



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

**Thursday, May 26, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Staff Present: R. Lenhardt, F. Abejo, J. Gonzalez, J. Ryan
Audience Attendance: 13 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None*

CONSENT CALENDAR

A. 5/12/16 Meeting Minutes

ACTION: Approved, 4-0. (Wells motioned, Shelby seconded.)

STAFF REPORTS – *None*

HEARINGS

- 1. Burger King Restaurant (PL16098 – DR) – Design Review for proposed façade improvements to an existing 3,152 sq. ft. Burger King restaurant with drive-thru on a 3.33-acre site located at 5450 Ygnacio Valley Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 120-270-066. Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: The Board continued the item to a date uncertain and provided the applicant with the following comments: 1) Submit revised elevations showing increased brick mass at base and at tower with more depth; 2) Submit revised elevations to show better transition between brick wainscot and upper stucco wall; the Board requested a sufficient profile; 3) Show riglets extending across the entry ways; 4) Eliminate awning over blank wall and switch with where “Taste is King” sign is located; and 5) Submit revised landscape plan including: a) Green screen along drive-thru planter queue; b) Nandina and any other shrubs as 5 gallon size; and c) all trees as 24-inch box.

2. **Ridge Park Subdivision (PL16155 – DR)** – Design Review for four single family homes ranging in size from 3,579 to 4,135 sq. ft. located at 9999 Ridge Park Court. The General Plan designation is Low Density Residential; Zoning classification is RS-10 (Single Family Residential; 10,000 sq. ft. minimum lot size); APNs 130-090-031, -032, -033, and -034. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *The Board provided the applicant with the following comments: 1) Submit revised elevations showing improved side and rear elevations; 2) Submit revised elevations to provide additional shutters as appropriate, with appropriate sizing and adding exterior lighting where appropriate; 3) Re-examine gable over Plan 1D entry; 4) Submit revised landscape plan to reflect a: 7-foot tall fence with top lattice panel; b) note trees required to be saved and tree protection fencing on plans, consistent with conditions of approval, and c) 24-inch box trees.*

3. **Cash and Carry (PL16202 – DR)** – Design Review for façade and tenant improvements to an existing multi-tenant building formerly occupied by OSH Hardware on a 5.2-acre site located at 2150 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-170-021. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

ACTION: *The Board provided the applicant with the following comments: The site is located at a very visible intersection; 1) provide a landscape plan that replaces dead/dying and missing landscaping, 2) staff is encouraged to meet with the property owner and the applicant to discuss ways to secure, enclose, or demolish the vacant garden center, 3) submit a Master Sign Program that incorporates the proposed façade enhancement, 4) eliminate the “gap” behind the proposed trash enclosure by moving it adjacent to the building, and 5) repair and paint the existing building façade as needed in addition to the proposed façade enhancements.*

4. **Veranda Master Sign Program (PL15466 – DR)** – Design Review for a master sign program that includes tenant, identification, directional and freeway-oriented signage for an approximately 375,000 sq. ft. shopping center proposed on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-44-001. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board preferred design Option 1 for the freeway oriented pylon sign and recommended the master sign program return with revisions showing the preferred option and additional details for approval as a staff report item.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS - None

STAFF ANNOUNCEMENTS – *Staff announced a service will be held for Peter Harmon on May 28, 2016 at 2:00 p.m. at Ouimet Brothers Concord Funeral Chapel at 4125 Clayton Road. Staff also announced the Housing and Economic Development Committee will be conducting interviews for the vacant position on the Board on July 25, 2016. A replacement for Peter Harmon will likely be appointed in August.*

ADJOURNMENT – 9:23 p.m. (4-0, Shelby motioned, Laub seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

June 9, 2016

June 23, 2016
