1. **ROLL CALL**

   *Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby*
   *Staff Present: R. Lenhardt, J. Ryan*
   *Virtual Audience Attendance: 7*

2. **PUBLIC COMMENT PERIOD:** None

3. **CONSENT CALENDAR**

   A. **4/09/20 Meeting Minutes**

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

4. **PUBLIC HEARINGS**

   1. **Hampton Inn Hotel (PL20023 – DR)** – Preliminary Design Review for an 86-room, 4-story, 48,100 square foot hotel at 1880 Market Street. The General Plan designation is Regional Commercial; Zoning Classification is RC (Regional Commercial); APN’s 126-291-022, -023. **Project Planner:** Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org.
**ACTION:** The Board provided staff with the following comments:
1) The Board noted they were pleased to see Hampton Inn coming to the City; 2) the Board emphasized the desire for high quality design given the visibility of the site and the location of the parcel as a gateway to the City and to the downtown; 3) the Board requested greater articulation of the west (Market Street) façade, the Clayton Road façade, and at the front of the building, in particular at the porte cochere; 4) consider adding more detail to the cornices, eaves, addition of caps, sills, bases, corbels particularly on the pop-outs to tie into the architectural theme; 5) consider incorporating an arched arcade on the front facade; 6) consider providing additional parking lot trees and landscaping near the front of the building; and 7) the rear wall detail and the height of the wrought iron fencing need to be resolved and the fence detail shall reference the building architecture.

5. **CORRESPONDENCE:** None

6. **BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** None

7. **STAFF ANNOUNCEMENTS:** Staff announced there will be a Design Review Board meeting on May 14, 2020.

8. **ADJOURNMENT:** 7:32 p.m.

Next Meeting: Regular Meeting
Date: 5/14/2020