



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

**Thursday, March 13, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby
Staff Present: F. Abejo, R. Lenhardt
Audience Attendance: 10 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None*

CONSENT CALENDAR

A. 2/27/14 Meeting Minutes

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

STAFF REPORTS – *None*

HEARINGS – *None*

STUDY SESSION

- 1. Commercial Development @ 1100 Concord Avenue (PL140047 – DR)** – Design Review to demolish an existing 9,500 sq. ft. vacant building and construct two new pad buildings measuring approximately 8,000 sq. ft. and 7,000 sq. ft. fronting on Meridian Park Boulevard and Concord Avenue respectively and associated improvements including parking, landscaping, and lighting on a 1.48-acre site at 1100 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-010-054. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

ACTION: *Project to return for Final Design Review. Four-sided design is required especially on the tower elements given the visibility of the buildings at this location. Balance the aesthetics with the “back of house” operations on the north wall of the Concord Avenue building. Carry the tower mass east on the north end of the Meridian Park Blvd. building. Consider installing a pergola on the north elevation of the Meridian Park Blvd. building that follows the curve of the patio and connects the two buildings to mitigate the amount of*

paving at this location. Consider using the alcoves as seating areas on the north end of the Meridian Park Blvd. building. The trellis(es) should project enough to provide ample shade for the patio. Consider creating an arch/gateway element at the northwest intersection of the site to create a sense of entry. Bring back details of the accent lighting, timber sizes on pergola, façade sections, plant list, materials and colors.

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *E. Avila commented on the design review process and Council’s suggestion to go with a design theme for certain parts of the City.*

STAFF ANNOUNCEMENTS – *None*

ADJOURNMENT - *7:38 p.m. (5-0. Harmon motioned, Shelby seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

March 27, 2014

April 10, 2014
