



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

**Thursday, March 24, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, P. Harmon, J. Laub, R. Wells
Staff Present: R. Lenhardt, A. Hamid
Audience Attendance: 17 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS - *Kamyshin Minor Hillside Development continued to a date uncertain (5-0, Shelby motioned, Wells seconded)*

CONSENT CALENDAR

A. 3/10/16 Meeting Minutes

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

STAFF REPORTS

- 1. Kamyshin Minor Hillside Development (PL15005 – DR) – Design Review for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370****
- 2. 2090 Diamond Boulevard Commercial Development (PL15042 - DR) – Design Review for a modification to the rear screening wall along Galaxy Way and corner trellis feature for the Buffalo Wild Wings Restaurant and adjacent commercial building, currently under construction at 2090 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-490-001. **Project Planner: Joan Ryan @ (925) 671-3370****

ACTION: *The Board approved the following changes, 1) eliminate the stone wainscot along the rear wall between the columns and replace the stone material with stucco to match the upper wall 2) simplify the wall cap per the plans, 3) change the flared column footing to a flat column footing, 4) upsize the metal trellises along the rear wall to match those attached*

to the building, 5) eliminate the trellis “connections” between each vertical trellis element at the corner of the site, 6) eliminate the three-foot trellis wall, and 7) incorporate a three-foot flared stone veneer footing at each trellis column. The following items shall return as a staff report item, 1) a section of the rear wall columns showing how the veneer will be applied to the wall (the column shall project 6” from the wall and the veneer shall return around the column to the wall and appear “substantial” so there is adequate relief and shadow), and 2) a detail of the three-foot flared stone veneer footing at each trellis column.

HEARINGS

1. **Conco Commercial Building (PL16010 – DR)** – Final Design Review for a 56,146 sq. ft. light industrial warehouse building at 5129 Commercial Circle. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APN 159-040-078. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *Approved, 4-0-1. (Harmon motioned, Shelby seconded, Laub abstained)*

2. **Park & Shop Design Guidelines (PL16092 – DR)** – Preliminary Design Review for façade improvements and a master sign program for the Park & Shop retail center. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-281-033,005, 007, 009, 010, 011, 012, 013, 035, 040, 041, 022 through 028; and 126-360-001 through 009. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *The Board provided comments.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Board member Wells thanked staff for hosting its annual tour of new projects in Concord. Board member Harmon expressed his concern about there being adequate and legible information when applicants present changes to projects. Chair Moore expressed a concern when applicants ask to “simplify” the design of approved projects. Board member Harmon suggested staff implement an “Orchids and Onions” program to spotlight good architectural design.*

STAFF ANNOUNCEMENTS – *None.*

ADJOURNMENT – *8:14 p.m. (5-0, Shelby motioned, Laub seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

April 14, 2016

April 28, 2016
