



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

**Thursday, September 28, 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, F. Abejo
Audience Attendance: 20

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 9/14/17 Meeting Minutes

ACTION: *Approved, 4-0-1. (Shelby motioned, Wells seconded, Litty abstained)*

STAFF REPORTS: *None*

HEARINGS

- 1. Dunkin' Donuts (PL17407 – DR) –** Final Design Review for façade changes and re-tenanting of an existing 6,550 sq. ft. commercial building located at 4383 Clayton Road. The General Plan Designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 115-242-039. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: *The Board provided staff with the following comments: 1) Extend the trellis and columns at Bay #1, tie the trellis to the façade at Bay #2, and omit a trellis at Bay #3; 2) install groundcover in place of the shrubs along the east building elevation and maintain the existing trees; 3) consider placing bike racks near Bay #3; 4) use the “muted” color palette presented to the Board at the 9/28/17 meeting; 5) consider extending the cantilevered roof over the pick-up window toward the rear of the building; 6) provide a section drawing that shows the furred wall at the rear of the building; 7) include trees in the parking lot; and 8) submit a comprehensive set of civil and landscape plans.*

2. **Walnut Grove Subdivision (TR 9434) (PL7231 – DR)** – Final 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: Ryan Lenhardt @ (925) 671-3162**

ACTION: *Recommended for approval 5-0 with the following conditions (Shelby motioned, Wells seconded): 1) Any changes to the plans relevant to this evening's discussion shall return as a staff report item such as but not limited to: siting of the homes, the roof forms on Lot 2, trellises on the garages, the location of the fence and landscape plan for Lot 2, diameter of the patio columns, and use of light fixtures.*

STUDY SESSION

1. **Golden Corral** – Study session for façade changes to an existing building located at 2050 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-002. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board provided staff with the following comments: 1) Consider ways to incorporate the clerestory element into the modern architectural vernacular; 2) exclude the use of stone on the clerestory element; 3) present two different clerestory designs with the formal application; and 4) use the color palette dated 9/8/17 and presented to the Board at the 9/28/17 meeting.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Vice Chair Shelby noted the tree removal at B of A at Galindo Street and Concord Boulevard and the difficulty he had reaching staff to report the incident. He suggested a "hotline" to report these issues.*

STAFF ANNOUNCEMENTS: *Staff mentioned that dates for a fall tour of projects will be discussed at the October 12, 2017 meeting. Mr. Abejo provided the Board with an update regarding the installation of the Bahá'í Center roof screen.*

ADJOURNMENT: *8:10 p.m. (5-0, Shelby motioned, Litty seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

October 12, 2017

October 26, 2017
