



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

**Thursday, August 25, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, J. Laub, D. Litty, R. Wells
Board Members Absent: K. Shelby
Staff Present: R. Lenhardt, J. Gonzalez, A. Hamid
Audience Attendance: 6 people

APPROVED MINUTES

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: Staff added the Virginia Lane Apartments Materials Change Staff Report and Mel's Diner Roof Color Staff Report

CONSENT CALENDAR

A. 7/14/16 Meeting Minutes

ACTION: *Approved, 3-0-1. (Wells motioned, Laub seconded, Litty abstained.)*

B. 8/11/16 Meeting Minutes

ACTION: *Continued to 9/22/16*

STAFF REPORTS

1. Pine Street Town Houses (DR 11-010) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162

**Board Member Wells recused himself.*

ACTION: *The Board provided the applicant with the following comments: The following items shall return as a staff report prior to the issuance of the building permit: 1) provide a detail that shows how the “Super Jumbo Tex” material terminates at the rafter tail and will prevent moisture from penetrating the building wall, and 2) the galvanized metal flashing shall be primed and painted the color of the adjacent building material so that it blends in (see Detail 1 on Sht. AD-2).*

2. **Autumn Brook Subdivision (PL14280 – DR) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: The Board provided the applicant with the following comments: 1) Plan 1B - add pop-out on second floor rear elevation at master bedroom and add siding on that element, 2) Plan 2A - add lap siding at porch in lieu of stucco and add pilaster detail, 3) Plan 2B – add window grids and mullions to front elevation at second story, 4) Plan 3A - add windows to sides of fireplace pop-out at right elevation (consistent with plans 3B and 3B (Enhanced)); add grids to windows at front elevation, 5) Plan 3B (Enhanced) – add shutters to first floor window at right elevation and to second story window at pop-out on front elevation, and 5) remove the decorative low wall at the driveway intersection with Risdon Road.

3. **Cash and Carry (PL16202 – DR) – Project Planner: Jessica Gonzalez @ (925) 603-5821**

ACTION: The Board provided staff with the following comments: 1) the roof screening shall be composed of a solid material and painted a grey color, and 2) the proposed screening materials for the existing outdoor nursery shall be powder coated black.

HEARINGS

1. **Todos Santos Design Guidelines (PL16048 – DR) – Review of the 60% draft Todos Santos Design Guidelines for downtown Concord. Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: The Board provided comments.

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Chair Moore reviewed the approved plans for Starbucks at 4290 Clayton Road and questioned whether the City approved the building colors and downspouts that he observed in the field.*

STAFF ANNOUNCEMENTS – *Staff announced the fall tour date is September 23, 2016 at 9:00 a.m. and the agenda will include review of Kelly-Moore Paints, Starbucks, La Vista Subdivision, and Buffalo Wild Wings.*

ADJOURNMENT – *9:10 p.m. (4-0, Laub motioned, Wells seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

September 8, 2016
September 22, 2016
