



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

**Thursday, August 24, 2017 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, D. Litty, R. Wells
Board Members Absent: None
Staff Present: R. Lenhardt, A. Hamid, L. Villa
Audience Attendance: 9

DRAFT SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *Staff asked the Board to hear item #4 first.*

CONSENT CALENDAR

A. 8/10/17 Meeting Minutes

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

STAFF REPORTS: *None*

HEARINGS

- 1. UFCW & Employers Plaza North Master Sign Program Amendment (PL16400 – DR) –** Design Review to amend an existing Master Sign Program to allow an increase in sign area for the monument and building entry sign and to add skyline signs at 1000 Burnett Avenue. The General Plan Designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-325-015. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *Recommended for approval 5-0 with the following conditions (Litty motioned, Wells seconded): 1) Provide landscaping at the base of the monument sign; 2) prohibit skyline signs on the west elevation; 3) future replacement of existing cabinet sign on the north and south elevations shall be with a 44 sq. ft. individual letter sign.*

2. **UFCW & Employers Plaza South Master Sign Program Amendment (PL16401 – DR)** – Design Review to amend an existing Master Sign Program to allow an increase in sign area for the monument and building entry sign and to add skyline signs at 1001 Galaxy Way. The General Plan Designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-325-014. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *Recommended for approval 5-0 with the following conditions (Shelby motioned, Laub seconded): 1) Provide landscaping at the base of the monument sign; 2) prohibit skyline signs on the west elevation; 3) skyline signs on the south elevation shall be individual letters.*

3. **1454 Bel Air Drive Duplex (PL17202 – DR)** – Design Review to construct a two-story duplex on a 0.35-acre lot at 1454 Bel Air Drive. The General Plan land use designation is Medium Density Residential; Zoning classification is RM (Residential Medium Density); APN: 133-160-014. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *The Board provided staff with the following comments: 1) Provide final landscape plan; 2) provide architectural details regarding windows, joint connections, perforated panels, vents, gutters, and downspouts.*

4. **Todos Santos Salvio Galindo Site & Façade Improvements (PL17275 – DR)** – Design Review for façade improvements and site work for an existing one story building at 2002-2028 Salvio Street. The General Plan land use designation is Downtown Pedestrian; Zoning classification is DP (Downtown Pedestrian); APN's 126-370-001, -002. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *The Board provided staff with the following comments: 1) Make the corner tenant space more special; 2) give attention to the seating areas along Galindo/Salvio corner; 3) extend the landscaping along Galindo Street to the end of the Bangkok Kitchen building line; 4) keep the existing art deco portion with special and authentic details; 5) evaluate the light standards to be consistent with Downtown Corridors Plan if possible; and 6) continue lighting on trees along Galindo Street.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *None*

STAFF ANNOUNCEMENTS: *Staff announced the next meeting's agenda and that Frank Abejo will conduct the meeting on September 14, 2017.*

ADJOURNMENT: *8:37 p.m. (5-0, Shelby motioned, Litty seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

September 14, 2017

September 28, 2017
