



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

**Thursday, July 27, 2017 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Board Members Absent: D. Litty
Staff Present: R. Lenhardt, F. Abejo, J. Gonzalez, S. Yuwiler
Audience Attendance: 18

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *Staff added Commercial Building at 4375 Clayton Road Study Session after Hearing Item #3.*

CONSENT CALENDAR

A. 7/13/17 Meeting Minutes

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

STAFF REPORTS: *None*

HEARINGS

- 1. 1355 Willow Way Façade Remodel (PL17232 – DR) –** Design Review for exterior modifications to an existing office building at 1355 Willow Way. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-521-004. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

ACTION: *Recommended for approval 3-1-0-1 with the following conditions (Wells motioned, Shelby seconded, Shelby no, Litty absent): 1) Keep the west elevation as proposed in applicants plan with the IPE wood panel and the gray Hardie Plank panel; 2) keep the light sconces at the south entry black in color as proposed in the plans; 3) staff report item to come back of the detail of the Hardi Plank panels and how they join together; 4) keep the existing curved bench at main entry; and 5) provide bike racks on both sides of the building.*

2. **Goodwill (PL17267 – DR)** – Preliminary Design Review for proposed tenant improvements to an existing building occupied by Goodwill at 3495 Clayton Road. The General Plan designation is Commercial Mixed Use; Zoning Classification is CMX (Commercial Mixed Use); APN 113-191-016. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

ACTION: The Board provided staff with the following comments: 1) Study the feasibility of providing angled parking; 2) consider adding vertical landscaping and/or a trellis along the rear portion of the property; 3) explore new design options that incorporate the existing “theatre profile” at the entryway; 4) submit a landscape plan; 5) provide an automatic irrigation system; and 6) provide roof-mounted equipment screening on all sides of the equipment.

3. **Walnut Grove Subdivision (TR 9434) (PL7231 – DR)** – Preliminary Design Review to subdivide an approximately two-acre site at 985 Mohr Lane into eight lots (including a remainder parcel) for single-family homes. The General Plan Designation is Low Density Residential; Zoning classification is RS-7 (Single-family residential; minimum 7,000 square foot lots); APN 147-251-009. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: The Board provided staff with the following comments: 1) Provide different profiles for each plan by offering both pitch and gable roof options; 2) enhance detailing around windows including adding header and sill details; 3) be consistent in how materials are applied on all sides; 4) use colors other than earth tones; 5) upsize the porch gable on Plan B; 6) use stamped concrete or other decorative finish for the driveways; 7) show planting within bioswales; and 8) prioritize project entrance and other focal points when locating 36-inch box replacement trees.

STUDY SESSION

1. **Commercial Building at 4375 Clayton Road**

ACTION: The Board provided staff with the following comments: 1) Consider adding a trellis on the south elevation and on the west elevation over the pick-up window, 2) articulate the west elevation and consider extending the cantilevered roof over the entire length of the glass storefront, and 3) explore the feasibility of pedestrian access along the east elevation.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Chair Moore commented on the construction of Shiva Temple and residential development on Concord Boulevard.*

STAFF ANNOUNCEMENTS: *Frank Abejo updated the Board on the installation of the Bahá’í Center and PG&E Emergency Operations Center rooftop equipment screens.*

ADJOURNMENT: *9:00 p.m. (4-0-0-1, Shelby motioned, Wells seconded, Litty absent)*

NEXT DESIGN REVIEW BOARD MEETINGS:

August 10, 2017

August 24, 2017
