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

**Thursday, September 22, 2016  
5:30 p.m., Regular Meeting  
PERMIT CENTER CONFERENCE ROOM  
1950 Parkside Drive, Bldg. D**

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**Board Members Present:** J. Moore, K. Shelby, R. Barbour, D. Litty, R. Wells  
**Board Members Absent:** J. Laub  
**Staff Present:** R. Lenhardt, F. Abejo, J. Gonzalez, A. Hamid  
**Audience Attendance:** 16 people

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**DRAFT SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD:** *None*

**ADDITIONS/CONTINUANCES/WITHDRAWALS:** Staff added the Concord Toyota Façade Enhancements Staff Report

**CONSENT CALENDAR**

**A.** 8/11/16 Meeting Minutes (*Continued from 8/25/16 meeting*)

**ACTION:** *Approved, 3-0-2. (Barbour motioned, Shelby seconded, Litty and Wells abstained.)*

**B.** 8/25/16 Meeting Minutes

**ACTION:** *Approved, 3-0-2. (Litty motioned, Wells seconded, Barbour and Shelby abstained.)*

**STAFF REPORTS**

*\*The Board reordered the agenda as follows: Argent Concord, Cash and Carry, Sprouts Farmers Market, Staff Announcements, Board Considerations/Announcements, and Concord Toyota Façade Enhancements.*

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

**ACTION:** *The Board recommended approval of a corrugated metal equipment roof screen painted gray.*

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**HEARINGS**

1. **Argent Concord (PL16333 – DR)** – Preliminary Design Review for a 171-unit apartment project on a 1.6-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-082-008. **Project Planner: Afshan Hamid @ (925) 671-3281**

***ACTION:** The Board provided staff with the following comments: 1) Show more details at the windows of the units, provide a sample of the window, and the color of the vinyl sash. 2) The Board requested the first floor storefront fenestration be anodized frames with wider verticals and horizontals. 2) Requested that the plan along Concord Boulevard be looked at, in terms of how spaces are programmed and their adjacencies, as currently there was a lot of activity on Concord Blvd. 3) It was recommended to move trash and loading / unloading further east on Concord Blvd. 4) Largest townhome on intersection of East Street and Concord Blvd needed more articulation or perhaps step out 5) There was concern about the Concord Blvd elevation and the amount of white cementitious material facing south and lack of articulation or shadow line 6) Re-evaluate the African Sumac at the podium level as it can be messy 7) Provide blow up details of key landscape areas 8) Provide landscape plan and design layouts 9) Provide details of the coping at the roof level 10) The Board ask for elevations at the courtyard, not necessary to see all the courtyard elevations.*

2. **Sprouts Farmers Market (PRE16004)** – Conceptual Design Review to construct an approximately 30,000 sq. ft. Sprouts Market on a 2.65-acre site located at 4475 Treat Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 132-160-010. **Project Planner: Frank Abejo @ (925) 671-3128**

***ACTION:** The Board provided staff with the following comments for incorporation into revised plans and formal application: 1) consider re-orienting the building so that it faces Treat Boulevard; 2) consider lighting and noise impacts in designing utility areas adjacent to residential uses; 3) provide shade and buffering for outdoor area contemplated along Treat Boulevard; 4) provide hydrozone information and bioswale section on landscape plan; 5) provide a master plan concept that provides a comprehensive design for the entire shopping center; and 6) incorporate staff report recommendations related to bicycle parking, landscaping, architecture, etc.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS** – *Alternate Barbour mentioned he has been following the progress of the La Vista Residential Subdivision. Chair Moore noted Starbucks at 4290 Clayton Road painted the downspouts rather than removed them from the building and expressed his disappointment that the building's electrical cabinet is in a very visible location along the Treat Boulevard elevation.*

**STAFF ANNOUNCEMENTS** – *Staff reminded the Board of the fall tour date and time. Mr. Abejo noted La Vista Residential Subdivision will not be on the tour agenda due to a construction scheduling conflict.*

**ADJOURNMENT** – *8:15 p.m. (5-0, Wells motioned, Shelby seconded.)*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

October 13, 2016

October 27, 2016

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