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

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Board Members Absent: None
Staff Present: F. Abejo, L. Villa, S. Yuwiler
Audience Attendance: 9

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

CONSENT CALENDAR

A. 7/11/19 Meeting Minutes

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

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

ACTION: The Board provided staff with the following comments: 1) The following items shall return to the Board as staff items: a. provide details showing how the edge of the stone on the storefronts will be finished, b. provide an exhibit showing how the awning will wrap at the ends, c. provide a detail that indicates that the return on the cornice extends past the awning, d. identify the paint color for the rear of the building and where the color will terminate.

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
ACTION: The Board provided staff with the following comments: 1) Agreed with Staff’s recommendation to provide a Spanish-influenced design similar to that designed by the architect for the same tenant in Madera California and directed the applicant to come back with a similar design; 2) Recommended eliminating the gable roofs and incorporating hip roofs only; 3) Recommended reducing the number of arches proposed; 4) Suggested providing windowsill elements; 5) Emphasized the need to articulate detail on the building; 6) Recommended replacing the proposed palm trees with an alternative tree type; and 7) Provide stamped concrete at the driveway entrance.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: Vice Chair Shelby requested the City Council provide the Board with direction regarding design in order for the Board to provide correct design direction to applicants.

STAFF ANNOUNCEMENTS: None

ADJOURNMENT: 7:24 p.m. (5-0, Shelby motioned, Barbour seconded)

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

August 8, 2019
August 22, 2019