: The Board provided staff with the following comments: 1) Overall the Board liked the design of the building; 2) Requested the addition of a middle-height level parapet to mask the appearance of the back of the taller parapet from view on the freeway; 3) Requested details to address how different materials abut or 'return' into each other; 4) Recommended the glass storefront wrap around the office portion of the building from the western elevation to the northern elevation; 5) Suggested that the second half of the building be architecturally tied into the main building; 6) Requested a new trash enclosure be built to match the architecture and design of the building; 7) Requested all onsite landscaping be upgraded; 8) Include street trees and trees throughout the site; and 9) Requested the removal of the chain link fence along the eastern property line.

8. BOARD CONSIDERATIONS AND ANNOUNCEMENTS: *Vice Chair Shelby asked if parking standards are both minimums and maximums and that staff give a primer on high-density development and discuss code requirements for transitional setbacks and parking requirements. Planning Commission Liaison Barbour noted this may be his last meeting because the Commission was reorganizing next month. Chair Moore asked for a hard copy of Margaret Kotzebue's Brown Act presentation.*

9. STAFF ANNOUNCEMENTS: *None*

10. ADJOURNMENT: *7:59 p.m.*

Next Meeting: Regular Meeting

Date: 3/12/2020